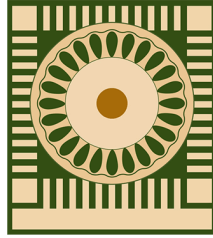


CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Tuesday, June 4, 2019

7:00 PM

Council Chambers

City Council

CITY COUNCIL MEETING**CALL TO ORDER Pledge of Allegiance: Council Member Márquez****ROLL CALL****CLOSED SESSION ANNOUNCEMENT****PRESENTATION**

Elder Abuse Awareness Month

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

ACTION ITEMS

The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.

CONSENT

1. [MIN 19-076](#) Minutes of the Special City Council Meeting on May 14, 2019

Attachments: [Attachment I Draft Minutes of 5/14/2019](#)

2. [CONS 19-377](#) Adoption of an Ordinance Amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Parking Regulations) of the Hayward Municipal Code Related to a Comprehensive Update of Industrial District Regulations

Attachments: [Attachment I Staff Report](#)
[Attachment II Notice of Summary of Ordinance](#)
[Attachment III Revised Industrial Districts Regulations](#)

3. [CONS 19-415](#) Adoption of an Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code by Rezoning Certain Property to Planned Development District in Connection with Zone Change and Vesting Tentative Map Application No. 201603891 to Accommodate 19 Single-Family Homes at 29080 Fairview Avenue

Attachments: [Attachment I Staff Report](#)
 [Attachment II Notice of Summary of Ordinance](#)
 [Attachment III Revised Conditions of Approval](#)

4. [CONS 19-379](#) Authorization for the City Manager to Execute a Three-year Agreement with the Alameda County Probation Department for Delinquency Prevention Network (Local Service Center) Services Provided by the Hayward Police Department's Youth and Family Services Bureau and Appropriation of \$237,500 Annually, for a Total of \$712,500

Attachments: [Attachment I Staff Report](#)
 [Attachment II Resolution](#)

5. [CONS 19-422](#) Authorize the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. and Appropriate \$150,000 from the Measure BB, Fund 212 for Completion of the Hayward Boulevard Safety Improvements Feasibility Study

Attachments: [Attachment I Staff Report](#)
 [Attachment II Agreement Resolution](#)
 [Attachment III Appropriation Resolution](#)

6. [CONS 19-424](#) Adoption of a Resolution Approving an Adjustment to the Bid Process Schedule for the Trash Capture Device Installation on Arf Avenue

Attachments: [Attachment I Staff Report](#)
 [Attachment II Resolution](#)

WORK SESSION

Work Session items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.

7. [WS 19-037](#) Hayward Police Department 2018 Year-End Report (Report from Police Chief Koller)

Attachments: [Attachment I Staff Report](#)
[Attachment II Police Department Retention Data](#)

LEGISLATIVE BUSINESS

8. [LB 19-030](#) Approval of Actions Necessary for the City of Hayward to Enter into a Purchase and Sale Agreement with 37 Hayward, LLC for Purchase of the City Center Tower Property Located at 22300 Foothill Boulevard for a Purchase Price of \$5,200,000 and Up to an Additional \$100,000 in Associated Costs (Report from Deputy City Manager Ott)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution PSA Authorization](#)
[Attachment III Resolution Budget Appropriation](#)

PUBLIC HEARING

9. [PH 19-039](#) Adopt Resolutions to Approve the Engineer's Report, Reconfirm Base Maximum Assessment Amount, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Special Revenue Funds for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16, for Fiscal Year 2020 (Report from Maintenance Services Director Rullman)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution \(Approving the Engineer's Report\)](#)
[Attachment III Resolution \(Approving the Budget\)](#)
[Attachment IV Engineer's Report](#)
[Attachment V Assessment Roll](#)

10. [PH 19-040](#) Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Revenue Funds for Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - for Fiscal Year 2020 (Report from Maintenance Services Director Rullman)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution \(Approving Engineer's Report\)](#)
[Attachment III Resolution \(Approving the Budget\)](#)
[Attachment IV Engineer's Report](#)
[Attachment V Assessment Roll](#)

11. [PH 19-041](#) Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Revenue Funds for Maintenance District No. 2 - Eden Shores Storm Water Buffer and Facilities, for Fiscal Year 2020 (Report from Maintenance Services Director Rullman)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution \(Approving the Engineer's Report\)](#)
[Attachment III Resolution \(Approving the Budget\)](#)
[Attachment IV Engineer's Report](#)
[Attachment V Assessment Roll](#)

12. [PH 19-052](#) Public Hearing to Consider the Formation of Benefit Zone No. 17 of the Consolidated Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights Property (Report from Development Services Director Simpson)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)
[Attachment III Engineer's Report](#)
[Attachment IV Vicinity Map](#)

13. [PH 19-053](#) Public Hearing to Consider the Formation of Benefit Zone No. 18 of the Consolidated Landscaping and Lighting Assessment District No. 96-1 for the SoHay Properties (Report from Development Services Director Simpson)

Attachments: [Attachment I Staff Report](#)
[Attachment II Resolution](#)
[Attachment III Engineer's Report](#)
[Attachment IV Vicinity Map](#)

CITY MANAGER’S COMMENTS

An oral report from the City Manager on upcoming activities, events, or other items of general interest to Council and the Public.

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Members can provide oral reports on attendance at intergovernmental agency meetings, conferences, seminars, or other Council events to comply with AB 1234 requirements (reimbursable expenses for official activities).

COUNCIL REFERRALS

Council Members may bring forward a Council Referral Memorandum (Memo) on any topic to be considered by the entire Council. The intent of this Council Referrals section of the agenda is to provide an orderly means through which an individual Council Member can raise an issue for discussion and possible direction by the Council to the appropriate Council Appointed Officers for action by the applicable City staff.

- 14. [RPT 19-303](#) Consider an Item for Discussion on a Future City Council
Agenda Regarding Officer Involved Use of Deadly Force Being
Subject to an Independent Investigation

Attachments: [Attachment I City Council Referral Memo](#)

ADJOURNMENT

NEXT MEETING, June 18, 2019, 7:00 PM

PUBLIC COMMENT RULES

Any member of the public desiring to address the Council shall limit her/his address to three (3) minutes unless less or further time has been granted by the Presiding Officer or in accordance with the section under Public Hearings. The Presiding Officer has the discretion to shorten or lengthen the maximum time members may speak. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council adopted Resolution No. 87-181 C.S., which imposes the 90-day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.

Assistance will be provided to those requiring language assistance. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400.



CITY OF HAYWARD

Hayward City Hall
777 B Street
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File #: MIN 19-076

DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT

Minutes of the Special City Council Meeting on May 14, 2019

RECOMMENDATION

That the City Council approves the minutes of the Special City Council meeting on May 14, 2019.

SUMMARY

The City Council held a meeting on May 14, 2019.

ATTACHMENTS

Attachment I Draft Minutes of 5/14/2019



MINUTES OF THE SPECIAL CITY COUNCIL MEETING
Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, May 14, 2019, 7:00 p.m.

The meeting of the City Council was called to order by Mayor Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council Member Salinas.

ROLL CALL

Present: COUNCIL MEMBERS Zermeño, Márquez, Mendall, Lamnin, Wahab, Salinas
MAYOR Halliday
Absent: None

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session at 5:00 p.m., concerning four items: 1) conference with legal counsel pursuant to Government Code 54956.9 regarding *Sisson v. City of Hayward-Workers' Compensation Appeals Board Case No. 131200178* and *141000065* and *Silva v. City of Hayward-Workers' Compensation Appeals Board Case No. 201700168HAY*; 2) public employment pursuant to Government Code 54957 regarding the City Attorney's annual performance evaluation; 3) conference with labor negotiators pursuant to Government Code 54957.6 regarding all groups; and 4) conference with real property negotiators pursuant to Government Code 54956.8 regarding City Center, 22300 Foothill Boulevard, Hayward, APNs: 415-0250-112-00, 415-0250-111-02 and 415-0250-113-00. Mayor Halliday reported there was no reportable action related to Item 2 and Item 3. City Attorney Lawson reported Council provided direction but there was no action related to Item 1 and Item 4.

PRESENTATION

Mayor Halliday read a proclamation declaring May 9 to 19, 2019 as the 23rd Annual Affordable Housing Week in the City of Hayward. Ms. Linda Mandolini, Eden Housing President, accepted the proclamation on behalf of Eden Housing.

PUBLIC COMMENTS

Dr. Guy "Zak" Zakrevsky, Director of Alternative Education, announced he would be retiring from the Hayward Unified School District and thanked everyone for supporting the Hayward Adult School.

Ms. Davida Scott, Hayward Adult School teacher, presented the soon-to-be graduates from the third cohort of Raising Leaders in Hayward Workshops.

Ms. Wynn Grich, Hayward resident, expressed concern about Hayward schools with outstanding fire alarm violations.

Mr. Jim Drake, Hayward resident, spoke about the Conditions of Approval for Taqueria El Mezcal Restaurant regarding trees and noise levels.

Ms. Lolita Morelli spoke about a request for the Hayward Municipal Band to receive an additional \$4,000 for the 2019 summer concert series.

Mr. Marty Marinak, Hayward Municipal Band concert master, urged the Council to support the Hayward Municipal Band by an additional \$4,000 allocation beyond the Community Services Commission recommendation.

Mr. Nick Vigil, Hayward Municipal Band member, spoke in support of the Hayward Municipal Band.

Mr. Mitchell Medeiros expressed concern about the height of proposed buildings of the Abode project and asked if Ramona was a driveway.

Ms. Peggy Guernsey, Hayward resident, expressed concern about sanctuary cities that might need to help undocumented individuals and the current needs of Hayward residents.

Mr. Edward Bogue, Hayward resident, invited all to Tip-A-Cop at Applebee's on May 23, 2019 to help support Special Olympics-Northern California.

CONSENT

Consent Item No. 3 was removed for discussion and separate vote.

1. Minutes of the Special City Council Meeting on April 27, 2019 **MIN 19-064**

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the minutes of the Special City Council Meeting on April 27, 2019.

2. Authorize Amendment to Resolution 18-091 to Appropriate an Additional \$398,512 in Grant Funds to the 21st Century Library and Community Learning Center and Heritage Plaza Arboretum Project and Authorize the City Manager to Increase the T.B. Penick & Sons, Inc. Contract Amount to \$52,948,512 **CONS 19-235**

Staff report submitted by Public Works Director Ameri, dated May 14, 2019, was filed.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the resolution:

Resolution 19-085, "Resolution Amending Resolution 18-091 to Authorize the Appropriation of an Additional \$398,512 within Fund 406 (Measure C Capital) for Construction of the 21st Century Library and Community Learning Center and Heritage Plaza Arboretum Project, Project No. 06988"



MINUTES OF THE SPECIAL CITY COUNCIL MEETING
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Resolution 19-086, "Resolution Authorizing the City Manager to Amend the Contract with T.B. Penick & Sons, Inc. to Increase the Contract Amount by \$398,512 to the Amount of \$52,948,512 for Construction of the 21st Century Library and Community Learning Center and Heritage Plaza Arboretum Project, Project No. 06988"

3. Authorize the City Manager to Establish a Police Trainee/Entry Level/Academy Graduate (TEAG) Hiring Bonus Program & Lateral Hiring Bonus Program and the Establishment of a Hiring Incentive Referral Program (HIRP) **CONS 19-268**

Staff report submitted by Police Chief Koller, dated May 14, 2019, was filed.

Council Member Zermeño offered a motion per staff's recommendation. Council Member Mendall seconded the motion.

Council Member Lamnin offered a friendly amendment to extend the Hiring Incentive Referral Program (HIRP) to any current City of Hayward employee and to review the HIRP in two years to assess impact and the need to address any other issues. Council Member Zermeño and Council Member Mendall were amenable to the friendly amendment.

Council Member Wahab offered a friendly amendment requesting an analysis, in conjunction with the program, on employee turnover rate in the Police Department and in comparison, with other departments in Alameda County and the Bay Area. Council Member Zermeño and Council Member Mendall were not amenable to the friendly amendment noting that the analysis was not necessary because the recruitment challenges were known to the Council.

In response to Council Member Wahab's inquiry for data on retention in the Police Department, City Manager McAdoo noted that information was available and could be provided to the Council.

There being no public speakers, Mayor Halliday opened and closed the public comment section at 7:52 p.m.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and carried unanimously, to approve the resolutions with two amendments: 1) extend the Hiring Incentive Referral Program (HIRP) to any current City of Hayward employee, and 2) review the HIRP in two years:

Resolution 19-091, "Resolution Authorizing the City Manager to Establish a Hayward Police Department Trainee / Entry Level / Academy Graduate (TEAG) Hiring Bonus Program"

Resolution 19-092, "Resolution Authorizing the City Manager to Establish a Hayward Police Department Lateral Officer Hiring Bonus Program in the Amount of \$10,000 Per Qualified Candidate Hired"

Resolution 19-093, "Resolution Authorizing the City Manager to Establish a Hayward Police Department Hiring Incentive Referral Program (HIRP) in the Amount of \$2,000 to Qualified Referring Employees"

4. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Assessments for Fiscal Year 2020; and Set June 4, 2019 as the Public Hearing Date for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16 **CONS 19-329**

Staff report submitted by Maintenance Services Director Rullman, dated May 14, 2019, was filed.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the resolution:

Resolution 19-087, "Resolution Preliminarily Approving Engineer's Report, Declaring Intention to Levy Assessments for Fiscal Year 2020 for Consolidated Landscaping and Lighting District No. 96-1, Zones 1-16, and Setting June 4, 2019, as the Public Hearing Date"

5. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2020 for Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit Located at Pacheco Way, Stratford Road and Ruus Lane, and Set June 4, 2019 as the Public Hearing Date **CONS 19-330**

Staff report submitted by Maintenance Services Director Rullman, dated May 14, 2019, was filed.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the resolution:

Resolution 19-088, "Resolution of Intention Preliminarily Approving the Engineer's Report; Declaring Intention to Levy Assessments for Fiscal Year 2020; and Setting June 4, 2019, as the Public Hearing Date Concerning Maintenance District No. 1 -



MINUTES OF THE SPECIAL CITY COUNCIL MEETING
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Storm Drainage Pumping Station and Storm Drain Conduit -
Pacheco Way, Stratford Road, and Ruus Lane”

6. Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2020 for Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer, and Set June 04, 2019 as the Public Hearing Date **CONS 19-331**

Staff report submitted by Maintenance Services Director Rullman, dated May 14, 2019, was filed.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the resolution:

Resolution 19-089, “Resolution of Intention Preliminarily Approving Engineer’s Report, Declaring Intention to Levy Assessments for Fiscal Year 2020, and Setting June 4, 2019, as the Public Hearing Date Concerning Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer”

7. Transportation Development Act Article 3 Funds FY 2018/2019 and FY 2019/2020 - Authorization for the City Manager to Submit an Application to Secure Funding for Americans with Disabilities Act (ADA) Compliant Accessible Curb Ramps **CONS 19-360**

Staff report submitted by Public Works Director Ameri, dated May 14, 2019, was filed.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried unanimously, to approve the resolution:

Resolution 19-090, “Resolution of the City Council of the City of Hayward Authorizing Submission of an Application to the Metropolitan Transportation Commission for the Allocation of FY 2018/2019 and FY 2019/2020 Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle Project Funding for Installation of Americans with Disabilities Act Compliant Accessible Curb Ramps”

WORK SESSION

8. Discussion on the FY 2020 Proposed Operating Budget, the City Issued Debt Annual Report, and Consideration of the Proposed Modifications to the City's "Use of One-Time Revenue for One-Time Expenses" Policy (Report from Finance Director Claussen) **WS 19-027**

Staff report submitted by Finance Director Claussen, dated May 14, 2019, was filed.

Finance Director Claussen provided a synopsis of the staff report.

Discussion ensued among Council Members and City staff regarding: the budget request for Senior Secretary in the City Manager's Office and the two Lead Sweeper Operator positions.

There being no public comments, Mayor Halliday opened and closed the public comments section at 8:15 p.m.

Council Member Zermeño supported the positions under Option One provided they did not negatively impact the General Fund.

Council Member Márquez supported the Council Budget and Finance Committee recommendation regarding the General Fund One-Time Revenue Policy; supported adding 1.0 FTE Senior Secretary and 1.0 FTE Management Analyst (Homeless Services Coordinator) in the City Manager's Office; supported increasing the Community Agency funding by \$50,000; preferred to review adding the Human Resources Analyst position in Human Resources and Senior Secretary position in Maintenance Services at mid-year; and supported the pre-payment of Solar Lease.

Council Member Mendall supported all components of Option One and all components of Option Three. Regarding Option Two, he supported 1.0 FTE Senior Secretary in the Maintenance Services Department and additional funding for temporary staffing at the Library; opposed additional funding for the Community Agency funding; was amenable to considering 1.0 FTE Management Analyst in the City Manager's Office and 1.0 FTE Emergency Services Coordinator in the Fire Department at mid-year; and supported any allocation of one-time funds being ratified by the City Council, having the formula as a default recommendation.

Council Member Lamnin supported having allocation of one-time funds ratified by the City Council; did not support adding 1.0 FTE Senior Secretary and 1.0 FTE Management Analyst (Homeless Services Coordinator) in the City Manager's Office due to concerns with additional pending equity adjustments; supported the Human Resources Analyst in Human Resources and 1.0 FTE Senior Secretary in Maintenance Services; supported pre-payment of Solar Lease; was not amenable to additional allocation for the Community Agency funding; and supported the temporary staffing for the Library.



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Council Member Wahab supported the one-time revenue policy to grow reserves and did not have concerns with one-time allocations being ratified by the City Council; did not support 1.0 FTE Management Analyst (Homeless Services Coordinator); supported the 1.0 FTE Senior Secretary in the City Manager's Office; supported the 1.0 Senior Secretary in Maintenance Services; supported the Human Resources Analyst in Human Resources; supported pre-payment of Solar Lease; and did not support the increase to the Community Agency funding.

Council Member Salinas supported Option One and Option Two; supported adding 1.0 FTE Senior Secretary and 1.0 FTE Management Analyst (Homeless Services Coordinator) in the City Manager's Office; supported the Human Resources Analyst in Human Resources; supported 1.0 FTE Senior Secretary in Maintenance Services; and supported the one-time revenue policy.

Mayor Halliday supported pre-payment of Solar Lease; supported 1.0 FTE Senior Secretary and 1.0 FTE Management Analyst (Homeless Services Coordinator) in the City Manager's Office and perhaps delaying appointments until mid-year; supported the Human Resources Analyst in Human Resources; supported 1.0 FTE Senior Secretary in Maintenance Services; and was amenable to postponing the increase of General Fund allocation to the Community Agency funding or perhaps an allocation of \$50,000.

9. Recommended FY 2020 and FY 2021 Water and Sewer Rates and Connection Fees
(Report from Public Works Director Ameri) **WS 19-031**

Staff report submitted by Public Works Director Ameri, dated May 14, 2019, was filed.

Public Works Director Ameri provided a synopsis of the staff report.

There being no public comments, Mayor Halliday opened and closed the public comment section at 8:59 p.m.

Discussion ensued among Council Members and Public Works Director Ameri about: conversion to AMI (Advanced Metering Infrastructure) and shifting to a monthly billing cycle and overall improvements; formula used for charging individual renters and recommendations to install submeters and individual water meters at new developments; proposed water and sewer rate increases; maintenance and replacement of needed infrastructure; and public notice regarding water and sewer rate increases in accordance to provisions of Proposition 218.

Council Member Wahab requested that for new developments the City make it mandatory for multi-family residential units to have individual water meters to capture usage by renter.

Council Member Lamnin asked staff to explore the possibility of not increasing fees for one year noting that water and sewer rates had increased over the last four years which also contributed to housing cost.

Members of the City Council were generally in support of the proposed FY 2020 and FY 2021 water and sewer rate and connection fee increases. Council Member Mendall and Council Member Márquez were commended for their efforts serving on the Bay Area Water Supply and Conservation Agency.

10. Recommended FY 2020 and FY 2021 Recycled Water Rates and Connection Fees (Report from Public Works Director Ameri) **WS 19-035**

Staff report submitted by Public Works Director Ameri, dated May 14, 2019, was filed.

Public Works Director Ameri provided a synopsis of the staff report.

There being no public comments, Mayor Halliday opened and closed the public comment section at 9:20 p.m.

Discussion ensued among Council Members and Public Works Director Ameri about: the recycled water discount rate for the first year and the establishment of an Enterprise Fund for recycled water. Members of the City Council were in support of the proposed FY 2020 and FY 2021 recycled water rates and connection fees.

PUBLIC HEARING

11. Approval of FY 2020 Community Agency Funding Recommendations and FY 2020 Community Development Block Grant Annual Action Plan (Report from Deputy City Manager Ott) **PH 19-044**

Staff report submitted by Deputy City Manager Ott, dated May 14, 2019, was filed.

City Manager McAdoo announced the report and introduced Community Services Manager Davis who provided a synopsis of the staff report regarding the FY 2019 timeliness update and FY 2020 Arts and Music funding recommendations.

Discussion ensued among Council Members and City staff regarding: the Hayward Municipal Band and FY 2019 funding, FY 2020 request and FY 2020 recommendation; an additional \$4,000 for the Hayward Municipal Band; application and request submitted by the Hayward Municipal Band; augmenting the funding for the Arts and Music category from \$86,000 to \$100,000; and reduce allocations evenly within the Arts and Music funding category to identify \$4,000 for the Hayward Municipal Band.



MINUTES OF THE SPECIAL CITY COUNCIL MEETING
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Mayor Halliday opened the public hearing for FY 2020 Arts and Music funding recommendations at 9:41 p.m.

Ms. Julie Roche, Community Services Commission Chair, spoke in support of the Community Services Commission recommendations.

Mayor Halliday opened the public hearing for FY 2020 Arts and Music funding recommendations at 9:45 p.m.

Council Member Zermeño offered a motion to approve staff's recommendation with an amendment to increase the allocation for the Hayward Municipal Band by \$4,000 from the General Fund. Mayor Halliday seconded the motion.

Council Member Mendall noted he would prefer to support staff's recommendation without changes and would be open to augment the allocation for Arts and Music next year and give the Community Services Commission the opportunity to decide how to make allocations. Council Member Mendall added that East Bay Community Energy (EBCE) was looking for local organizations to sponsor, and EBCE might be willing to sponsor a summer concert to help the Hayward Municipal Band diversify its funding sources.

Council Member Salinas expressed he would be supporting the motion on the floor including the additional \$4,000.

Council Member Lamnin noted she would be supportive of increasing the allocation for Arts and Music to \$100,000 for future years and include the Poet Laurette Program. Council Member Lamnin noted hesitation to discontinue the City's precedent of not allocating additional funds and urged the Hayward Municipal Band to participate in community engagement and fund-raising activities in the next year.

Council Member Márquez was in support of staff's recommendation and the additional \$4,000 and noted there was an opportunity to help the Hayward Municipal Band meet expectations and added the Band provided needed entertainment for the senior community.

Council Member Wahab noted that sponsored agencies need to demonstrate growth in the events provided which should be considered in future recommendations, events should be free to the public, agencies that provide activities for the youth should be supported, and entities sponsoring nonprofit agencies should also be considered.

It was moved by Council Member Zermeño, seconded by Mayor Halliday, and carried with the following vote, to approve the resolution with the addition of \$4,000 from the General Fund to augment the Hayward Municipal Band allocation:

AYES: COUNCIL MEMBERS Zermeño, Márquez, Wahab, Salinas
MAYOR Halliday
NOES: COUNCIL MEMBERS Mendall, Lamnin

Resolution 19-094, "Resolution Approving and Appropriating the Community Agency Funding Recommendations for Fiscal Year 2020 in the Arts and Music Funding Category"

Council Member Wahab recused herself from participating and voting on the remaining portion of funding recommendations due to a conflict of interest associated with her prior association with Abode Services, and left the Council Chambers at 10:00 p.m.

Community Services Manager Davis provided a summary of FY 2020 funding recommendations for Social Services and Community Development Block Grant (CDBG) and FY 2020 CDBG Annual Action Plan.

Mayor Halliday opened the public hearing at 10:06 p.m.

Ms. Amanda Olson, Downtown Streets Team representative, spoke in support of the Community Services Commission recommendations, highlighted goals accomplished by the Downtown Streets Team through the Homeless/Job Training Program, and shared goals for the upcoming year.

Ms. Suzanne Luther, Hayward resident, expressed opposition to the Abode project for homeless individuals slated for the Depot Road location due to the proximity to schools.

Ms. Claire Dugan, Hayward resident, noted opposition to the Abode project at Depot Road due to the proximity to residential units and schools.

Mr. Ron Meyers, Hayward resident, indicated his community was in opposition to the Abode project, specifically the proposed height, residence type, and noted a petition was signed by hundreds of residents.

Ms. Angie Watson-Hajjem, ECHO Housing, Fair Housing Coordinator, spoke in support of the Community Services Commission recommendations, noted the services provided via ECHO Housing, and indicated ECHO Housing was moving to 22551 Second Street.

Mayor Halliday closed the public hearing at 10:20 p.m.

Council Member Márquez offered a motion to approve funding allocations for FY 2020 Social Services and FY 2020 Community Development Block Grant (CDBG) and authorizing the FY 2020 CDBG Annual Action Plan submission. Council Member Zermeño seconded the motion.

Council Member Salinas expressed support for the motion.



MINUTES OF THE SPECIAL CITY COUNCIL MEETING
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Members of the City Council addressed the comments made by public members regarding the Abode project and encouraged them to stay engaged and participate when the item is presented to the City Council. The Community Services Commission and City staff were commended for their efforts with the funding recommendations.

It was moved by Council Member Márquez seconded by Council Member Zermeño, and carried by the following vote, to approve the resolution.

AYES: COUNCIL MEMBERS Zermeño, Márquez, Mendall, Lamnin, Salinas
MAYOR Halliday
NOES: NONE
ABSENT: COUNCIL MEMBERS Wahab

Resolution 19-095, "Resolution Approving and Appropriating the Community Agency Funding Recommendations for Fiscal Year 2020."

Council Member Wahab returned to the Council Chambers at 10:30 p.m.

12. Application to Amend Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Off-Street Parking Regulations) Related to the Creation of New Industrial District Regulations within the Hayward Municipal Code and the Adoption of Industrial District Design Guidelines (Report from Development Services Director Simpson) **PH 19-045**

Staff report submitted by Development Services Director Simpson, dated May 14, 2019, was filed.

Senior Planner Schmidt provided a synopsis of the staff report and Ms. Martha Miller, Project Manager with Lisa Wise Consulting, provided a summary of proposed Zoning Map regulations. Senior Planner Schmidt noted there were two further amendments to Attachment II - Exhibit H, related to the Food Vendor Permit, Section 10-1.2735 Subsection 2 and Subsection 5 (a) as provided in the revised Exhibit H.

Mayor Halliday opened the public hearing at 10:46 p.m.

Mr. Robert Atkinson, Senior Vice-President at SyWest Development, submitted a letter for the record and requested the opportunity to work with staff to amend the proposed rezoning of the property at 22302 Hathaway Avenue in Hayward from Light Industrial (IL) to General Industrial (IG).

Mr. Brian Merron, real estate broker representing Pacific Street property owners, noted the proposed Light Industrial (IL) rezoning will negatively affect the value of the properties.

Mr. Arvind Iyer, representing the property owner at 29265 Pacific Street, noted the proposed outdoor storage regulation will affect the sale of the property.

Mayor Halliday closed the public hearing at 10:57 p.m.

Discussion ensued among Council Members and City staff about taking action, continuing the public hearing, and requests from the public speakers.

It was moved by Council Member Salinas seconded by Council Member Lamnin, and carried by the following vote, to continue the item to the May 28, 2019 City Council meeting.

AYES:	COUNCIL MEMBERS Zermeño, Mendall, Lamnin, Wahab, Salinas MAYOR Halliday
NOES:	COUNCIL MEMBER Márquez
ABSENT:	NONE

CITY MANAGER'S COMMENTS

City Manager McAdoo made two comments: 1) public survey on recruitment of next Chief of Police was available online until May 28, 2019; and 2) Saturday's Latin Jazz Festival was postponed until June 1, 2019.

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Salinas made two announcements: 1) Rowell Ranch Rodeo on May 18, and 19, 2019 at Rowell Ranch Rodeo Park in Castro Valley; and 2) congratulated Chabot College and California State University East Bay graduates.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor Halliday adjourned the meeting at 11:09 p.m.

APPROVED

Barbara Halliday
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: CONS 19-377

DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT

Adoption of an Ordinance Amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Parking Regulations) of the Hayward Municipal Code Related to a Comprehensive Update of Industrial District Regulations

RECOMMENDATION

That the Council adopts the Ordinance introduced on May 28, 2019.

SUMMARY

This item entails adoption of an Ordinance amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Parking Regulations) of the Hayward Municipal Code related to a comprehensive update of Industrial District regulations, introduced on May 28, 2019, by Council Member Salinas.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Notice of Summary of Ordinance
Attachment III	Revised Industrial District Regulations



DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adoption of an Ordinance Amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Parking Regulations) of the Hayward Municipal Code Related to a Comprehensive Update of Industrial District Regulations

RECOMMENDATION

That the Council adopts the Ordinance introduced on May 28, 2019.

SUMMARY

This item entails adoption of an Ordinance amending the Zoning Map and Chapter 10, Article 1 (Zoning Ordinance) and Article 2 (Parking Regulations) of the Hayward Municipal Code related to a comprehensive update of Industrial District regulations, introduced on May 28, 2019, by Council Member Salinas.

BACKGROUND

The Ordinance was introduced by Council Member Salinas at the May 28, 2019, regular meeting of the City Council with the following vote:

AYES: COUNCIL MEMBERS: Zermeño, Mendall, Lamnin, Wahab, Salinas
MAYOR Halliday

NOES: NONE

ABSENT: COUNCIL MEMBER: Márquez

ABSTAIN: NONE

The Ordinance was introduced with a friendly amendment to allow for an increase in height in the IP (Industrial Park) and IG (General Industrial) Districts through Major Site Plan Review approval. Attachment III (Exhibit B) contains the proposed language shown in red text.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

FISCAL IMPACT

There is no fiscal impact associated with this report.

PUBLIC CONTACT

The summary of the Ordinance was published in the Hayward Daily Review on Friday, May 31, 2019. Adoption at this time is therefore appropriate.

NEXT STEPS

The Hayward Municipal Code and other related documents will be updated accordingly.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:

A handwritten signature in black ink, appearing to read 'Kelly McAdoo', written in a cursive style.

Kelly McAdoo, City Manager

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING THE ZONING MAP AND CHAPTER 10, ARTICLE 1 (ZONING ORDINANCE) AND ARTICLE 2 (PARKING REGULATIONS) OF THE HAYWARD MUNICIPAL CODE RELATED TO A COMPREHENSIVE UPDATE OF THE INDUSTRIAL DISTRICT REGULATIONS

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Provisions. The City Council incorporates by reference the findings contained in the companion Resolution to this Ordinance approving the Zoning Map and Zoning Text Amendments to the Hayward Municipal Code as detailed in Application No. 201800269. The Zoning Map is hereby amended to rezone properties with an *Industrial Corridor* and *Mixed Industrial* General Plan land use designations from Industrial District, Business Park District, Light Manufacturing, Planning/Research and Development District to Limited Industrial District, Industrial Park District and General Industrial District; and, to rezone two parcels (APNs 456-0054-007-05 and 456-0054-005-04) from Industrial District to RS (Single Family Residential District) to match the *Low Density Residential* General Plan land use designation, as illustrated in the companion Exhibit A to this Ordinance. Chapter 10, Planning, Zoning, and Subdivisions of the Hayward Municipal Code, which establishes development standards and regulations for all zoning districts within City boundaries, is hereby amended to add certain text (as indicated by underline) and delete certain provisions (as indicated by strikethrough) in the companion Exhibits B through H to this Ordinance, related to the following: elimination of Hayward Municipal Code Sections 10-1.1700, Business Park District, and Section 10-1.1800, Light Manufacturing, Planning/Research and Development District and replacement of the existing Section 10-1.1600, Industrial District; and miscellaneous revisions to regulations related to Section 10-1.3500, Definitions; Section 10-1.1900, Air Terminal Districts; Section 10-2.350, Wholesale, Manufacturing, Storage, Transportation and Similar Uses; Section 10-1.2735(j), Small Recycling Collection Facilities; and establishment of new Sections 10-1.27353(m), Food Vendor Permit, and Section 10-1.3075, Major Site Plan Review,

Section 2. Severance. Should any part of this Ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of the City, such decision shall not affect the validity of the remainder of this Ordinance, which shall continue in full force and effect, provided that the remainder of the Ordinance, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

Section 3. Effective Date. This ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 28th day of May, 2019, by Council Member Salinas.

This ordinance will be considered for adoption at the meeting of the Hayward City Council, to be held on June 4, 2019, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance, including the Resolution and Exhibits, is available for examination by the public in the Office of the City Clerk.

Dated: May 31, 2019
Miriam Lens, City Clerk
City of Hayward

Sec. 10-1.1600 Industrial Districts

Sec. 10-1.1601 Purpose

The purpose of the Industrial District is to:

- A. Provide a thriving employment center supportive of innovation and advanced manufacturing uses;
- B. Designate adequate land for a range of manufacturing, industrial processing, research and development, professional office, distribution and storage, service, and other workplace uses consistent with the General Plan;
- C. Strengthen the City's economic employment base and provide a range of employment opportunities to meet the needs of current and future residents;
- D. Provide high quality employment opportunities for people at all education levels;
- E. Provide a suitable environment for various types of industrial uses, and protect them from the encroachment of uses that would impair industrial operations or create future land use conflicts;
- F. Ensure that sensitive uses adjacent to industrial areas are protected through appropriate limitations on uses and appropriate design and development standards; and,
- G. Ensure high quality site and building design and the provision of employee amenities to provide a desirable working environment and so that the appearance and effects of development is compatible with the character of the area in which it is located.

Sec. 10-1.1602 Subdistricts

The Industrial District is divided into the following subdistricts:

- A. **Light Industrial (IL).** The Light Industrial (IL) Subdistrict, applies to areas that generally contain small parcels located in relatively close proximity to residential areas, accommodates a wide variety of light industrial uses taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. It is most restrictive of all the Industrial Subdistricts on outdoor use and storage, heavy industry, and warehousing and distribution and the most permissive on non-industrial uses such as office, retail, and service commercial uses. Uses with combined small-scale or custom manufacturing and retail components, such as breweries, furniture making, and food production uses, are allowed. In areas adjacent to residential districts, development standards address potential incompatibilities and are intended to minimize impacts and nuisances.
- B. **Industrial Park (IP).** The Industrial Park (IP) Subdistrict, applies to areas with generally larger parcel sizes and uniform streetscapes, as well as areas with existing or potential industrial park development, is intended to provide areas for high technology, research and development, and industrial activities in an industrial park or campus-like atmosphere. A variety of industrial, manufacturing, and high technology uses are allowed, but this Subdistrict is more restrictive with regard to heavy industrial uses than the General Industrial Subdistrict. Warehousing and distribution uses are allowed, provided buildings and site development are designed with an office appearance from right-of-way, or with flexibility to transition to a manufacturing or research and

development use. Retail and service uses that serve local employees and visitors are also permitted either as part of a larger development or as stand-alone uses on smaller sites. Development standards focus on creating and maintaining frontages that give the look and feel of integrated development, consistent with an industrial park or campus-like atmosphere.

- C. **General Industrial (IG).** The General Industrial (IG) Subdistrict, applies to areas with a variety of parcel sizes and where a wide range of general industrial uses already exist, is intended to accommodate the widest variety of industrial uses including heavy industrial and warehousing/distribution uses. Development standards focus on well-designed frontages along key corridors and screening with more flexibility in other areas.

Sec. 10-1.1603 Use Regulations—Industrial Subdistricts

Table 10-1.1603, Land Use Regulations—Industrial Subdistricts, sets the land use regulations for Industrial Subdistricts by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Section, other requirements of the Hayward Municipal Code, or other applicable regulations:

"P" designates permitted uses.

"A" designates uses that are permitted after review and approval of an Administrative Use Permit

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"-" designates uses that are not allowed.

A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

Section numbers in the right-hand column refer to other sections of the Zoning Ordinance or other limitations as well as subsections A through E following the Table.

Land uses are defined in Article 1, Section 10-1.3500, Definitions. In cases where a specific land use or activity is not defined, the Planning Director or other approving authority shall assign the land use or activity to a classification that is substantially similar in character. Land uses defined in the Hayward Municipal Code and not listed in the table or not found to be substantially similar to the uses below are prohibited. Unless otherwise explicitly stated, all uses shall be conducted indoor.

TABLE 10-1.1603: USE REGULATIONS—INDUSTRIAL SUBDISTRICTS				
<i>"P" Permitted Use; "A" Administrative Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed (unless prohibited or subject to a higher level of permit pursuant to other parts of this Section or other applicable regulations)</i>				
<u>Use</u>	<u>Subdistrict</u>			<u>Additional Regulations</u>
	<u>IL</u>	<u>IP</u>	<u>IG</u>	
<u>Residential Uses</u>				
<u>Caretakers Quarters</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>Limited to one dwelling per parcel unit no greater than 1,200 square feet in size for a caretaker or</u>

TABLE 10-1.1603: USE REGULATIONS—INDUSTRIAL SUBDISTRICTS

"P" Permitted Use; "A" Administrative Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed (unless prohibited or subject to a higher level of permit pursuant to other parts of this Section or other applicable regulations)

<u>Use</u>	<u>Subdistrict</u>			<u>Additional Regulations</u>
	<u>IL</u>	<u>IP</u>	<u>IG</u>	
				security employee necessary and incidental to the primary use on-site.
<u>Administrative and Professional Offices/Services</u>				
<u>Architectural Service, Drafting Service, Engineering Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Banks</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Financial Institutions</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Medical/Dental Laboratory</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Office</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Automobile Related Uses</u>				
<u>Automobile Brokerage Office</u>	<u>P</u>	<u>P</u>	<u>P</u>	See definition. Maximum of two vehicles on site.
<u>Automobile Dismantling Facility</u>	-	-	<u>C</u>	
<u>Automobile Parts Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Automobile Rental</u>	-	-	<u>A</u>	
<u>Automobile Repair, Major</u>	-	-	<u>P</u>	
<u>Automobile Repair, Minor</u>	<u>A</u>	<u>P</u>	<u>P</u>	
<u>Automobile Sales</u>	-	-	-	
<u>Automobile Service Station</u>	-	-	<u>A</u>	See Section 10-1.1045, Minimum Design and Performance Standards, for special requirements
<u>Automobile Storage Facility</u>	-	-	<u>A</u>	
<u>Automobile Storage Yard</u>	-	-	<u>C</u>	
<u>Automobile Towing Yard</u>	-	-	<u>C</u>	
<u>Automobile Wholesale</u>	<u>P</u>	<u>P</u>	<u>P</u>	See definition. No vehicles permitted on-site.
<u>Car Wash</u>	<u>A</u>	<u>A</u>	<u>A</u>	If applicable, see Section 10-1.1045, Minimum Design and Performance Standards, for special requirements

TABLE 10-1.1603: USE REGULATIONS—INDUSTRIAL SUBDISTRICTS

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<i>Use</i>	<i>Subdistrict</i>			<i>Additional Regulations</i>
	<i>IL</i>	<i>IP</i>	<i>IG</i>	
<u>Drive-In Establishments</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>See Section 10-1.1045, Minimum Design and Performance Standards, for special requirements</u>
<u>Recreational Vehicle Storage Facility</u>	-	-	<u>C</u>	
<i>Industrial Uses</i>				
<u>Brewery</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations</u>
<u>Cannabis</u>	<u>See below</u>			
<u>Commercial Cannabis Cultivation (5,000 square feet or less)</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Commercial Cannabis Cultivation (more than 5,000 square feet)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Commercial Cannabis Delivery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Commercial Cannabis Distribution</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Commercial Cannabis Medical and Non-Medical Manufacturing, Level 1</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Commercial Medical and Non-Medical Cannabis Testing Laboratory</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 10-1.3600, Cannabis</u>
<u>Contractor Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Storage Yard</u>	-	-	<u>C</u>	
<u>Distillery</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations</u>
<u>Industrial Equipment Sales, Rental & Service</u>	-	-	<u>P</u>	
<u>Manufacturing</u>	<u>See below</u>			
<u>Custom Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>General Manufacturing</u>	-	<u>P</u>	<u>P</u>	
<u>Light Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Micro-Brewery</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations</u>

TABLE 10-1.1603: USE REGULATIONS—INDUSTRIAL SUBDISTRICTS

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<u>Use</u>	<u>Subdistrict</u>			<u>Additional Regulations</u>
	<u>IL</u>	<u>IP</u>	<u>IG</u>	
<u>Passenger Transportation Terminal</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Railroad Yard</u>	-	-	<u>C</u>	
<u>Recycling Facilities</u>	See below			
<u>Small Recycling Collection Facilities</u>	See Section 10-1.2735(j), Small Recycling Collection Facilities and Unattended Collection Boxes			
<u>Large Recycling Collection Facilities</u>	-	-	<u>A</u>	
<u>Recycling Processing Facilities</u>	-	-	<u>C</u>	
<u>Renewable Electric Power Generation, Transmission, and Distribution</u>	<u>C</u>	<u>A</u>	<u>A</u>	
<u>Research and Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Truck Terminal</u>	-	-	<u>C</u>	
<u>Warehouse and Distribution Facility, less than 150,000 square feet of floor area</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Warehouse and Distribution Facility, 150,000 square feet or more of floor area</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Waste Treatment Facility</u>	-	-	<u>C</u>	
<u>Waste Transfer/Handling Facility</u>	-	-	<u>A</u>	
<u>Wholesale Establishment, less than 150,000 square feet of floor area</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Wholesale Establishment, 150,000 square feet or more of floor area</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Wind Energy Conversion System</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Personal Services</u>				
<u>Barber, Beauty Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Dry Cleaner/Laundry</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Shoe Repair Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Tailor/Seamstress Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Tattoo Parlor</u>	<u>A</u>	-	-	
<u>Retail Commercial Uses</u>				
<u>Appliance Store</u>	<u>P</u>	-	-	

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<u>Use</u>	<u>Subdistrict</u>			<u>Additional Regulations</u>
	<u>IL</u>	<u>IP</u>	<u>IG</u>	
<u>Bar, Cocktail Lounge</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations</u>
<u>Building Materials (Sales)</u>	-	-	<u>P</u>	
<u>Carpet/Draperly Store</u>	<u>P</u>	-	-	
<u>Convenience Market</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Furniture Store</u>	<u>P</u>	-	-	
<u>Nursery (Plants)</u>	<u>P</u>	-	-	
<u>Restaurant</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Retail</u>	<u>P</u>	<u>P</u>	<u>Sale of goods produced on site: P; otherwise C</u>	
<u>Service Commercial Uses</u>				
<u>Appliance Repair Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Contractor Services</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Copying or Reproduction Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Equipment Rental Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Hotel</u>	<u>P</u>	<u>P</u>	<u>A</u>	
<u>Mailing or Facsimile Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motel</u>	<u>P</u>	<u>P</u>	<u>A</u>	
<u>Upholstery Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Other Uses</u>				
<u>Animal Hospital</u>	<u>P</u>	-	-	
<u>Broadcasting Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Catering Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Christmas Tree and Pumpkin Patch Lots</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 10-1.2735.c, Christmas Tree and Pumpkin Patch Lot Regulations</u>
<u>Commercial Amusement Facility</u>	<u>A</u>	<u>A</u>	-	

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<u>Use</u>	<u>Subdistrict</u>			<u>Additional Regulations</u>
	<u>IL</u>	<u>IP</u>	<u>IG</u>	
<u>Cultural Facility</u>	<u>A</u>	<u>-</u>	<u>-</u>	
<u>Day Care Center</u>	<u>A</u>	<u>A</u>	<u>C*</u>	<u>*Only permitted in IG District if day care center is intended to serve employees of a large-scale business or business park.</u>
<u>Educational Facilities</u>	<u>A</u>	<u>A</u>	<u>A*</u>	<u>*Only permitted in IG District if included within business park development.</u>
<u>Food Vendor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to Food Vendor Permit. See Section 10-1.2735(m), Food Vendor Permit</u>
<u>Industrial/Vocational Trade School</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Limited to programs serving persons 18 years or older</u>
<u>Health Club</u>	<u>See below</u>			
<u>Facilities that are only available for use by employees</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Facilities that may be used by the public</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Homeless Shelter</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>*Permitted on city-owned property.</u>
<u>Kennel</u>	<u>C</u>	<u>A</u>	<u>A</u>	
<u>Public Agency Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Media Production</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Recreational Facility</u>	<u>See below</u>			
<u>Facilities that are only available for use by employees</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Facilities that may be used by the public</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Religious Facility</u>	<u>A</u>	<u>-</u>	<u>-</u>	
<u>Taxi Company</u>	<u>-</u>	<u>-</u>	<u>A</u>	
<u>Temporary Uses</u>	<u>A</u>	<u>A</u>	<u>A</u>	

A. **Outdoor Storage.** Refer to Section 10-1.1605(L) for Outdoor Storage regulations.

- B. **Adult Entertainment Activity.** Refer to General Regulations Section 10-1.2735.a. for Adult Entertainment Activity Regulations.
- C. **Alcoholic Beverage Outlets.** Refer to General Regulations Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations.
- D. **Antennas and Satellite Dishes and Telecommunications Devices.** Refer to Chapter 10, Article 13 of the Hayward Municipal Code, the Antenna and Telecommunications Facilities Ordinance, for regulations of antennas, satellite dishes and telecommunications devices.
- E. **Hazardous Materials Use and Storage.** All uses allowed in the Industrial Subdistricts pursuant to Table 10-1.1603 shall comply with all applicable code and regulation requirements pertaining to hazardous materials and the following permit requirements.
1. **Permitted.** The following hazardous materials use and storage activities are permitted:
 - a. Production, storage, and/or handling, utilizing Group B hazardous materials less than 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
 - b. Production, storage, and/or handling, utilizing Group C hazardous materials less than 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.
 2. **Administrative Use Permit.** The following hazardous materials use and storage activities are subject to Administrative Use Permit approval:
 - a. Production, storage, and/or handling, utilizing Group B hazardous materials which exceed the following thresholds: 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
 - b. Production, storage, and/or handling, utilizing Group C hazardous materials which exceed the following thresholds: 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.
 3. **Conditional Use Permit.** Conditional Use Permit approval is required for the production, storage, handling, or similar activities utilizing any amount of hazardous materials classified as Group A hazardous materials by the Fire Chief or his or her designee.

Sec. 10-1.1604 Development Standards

Table 10-1.1604, Development Standards-Industrial Subdistricts, prescribes the development standards for Industrial Subdistricts.

TABLE 10-1.1604: DEVELOPMENT STANDARDS—INDUSTRIAL SUBDISTRICTS			
<i>Standard</i>	<i>IL</i>	<i>IP</i>	<i>IG</i>
Minimum Lot Size (sf unless otherwise indicated)	<u>10,000</u>	<u>1.5 acres</u>	<u>20,000</u>
	See also Section 10-1.2720 for Special Lot Requirements		
Minimum Lot Frontage (ft)	<u>35</u>	<u>250</u>	<u>70</u>
	See also Section 10-1.2720 for Special Lot Requirements		

TABLE 10-1.1604: DEVELOPMENT STANDARDS—INDUSTRIAL SUBDISTRICTS

<i>Standard</i>	<i>IL</i>	<i>IP</i>	<i>IG</i>
<u>Minimum Average Lot Width (ft)</u>	<u>70</u>	<u>250</u>	<u>70</u>
<u>Maximum Floor Area Ratio (FAR)**</u>	<u>.8</u>	<u>.8*</u>	<u>.8</u>
	<p>*A greater FAR may be approved for Administrative and Professional Offices/Services and Research and Development uses through Major Site Plan Review approval where the approving authority finds that the collective FAR across all Industrial sub-districts will not exceed .8.</p> <p>**Building area that is designed and utilized exclusively for on-site employee child daycare shall not count towards maximum FAR calculations.</p>		
<u>Maximum Height (ft)</u>	<ul style="list-style-type: none"> • <u>Within 20 feet of an R, MH, C, or residential PD zoning district: 20 (see Figure 10-1.1604)</u> • <u>Within 45 feet of an A, OS, or FP zoning district: No portion of a structure may extend above a line of a 1:1 slope extending upward from the boundary of the A, OS, or FP zoning district. (see Figure 10-1.1604)</u> • <u>Other areas as follows:</u> 		
	<u>45</u>	<u>75*</u>	<u>75*</u>
	<p>*The building height may be increased through Major Site Plan Review approval where the approving authority finds that the increase is necessary to provide a more beneficial site layout or will result in public benefits/amenities that could not be achieved under current zoning standards.</p> <p>See also Section 10-1.2730 for Special Height Requirements</p>		
<u>Minimum Yards (ft)</u>	See also Section 10-1.2725 for Special Yard Requirements		
<u>Front Yard</u>	<ul style="list-style-type: none"> • <u>Parcels fronting Industrial Boulevard, Industrial Parkway, Industrial Parkway SW, Clawiter Road, and West Winton Avenue: 20</u> • <u>Buildings with facades in excess of 100 feet in length and/or greater than 20 feet in height: 20</u> • <u>Other areas and buildings: 10</u> 		
<u>Side Yard</u>	<ul style="list-style-type: none"> • <u>Abutting an A, OS, FP, R, MH, C, or residential PD zoning district: 10</u> • <u>Other areas: 0</u> 		
<u>Street Side Yard</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Rear Yard</u>	<ul style="list-style-type: none"> • <u>Abutting an A, OS, FP, R, MH, C, or residential PD zoning district: 10</u> • <u>Other areas: 0</u> 		
<u>Minimum Landscaping (% of site)</u>	<u>5</u>	<u>15</u>	<u>5</u>

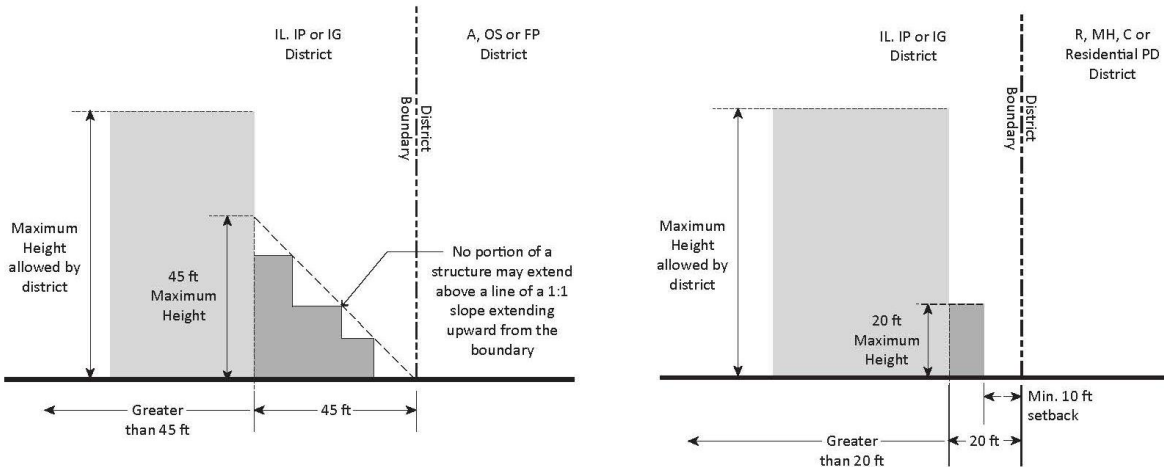


FIGURE 10-1.1604: MAXIMUM HEIGHT, INDUSTRIAL SUBDISTRICTS

Sec. 10-1.1605 Review Procedures

- A. **Site Plan Review.** Site Plan Review, pursuant to Sec.10-1.3000, Site Plan Review, is required for the following development projects and uses unless the project otherwise requires Planning Commission approval.
1. Development of new structures greater than 5,000 square feet in size.
 2. Additions, or partial demolitions with reconstruction, adding or affecting 10 percent of the existing gross floor area and resulting in a structure greater than 5,000 square feet in size.
 3. Any site modification affecting 5,000 square feet or 10 percent of the site area, whichever is greater.
- B. **Major Site Plan Review.** On sites of 10 or more acres, Major Site Plan Review, pursuant to Sec. 10-3075, shall be obtained prior to any subdivision or other approval for new development.

Sec. 10-1.1606 Supplemental Standards Applicable to All Properties with the Industrial Districts

- A. **Design Guidelines.** All development shall be consistent with the Industrial District Design Guidelines.
- B. **Sidewalks and Street Frontage Improvements.** Sidewalks, curbs, and gutters shall be provided if none already exist, or repaired if the existing sidewalks are in poor condition, to the satisfaction of the City Engineer. Other street frontage improvements shall be installed consistent with City standards and specifications.
- C. **Primary Building Entrance.**
1. All buildings shall be designed with a primary building entrance.
 2. A minimum of one building per site shall orient the primary building entrance to face or be oriented to within 45 degrees of parallel to the street frontage. Where a site is located on two public streets, a primary entrance shall be oriented toward the street with the higher

classification. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which to meet the requirement.

- a. Exception. The entrance orientation requirement may be modified or waived where the Planning Director or other approving authority finds that the intended use of the property or the location of or shape of the site warrant a variation, that street-facing building walls will exhibit architectural relief and/or detail in such a way as to create visual interest at the street frontage, and there are specific features of the site and design of the building such that strict application of the orientation requirement is not necessary to create or enhance visual interest.

D. Facade Transparency at Primary Entrance. A minimum of 50 percent of the building wall area located within 20 feet of the midpoint of a primary building entrance shall be comprised of transparent windows or openings. Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.

- 1. Exception. The building transparency at primary entrance requirement may be modified or waived where the Planning Director or other approving authority finds that the intended use has unique operational characteristics with which providing the required windows and openings is incompatible and street-facing building walls will exhibit architectural relief and/or design detail, or will be enhanced with landscaping or art, in such a way as to create visual interest.

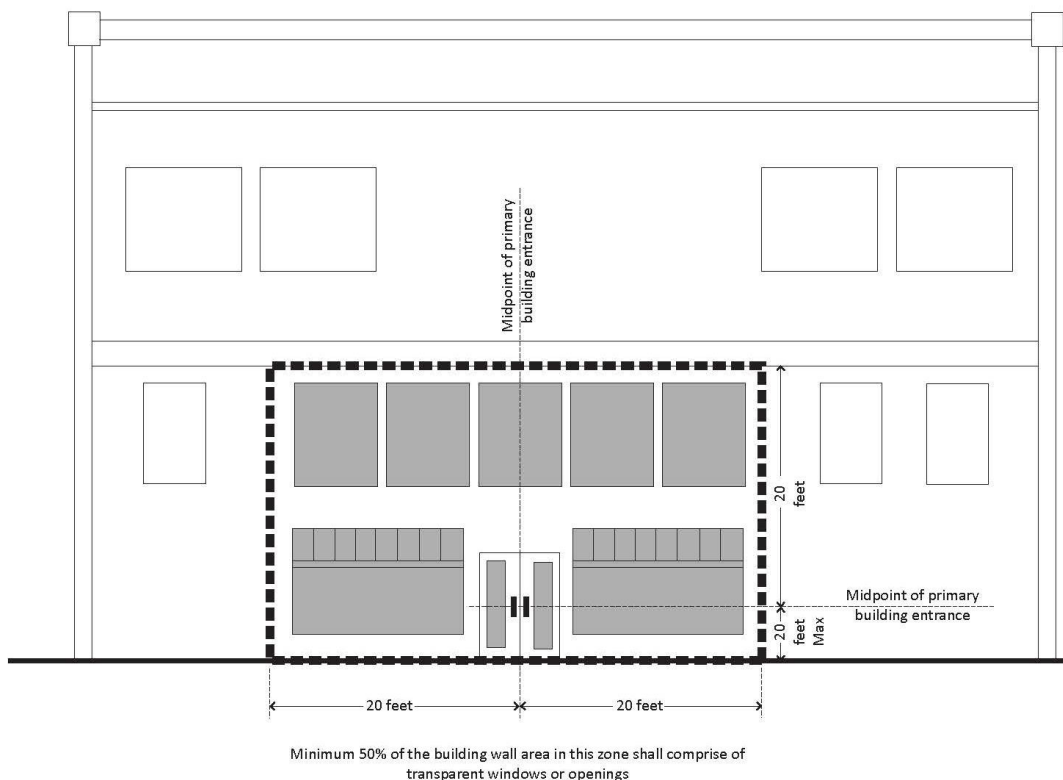


FIGURE 10-1.1606.D: ELEVATION FAÇADE TRANSPARENCY AT PRIMARY ENTRANCE

E. Pedestrian Access. ADA compliant pedestrian walkways shall be provided according to the following standards.

1. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space or employee amenity areas.
 2. **To Street and Sidewalk Network.** Pedestrian walkways shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 3. **To Transit.** Pedestrian walkways shall be provided from transit stops to building entrances.
 4. **To Trails and Trail Access Points.** Pedestrian walkways shall provide a connection from the site to any adjacent publicly accessible trails and shall provide a connection to trail access points or to off-site facilities that provide connection to nearby trail access points.
- F. **Detached Accessory Buildings.** Detached accessory buildings are permitted subject to the following requirements:
1. Shall not exceed one story or 14 feet in height.
 2. Shall be located to the side or rear of the primary building
 3. Shall be a minimum of 20 feet from any property line abutting an A, OS, R, MH, C or residential PD District.
 4. Shall be permanent in nature and composed of the same or complementary materials and colors utilized on the primary building. Tents, fabric canopies, and temporary trailers and containers may not be used as permanent accessory structures.
- G. **Yard Exceptions.** Required yards shall be at every point open and shall not be obstructed with non-movable features from the ground upward, except as specifically identified in another section of this Zoning Ordinance or as provided below:
1. **Architectural Projections.** Architectural features such as bay windows, cornices and eaves may extend up to two feet into any required yard.
 2. **Decks and Ramps.** Decks and ramps less than 30 inches in height and screened with landscaping on all sides may be located within required yards as follows:
 - a. Decks and ramps 12 inches or less in height may be located in any required yard.
 - b. Decks and ramps between 12 to 30 inches in height may be located in any required rear or side yard but no closer than three feet to the rear or side property line.
- H. **Fences, Walls, and Hedges.**
1. **Maximum Fence Height.** Fences, hedges and walls shall not exceed a height of four feet, measured at grade on either side of the fence, in a required front or side street yard or in a required landscape area along the perimeter of the site; and shall not exceed eight feet in height along rear and interior side yards.
 2. **Required Walls Between Industrial and Other Districts.** A solid masonry screening wall shall be provided where an Industrial District abuts any A, C, FP, MH, OS, R, or residential PD District.
 - a. **Timing.** The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use to another use that requires a use permit.

- b. Height. The screening wall shall not be less than eight feet in height, measured on both sides of the wall.
- c. Location. Screening walls shall be located interior to any required landscape area along the perimeter of the site and shall be arranged so as to substantially hide the building, facility, or activity required to be screened from adjoining lots.
- d. Design. Shall be constructed of split face or other decorative masonry material with a cap that is visible on both sides of the wall.

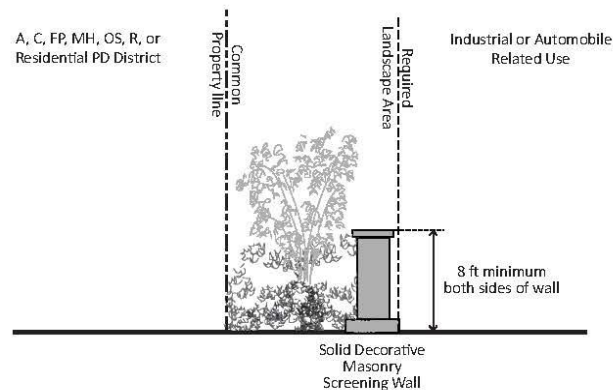


FIGURE 10-1.1606.H: WALLS BETWEEN INDUSTRIAL AND OTHER DISTRICTS

3. **Security Fencing.**
 - a. Barb, razor wire or electric security fencing shall not be located within any required front or street side yard or within 20 feet of an A, OS, FP, R, MH, C, or residential PD district boundary.
 - b. The portion of the fence consisting of barb or razor wire or similar security fencing shall not exceed three feet in height and shall be angled inward toward the subject property.
 4. **Intersection Visibility.** Where a lot is situated at the intersection of two or more streets, fences, hedges and walls shall not be erected, placed, planted, or allowed to grow in such a manner as to obstruct intersection visibility, pursuant to Hayward Traffic Code, Sections 9.01 through 9.05, relating to Obstructions to Visibility at Intersections Prohibited, as the same are now in effect or which may hereafter be amended or replaced.
- I. **Screening.**
1. **Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from public rights-of-way. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, emergency generators, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Planning Director or other approving authority where screening is infeasible due to existing development or health and safety or utility requirements.

J. **Trash and Recycling Facilities.**

1. Trash and recycling facilities shall be located within an enclosure with a roof and gate. The enclosure shall be constructed of decorative wood or masonry wall or combination thereof (unless waived by the Planning Director or other approving authority) that is compatible with the design of the primary building on the site.
2. Trash and recycling facilities shall be located no further than 100 feet from the use it is designed to serve, unless the site topography is such that adhering to this standard would interfere with the collection of trash.

K. **Window Coverage.**

1. Transparent windows and doors of buildings occupied by businesses engaging in retail sales, all or a portion of which are within five vertical feet of the floor and which are visible from public rights-of-way or pedestrian walkways or are otherwise visible by the general public from the exterior, shall remain free of coverings and materials that prevent views into or out of the stores.
2. Retail goods intended or sale, or goods being stored, or other coverings or materials shall be located no closer than five feet from a transparent window or door, unless they are located beneath or above a window and are not visible from public right-of-way or pedestrian walkways or are otherwise visible by the general public.
3. This section shall not apply to signs or retail goods that are presented within or adjacent to a window and that are a part of a decorative window display, as determined by the Planning Director or other approving authority.

L. **Outdoor Storage.** Storage of goods, materials, machines, equipment, cargo structures, vehicles, trucks or parts outside of a building for more than 72 hours is allowed in conformance with the following:

1. **Accessory Use.** The materials, products, or equipment stored shall be accessory to and necessary for the operation of a permitted use being conducted within a building on the site.
2. **No Activity Outside of a Building.** All land uses and activities other than passive storage shall be conducted wholly within enclosed buildings. No processing or activities other than storage is permitted outside of the building(s).
3. **Materials.** Hazardous or toxic materials shall not be stored outdoors. All goods, materials, machines, equipment, and other shall be contained or covered and shall not result in chemical or polluted stormwater run-off.
4. **Location Limitations.** Storage shall be located outside of required yards, parking and circulation areas, and required landscaped areas. Outdoor storage shall be located a minimum of 20 feet from residentially zoned land.
5. **Screening.** Storage shall be screened from view from any public street or freeway; existing or planned residential area; or publicly accessible open space area. The height of stacked materials shall not exceed the height of the screen.
6. **Surfacing.** Storage shall be located on a paved or other surface approved by the City Engineer.

7. **Compatibility.** The nature of the items being stored and its location, screening, and extent shall be compatible with adjoining uses, as determined by the Planning Director or other approving authority.
8. **Permit Requirements.**
 - a. Outdoor Storage 25 Percent or Less of Site Area. Outdoor storage in combination with a permitted primary use and occupying 25 percent or less of the total open site area is permitted on IL, IP and IG District properties, subject to standards contain in this section. Open site area excludes required yards and parking areas.
 - b. Outdoor Storage Over 25 and less than 50 Percent of Site Area. Administrative Use Permit approval is required for all outdoor storage occupying more than 25 percent of the total open site area on IL, IP and IG District properties. Outdoor storage on IL and IP District properties may not exceed 50 percent of the site.
 - c. Outdoor Storage Over 50 Percent of Site Area. Conditional Use Permit approval is required for all outdoor storage occupying more than 50 percent of the total open site area on IG District properties.
- M. **Lighting, Exterior.** Exterior lighting and parking lot lighting shall be provided in accordance with the Security Standards Ordinance (No. 90-26 C.S.) and be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is in keeping with the design of the development.
- N. **Landscaping.** Landscaping and irrigation shall be provided in accordance Chapter 10, Article 12 Bay-Friendly Water Efficient Landscaping Ordinance, and the following.
 1. **Landscape Areas.** The following areas shall be landscaped, and may count toward the total area of site landscaping required by the zoning district regulations.
 - a. Street Frontages. Street trees shall be planted along all street frontages at a minimum of one 24-inch box tree per 20 to 40 lineal feet of frontage or fraction thereof, except where space is restricted due to existing structures or site conditions.
 - b. Required Yards. Required front, side, side street, and rear yard areas shall be landscaped, except for permitted driveways, and walkways.

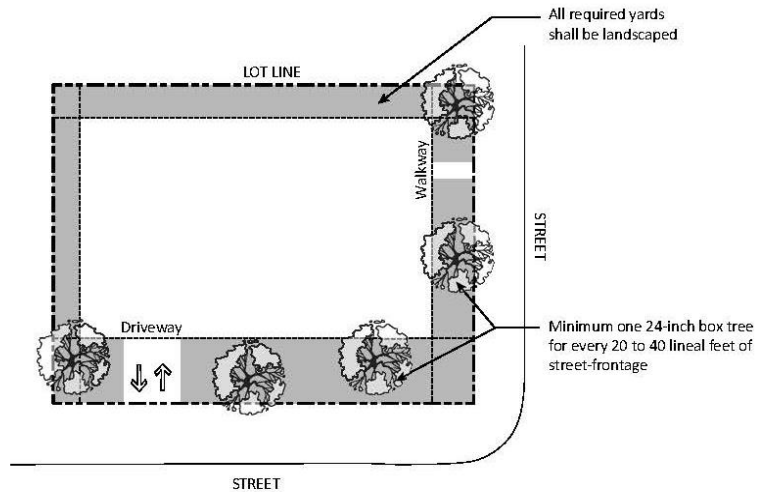


FIGURE 10-1.1606.N.1.B: STREET FRONTAGE AND REQUIRED YARD LANDSCAPING

c. Buffer Areas.

- i. A minimum 12-foot wide landscape buffer planted with a minimum of one 15-gallon evergreen tree per 20 linear feet shall be provided along all property lines abutting the BART and railroad right-of-way.
- ii. A minimum 10-foot-wide landscape buffer planted with a minimum of one 15-gallon evergreen tree per 20 linear feet shall be provided in the following locations:
 - (1) Along all property lines abutting an A, C, MH, OS, R, or Residential PD District.
 - (2) Along all property lines abutting a publicly accessible open space area or trail alignment.
 - (3) Along all property lines abutting an existing or future right-of-way.

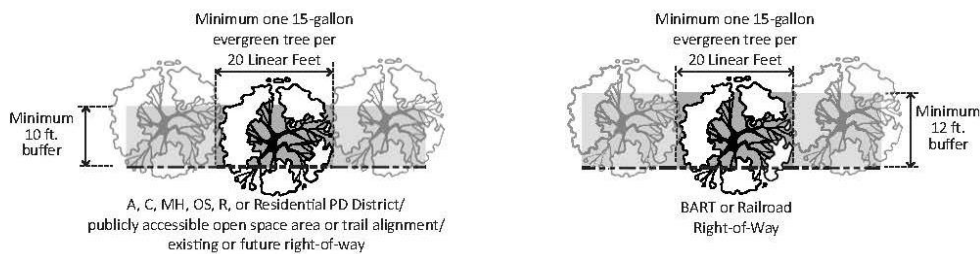


FIGURE 10-1.1606.N.1.C: BUFFER AREA LANDSCAPING

- d. Building Perimeters. Portions of buildings facing a public street shall have one or more landscaped areas with a minimum five-foot-wide landscaped area along a minimum 50 percent of the building face.

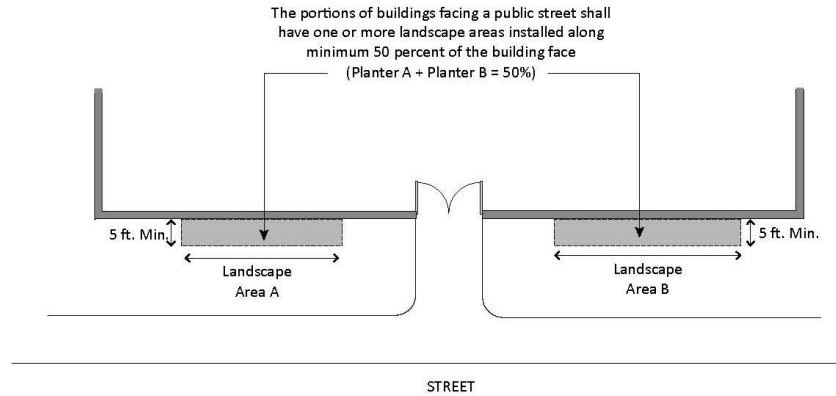


FIGURE 10-1.1606.N1.D: BUILDING PERIMETER LANDSCAPING

- e. *Parking Areas.* See minimum parking lot landscaping and design standards in Chapter 10, Article 2, Off-Street Parking Regulations.
 - f. *Other Areas.* All other areas not utilized for structures or paving shall be landscaped unless otherwise authorized by the Planning Director or other approving authority because of site constraints, existing or adjacent site conditions, or phased development.
2. **Materials.** The sole use of bark, decorative paving, or decorative rock shall not be allowed in required landscape areas unless approved through an Alternative Landscaping Plan.
 3. **Tree Preservation.** Trees shall be preserved in accordance with Chapter 10, Article 15, Tree Preservation Ordinance.
 4. **Alternative Landscape Plan.** Modifications or revisions to the requirements of this Section related to buffers, building perimeter, parking lot landscaping and materials may be approved by the Planning Director or other approving authority where it is demonstrated that the intent of the landscape requirements of this Section will still be met. However, in all cases, all required setbacks shall be landscaped and the minimum site landscaping requirement shall be met. An Alternative Landscape Plan shall be prepared and shall clearly detail the modifications being requested from the provisions of this Section.
 5. **Maintenance.**
 - a. Landscaping shall be maintained in a healthy, weed-free condition at all times and the irrigation system shall be designed and operated to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides.
 - b. The owner's representative shall inspect the landscaping on a monthly basis and replace dead or dying plants (plants that exhibit over 30% dieback) within ten days of the inspection.
 - c. Three-inch-deep mulch shall be maintained in all planting areas. Mulch shall be organic recycled chipped wood in the shades of Dark Brown Color.
 - d. All trees planted as a part of the development as shown on the approved landscape plans shall be "Protected" and subjected to protection under Chapter 10, Article 15, Tree Preservation Ordinance.

- e. Irrigation systems shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

O. **Parking and Loading.** The parking and loading provisions of Article 2, Off-Street Parking Regulations, apply in the Industrial Districts except as provided below.

1. **Change of Use of Existing Buildings.** When a new use is established in an existing building and there is no alteration that would change the building square footage on-site, no additional parking spaces shall be required.
2. **Parking Area Adaption Plan.** Where parking is provided on any site at a ratio of less than one space per 500 square feet of floor area, a plan shall be provided demonstrating that parking area, in conformance with the requirements of this section and Article 2, providing a minimum of one parking space per 500 square feet of floor area can be accommodated on site without alteration to any structure.
3. **Mixed and Accessory Uses.** The total requirement for off-street parking spaces shall be the sum of the requirements of the various uses on the site except as provided in Section 10-2.401, Shared Parking, Section 10-2.402, Off-Site Parking, and below.
 - a. Square footage dedicated to accessory uses occupying no more than 30 percent of the gross floor area shall be subject to the same parking requirements of the primary use of the building in which it is located.
4. **Loading Area Orientation and Location.** Truck loading areas shall not face the street.
 - a. *Exception.* The loading area orientation and location requirement may be modified or waived through Site Plan Review where the Planning Director or deciding authority finds that the intended use of the property or the location of or shape of the site and/or existing development warrant a variation, that street-facing loading areas will exhibit architectural treatment, or will be enhanced with landscaping, in such a way as to minimize the visual impact at the street frontage, and there are specific features of the site and design of the building such that strict application of the orientation requirement is impractical.
5. **Bicycle Parking and Placement.** All development shall provide short- and long-term bicycle parking spaces in conformance with the Building Code. Short-term bicycle parking shall be located near the project entrance in a well-lit, easily accessible location that does not block walkways. Long-term bicycle parking may be located within lockers or within the building(s) provided all employees have access to the long-term bicycle parking area(s).

P. **Employee Amenity Areas.** All new development and additions that expand existing floor area by 25 percent or more, resulting in at least 10,000 square feet of floor area and employing 10 people or more, shall provide an employee use area at least 300 square feet in size. The employee use area shall be identified and improved as passive or active recreational space, or indoor or outdoor amenities for the use and enjoyment of employees.

Q. **Open Space.** All new development and additions that expand floor area by 25 percent or more on sites two acres or more in size shall provide open space areas equal to 10 percent of the site area, or as modified through the Major Site Plan Review process if the approving authority finds that the reduction in open space would be off-set by employee or public amenities that enhance the quality of open space area provided. The open space area shall provide gathering space or opportunities

for active or passive recreation, be centrally located, and include benches or other seating and other features that enhance the comfort, aesthetics, or usability of the space. The area provided to meet the open space requirement may count toward other site requirements such as landscaping, employee amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements.

- R. **Sustainability Plan.** All applications for new industrial development or redevelopment of a site shall include a Sustainability Plan that incorporates best practices of sustainability for the proposed Business operations and site-specific improvements. The Plan may include, but not limited to, recommendations for energy conservation and efficiency, green infrastructure, water conservation, reductions in air emissions, use of toxic materials, and recycling.

Sec. 10-1.1607 Performance Standards

- A. **General Standard.** Land or buildings shall not be used or occupied in a manner creating any dangerous, injurious, or noxious fire, explosive or other hazard that would adversely affect the surrounding area.
- B. **Uses/Activities Shall be Conducted Indoors.** All land uses, other than outdoor storage consistent with Section 10-1.1606(L), shall be conducted wholly within enclosed buildings.
- C. **Measurement of Impacts.** Measurements necessary for determining compliance with the standards of this Section shall be taken at the lot line of the establishment or use that is the source of a potentially objectionable condition, hazard, or nuisance.
- D. **Dust, Fumes and Odors.** Uses, activities, and processes shall not operate in a manner that emits excessive dust, fumes, odors, smoke, or particulate matter, unless authorized under federal, State, or local law. Sources of air emissions shall comply with all rules established by the Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the Bay Area Air Quality Management District.
- E. **Electromagnetic Interference.** No use, activity or process shall cause electromagnetic interference with normal radio and television reception, or with the function of other electronic equipment beyond the lot line of the site in which it is situated. All uses, activities and processes shall comply with applicable Federal Communications Commission regulations.
- F. **Fire and Explosive Hazards.** All activities, processes and uses involving the use of, or storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Firefighting and fire suppression equipment and devices standard in industry shall be approved by the Fire Department. All incineration is prohibited with the exception of those substances such as, but not limited to, chemicals, insecticides, hospital materials and waste products, required by law to be disposed of by burning, and those instances wherein the Fire Department deems it a practical necessity.
- G. **Glare.** No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located.
- H. **Hazardous and Extremely Hazardous Materials.** In addition to all other applicable requirements of this Zoning Ordinance, including Section 10.1603(E), Hazardous Materials Use and Storage, the use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations and the California Fire and Building Codes, as well as the laws and regulations of the California Department of Toxic

Substances Control and the County Environmental Health Agency. Activities, processes, and uses shall not generate or emit any fissionable or radioactive materials into the atmosphere, a sewage system or onto the ground.

- I. **Heat and Humidity.** In no case shall heat emitted by a use cause a temperature increase in excess of five degrees Fahrenheit on another property.
- J. **Noise.** All uses and activities shall comply with the Noise Regulations contained in Chapter 4 of the Municipal Code.
- K. **Waste Disposal.**
 - 1. **Discharges to Water or Sewers.** Liquids and solids of any kind shall not be discharged, either directly or indirectly, into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the California Regional Water Quality Control Board and the requirements of the City of Hayward Public Works – Environmental Services Division.
 - 2. **Containment.** Wastes shall be handled and stored so as to prevent nuisances, health, safety and fire hazards, and to facilitate recycling subject to the review and oversight of the Hayward Fire Department - Hazardous Materials Division. Closed containers shall be provided and used for the storage of any materials which by their nature are combustible, volatile, dust, or odor producing or edible or attractive to rodents, vermin, or insects.
- L. **Vibration.** No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
- M. **Maintenance.** The owner of each parcel shall, at all times, keep and properly maintain the entire premises in a safe, clean condition and in a good state of repair, complying in all respects with governmental, health, fire, and police requirements and regulations.

Sec. 10-1.1608 Nonconforming Uses, Structures, and Site Development

Uses, structures, and site development that were legally established but do not comply with the standards and requirements of this Ordinance are subject to the provisions of Section 10-1.2900, Nonconforming Uses, and the following.

- A. **Additions and Alterations to Nonconforming Structures.** Additions and alterations to nonconforming structures may be made provided the addition or alteration conforms with all the development standards of this Title and there is no increase in the nonconformity of the structure.
- B. **Correction of Nonconforming Building Features and Discretionary Approvals.** If any portion of a site or building are modified in conjunction with an application for a discretionary permit, then the site or building area that is the subject of the discretionary application shall be brought into substantial conformance with the Supplemental and Performance standards of this section.
- C. **Correction of Nonconforming Building Features and Building Permit.** For all projects requiring a building permit, structures that are nonconforming because they do not meet the requirements of Section 10-1.1605(C), Primary Building Entrance, or Section 10-1.1605(D), Façade Transparency at Primary Entrance, shall provide façade treatments, design details, or landscaping in such a way as to create or enhance visual interest from the street.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: CONS 19-415

DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT

Adoption of an Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code by Rezoning Certain Property to Planned Development District in Connection with Zone Change and Vesting Tentative Map Application No. 201603891 to Accommodate 19 Single-Family Homes at 29080 Fairview Avenue

RECOMMENDATION

That the Council adopts the Ordinance introduced on May 28, 2019.

SUMMARY

This item entails adoption of an Ordinance amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code, introduced on May 28, 2019, by Council Member Zermeño.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Notice of Summary of Ordinance
Attachment III	Revised Conditions of Approval



DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: Adoption of an Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code by Rezoning Certain Property to Planned Development District in Connection with Zone Change and Vesting Tentative Map Application No. 201603891 to Accommodate 19 Single-Family Homes at 29080 Fairview Avenue

RECOMMENDATION

That the Council adopts the Ordinance introduced on May 28, 2019.

SUMMARY

This item entails adoption of an Ordinance amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code, introduced on May 28, 2019, by Council Member Zermeño.

BACKGROUND

The Ordinance was introduced by Council Member Zermeño at the May 28, 2019, regular meeting of the City Council with the following vote:

AYES: COUNCIL MEMBERS: Zermeño, Mendall, Lamnin, Wahab, Salinas
MAYOR Halliday

NOES: NONE

ABSENT: COUNCIL MEMBER: Márquez

ABSTAIN: NONE

The Ordinance was introduced with friendly amendments: 1) to evaluate the replacement of all 78 trees scheduled for removal; 2) evaluate the possibility of making each new residence an all-electric home; 3) add a Condition of Approval requiring garages to be used for parking cars; and 4) revise Conditions of Approval 50(H), 60 and 61. Attachment III contains the revised Conditions of Approval shown in bold, italic, and underlined red font.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

FISCAL IMPACT

There is no fiscal impact associated with this report.

PUBLIC CONTACT

The summary of the Ordinance was published in the Hayward Daily Review on Friday, May 31, 2019. Adoption at this time is therefore appropriate.

NEXT STEPS

The Hayward Municipal Code and other related documents will be updated accordingly.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Kelly McAdoo, City Manager

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 1 (ZONING ORDINANCE) OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN PROPERTY TO PLANNED DEVELOPMENT DISTRICT IN CONNECTION WITH ZONE CHANGE AND VESTING TENTATIVE MAP APPLICATION NO. 201603891 TO ACCOMMODATE 19 SINGLE-FAMILY HOMES AT 29080 FAIRVIEW AVENUE

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Provisions. Chapter 10 of the Hayward Municipal Code is hereby amended to rezone the property located at 29080 Fairview Avenue (APN 085A-6428-002-00) from AB160A (Agriculture & Combining District) to PD, Planned Development District, to allow for the subdivision of a 8.88-acre site to accommodate the construction of 19 new single-family homes with common open space and related improvements, subject to the findings and conditions of approval set forth in the companion Resolution to this Ordinance.

Section 2. Severance. Should any part of this ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond authority of the City, such decision shall not affect the validity of the remainder of this ordinance, which shall continue in full force and effect, provided the remainder of the ordinance, absent the excised portion, can be reasonably interpreted to give effect to intentions of the City Council.

Section 3. Effective Date. This ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 28th day of May, 2019, by Council Member Zermeño.

This ordinance will be considered for adoption at the meeting of the Hayward City Council, to be held on June 4, 2019, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance, including the Resolution and Exhibits, is available for examination by the public in the Office of the City Clerk.

Dated: May 31, 2019
Miriam Lens, City Clerk
City of Hayward

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Councilmember _____

Note: Pursuant to City Council approval of the project on May 28, 2019, revised conditions of approval are shown in **bold, italic and underlined** font.

RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE PLANNED DEVELOPMENT REZONE WITH A VESTING TENTATIVE TRACT MAP PERTAINING TO CONSTRUCTION OF 19 NEW SINGLE-FAMILY RESIDENCES AT A SITE LOCATED AT 29080 FAIRVIEW AVENUE

WHEREAS, On July 28, 2016, Erik Hayden of the Hayden Land Company, LLC (Applicant) on behalf of Carrie Aitken (Owner) submitted a Planned Development Rezone Application No. 201603891 and Vesting Tentative Tract Map No. 8353, to subdivide an existing parcels totaling 8.88 acres into 22 parcels to allow the construction of 19 single-family residences with common open space areas and related site improvements on a site located at 29080 Fairview Avenue (APN 085A-6428-002-00); and

WHEREAS, An Initial Study and Mitigated Negative Declaration were prepared to assess the potential environmental impacts of the Project; and

WHEREAS, The Planning Commission considered the Project at a public hearing held on May 9, 2019, and recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the Planned Development Rezone No. 201603891 with Vesting Tentative Tract Map No. 8353; and

WHEREAS, Notice of the hearing was published in the manner required by law and the hearing was duly held by the City Council on May 28, 2019.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines as follows:

VESTING TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 10-3.150 of the Hayward Municipal Code (HMC), the City Council may conditionally approve a Vesting Tentative Tract Map application when all the following findings are met:

A. The proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans; The site is designated as SDR (Suburban Density Residential) in the Hayward 2040 General Plan. Density under this land use designation is 1.0 to 4.3 dwelling units per acre project plans show the project density at 2.5 dwelling units per net acres well within the range of the General Plan designation for the development site. The project is also consistent with applicable General Plan policies in that it will increase the housing inventory for the City of Hayward and is considered an in-fill development that will result in a more complete neighborhood. The project is also consistent with the following General Plan policies:

- H-3.1 Diversity of Housing Types: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, moderate-density townhomes, and higher-density apartments, condominiums, transit-oriented developments, live-work units, and units in mixed-use developments.

The project will subdivide an existing parcel into 22 lots and allow for 19 new single-family homes, which provides additional housing opportunities in the City.

- H-3.4 Residential Uses Close to Services: The City shall encourage development of residential uses close to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

The project is located in an established neighborhood in Hayward and is directly adjacent to Stonebrae Elementary School. Furthermore, the development site is close to Garin Regional Park that provides for recreational opportunities close to the development site.

- Land Use Policy LU-1.3 Growth and Infill Development: The City shall direct local population and employment growth toward infill development sites within the city, especially the catalyst and opportunity sites identified in the Economic Development Strategic Plan.

The project is surrounded by development on all sides, including other single-family homes. As such, the project is considered an in-fill project, which is appropriate for new housing development.

In addition, the project is located within the Walpert Ridge Specific Plan and is consistent with relevant policies with exceptions granted by the City Council. Therefore, the proposed subdivision is not in conflict with the General Plan and applicable specific plans and neighborhood plans with exceptions granted by the City Council allowable pursuant to the Plan.

B. The proposed subdivision meets the requirements of the City Zoning Ordinance; and

The project requires a Planned Development (PD) Rezone to provide flexibility in the site layout and allow for exceptions to certain development standards related to minimum lot frontage, minimum cul-de-sac frontage, and minimum lot size called

out in the Walpert Ridge Specific Plan. With the PD Rezone and City Council allowance of Plan design exceptions, the proposed subdivision will provide modified development standards of the new PD District related to minimum lot frontage, minimum cul-de-sac frontage and minimum lot size. The subdivision will also allow for the construction of 19 new single-family homes, which is a permitted by the PD rezone.

- C. No approval of variances or other exceptions are required for the approval of the subdivision.
- The City Council can grant exceptions to the Walpert Ridge Specific Plan because such exceptions granted will be in keeping with the with the purpose and intent of the Plan. Staff believes that Council will support the proposed exceptions to the Plan since the exceptions are based on specific site conditions, grading constraints, or design considerations. As proposed, the new Planned Development district would establish the zoning development standards for this project where Plan exceptions granted by the Council will be part of the PD rezoning approval. In addition, the project will also meet the requirements of the Subdivision Ordinance. Therefore, the project will not require a formal variance request or any other exceptions from the requirements of the Hayward Municipal Code.

PLANNED DEVELOPMENT REZONE FINDINGS

Pursuant to Section 10-1.2535 of the HMC, the City Council may conditionally approve a Planned Development Rezone application when all the following findings are met:

- A. The development is in substantial harmony with the surrounding area and conforms to the General Plan and applicable City policies;
- The project is considered an in-fill development and will complement the existing neighborhood, which primarily consists of other existing single-family residential developments in the vicinity of the proposed development site. The project is compatible with the surrounding neighborhood. Additionally, the project is consistent with the SDR land use designation and policies in the Hayward 2040 General Plan. The proposed density is within the density range allowed by the SDR land use designations and compatible with the overall density of the surrounding residential neighborhood. The project also conforms to the Walpert Ridge Specific Plan, which affords a unique opportunity to offer housing that has expansive scenic views of open space and the surrounding Bay Area. Because of this exceptional site features, a prime opportunity exists to develop upscale single-family housing as well as provide a prime open space and recreational amenity for the community through this project.
- B. Streets and utilities, existing or proposed, are adequate to serve the development;
- The existing utilities that serve the project site, including sanitary sewer, water, and storm drain systems, have sufficient capacity to adequately serve the proposed development. On-site sewer and water utilities will be installed within new public utility easements within the project site. The project will be served by new private streets.

- C. In the case of a residential development, that the development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development;
The project is considered an in-fill development and will replace a vacant site with attractive new single-family homes to complete the neighborhood. The scale and design of the single-family homes are compatible with the existing neighborhood. The homes will also be served by private open space within the development. The development will also be well-integrated into the existing neighborhood since it will be served by new private streets with street parking near each new home.
- D. In the case of nonresidential uses, that such development will be in conformity with applicable performance standards, will be appropriate in size, location, and overall planning for the purpose intended, will create an environment of sustained desirability and stability through the design and development standards, and will have no substantial adverse effect upon surrounding development;
The project does not include any nonresidential uses and as such, this finding is not applicable to this project.
- E. In the case of a development in increments, each increment provides a sufficient proportion of total planned common open space, facilities, and services so that it may be self-contained in the event of default or failure to complete the total development according to schedule; and
The project will be developed in one phase, ensuring that the infrastructure, facilities, and services will be available to all future residents in the development in a timely manner.
- F. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.
The project requires a PD Rezone to provide flexibility in the site layout and allow for exceptions to certain development standards related to minimum lot size, minimum lot frontage, and minimum cul-de-sac frontage. To offset these requested exceptions, the project proposes the following amenities:
- EV Charging Stations available at all units
 - All homes complete with solar panel installation (not only pre-wire)
 - On-site open space “park” with panoramic views, seating, pathways, landscape.
 - Shade providing and oxygen sequestering trees
 - Pervious pavers
 - Low flush toilets
 - No invasive plant species

- Native and drought tolerant plant species (WELO compliant)
- Wildlife friendly planting
- Water efficient drip irrigation system (WELO compliant)
- Low energy LED light fixtures
- Attractive “good-neighbor” fences
- Energy efficient appliances
- Insulated windows and walls
- Efficient heating and air conditioning systems

The proposed project amenities and offsets are unique and will contribute to making this development a desirable place to live for many years to come.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15220, an Initial Study was prepared for this project with the finding that a Mitigated Negative Declaration was appropriate because all potential impacts could be mitigated to a level of less than significant with the implementation of mitigation measures.
- B. The proposed MND was prepared by David J. Powers and Associates on behalf of the applicant and the MND was circulated to the State, all interested parties, and posted in the newspaper with a minimum 30-day public review period between March 22, 2019 and April 22, 2019.
- C. The proposed MND was independently reviewed, considered and analyzed by the Planning Commission and reflects the independent judgement of the Planning Commission; such independent judgement is based on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses that make up the proposed MND and the administrative record as a whole); the Planning Commission recommends the City Council adopt the proposed MND and its findings and conclusions as its source of environmental information; and the proposed MND is legally adequate and was completed in compliance with CEQA.
- D. The proposed MND identified all potential adverse impacts and based on the MND and the whole record before the Planning Commission, there is no substantial evidence that the Project, with mitigation measures incorporated, will have a significant effect on the environment.
- E. The project complies with CEQA, and the proposed MND was presented to the Planning Commission, which reviewed and considered the information contained therein prior to recommending approval of the Project. The custodian of the record of proceedings upon which this decision is based is the Development Services Department of the City of Hayward located at 777 B Street, Hayward, CA 94544.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward, based on the foregoing findings, hereby adopts the Mitigated Negative Declaration and related

Mitigation Monitoring and Reporting Program, and approves the Planned Development Rezone Application No. 201603891 with Vesting Tentative Tract Map No. 8353, subject to the adoption of the companion ordinance (Ordinance No. 19-__) rezoning the property located on a site at 29080 Fairview Avenue, Assessor Parcel Numbers (APN) 085A-6428-002-00, subject to the attached conditions of approval.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

CITY OF HAYWARD PLANNING DIVISION
PLANNING COMMISSION
APPLICATION NO. 201603891
VESTING TENTATIVE TRACT MAP 8353, PD REZONE AND MITIGATED NEGATIVE
DECLARATION WITH MITIGATION MONITORING AND REPORTING PROGRAM
CONDITIONS OF APPROVAL

General

1. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. Tentative Tract Map (TTM) 8353 and Planned Development (PD) Rezoning Review application are approved subject to the tentative tract map and project plans date stamped January 8, 2019, except as modified by the conditions listed below.
3. The approval of Subdivision Application No. 201603891 – Tentative Parcel Map 8353 shall be to allow the subdivision of a parcel into 22 parcels to construct 19 single-family homes located at 29080 Fairway Avenue (APN 085A-6428-002-00) within the Planned Development (PD) zoning district. The proposed subdivision shall be in accordance with the Tentative Parcel Map and Conditions of Approval on file with the Planning Division identified as “Exhibit A”.
4. Modifications to the approved Tentative Parcel Map, scope of work, or use may require an additional submittal and public noticing.
5. Unless otherwise stated, all necessary easements and street rights-of-way shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.
6. All public improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, Caltrans Standard Specifications and Hayward Standard Details.
7. Any new structures or improvements shall be subject to the California Building Code and Uniform Fire Code as adopted by the City of Hayward.
8. In accordance with Hayward Municipal Code (HMC) Section 10-3.246, approval of TTM 8353 and the Planned Development (PD) Rezoning Review application shall expire 36 months after the effective date of approval subject to statutory and discretionary extensions as allowed by the HMC and Subdivision Map Act.

9. All permit charges accrued in the processing of TTM 8353 and the Planned Development (PD) Rezoning Review application shall be paid in full prior to consideration of a request for approval extensions and/or submittal of building permits for the development.
10. Applicant shall apply for all necessary building permits and/or all other related permits from the Building Division. All structures shall be constructed and installed in accordance with the California Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the California Fire Code as adopted by the City of Hayward.
11. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.
12. Prior to final inspection, all pertinent conditions of approval and all other improvements shall be completed to the satisfaction of the Planning Director.
13. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/ or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
14. Affordable housing in-lieu fees **currently in effect** shall be paid either prior to issuance of a building permit or prior to approval of a final inspection or issuance of an occupancy permit. Regardless of the option chosen, no final inspection will be approved, and no occupancy permit will be issued for any Dwelling Unit unless all required affordable housing impact fees have been paid in full.
15. The applicant shall be responsible for adhering to the Mitigation Monitoring and Reporting Program (MMRP) for the adopted Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) Guidelines. The applicant shall provide a copy of the adopted MMRP with the building permit submittal.

16. Mailboxes shall be installed in accordance with Post Office policy and include locking mechanisms to minimize opportunities for theft. Approved address numbers shall be at least four inches in height on a contrasting background. Font strokes shall be of sufficient width such that they are legible to the public from the street fronting the property.
17. Property addresses will be assigned by the Development Services Department prior to issuance of a building permit.

Mitigation Measures

18. Mitigation Measure AQ-1.1:
During any construction period which causes ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. All Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

19. Mitigation Measure AQ-2.1:

The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 78 percent reduction in DPM exhaust emissions. One feasible plan to achieve this reduction would include the following:

- All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may include the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.
 - The project shall be required to implement the measures listed above as conditions of approval. These measures shall be placed on project plan documents prior to issuance of any building permits for the project. The proposed project, therefore, would not result in a significant air quality impact due to construction dust emissions.

20. Mitigation Measure BIO-1.1:

A qualified biologist will conduct an environmental education program for all persons employed or otherwise working on the project site before they perform any work. The program shall consist of a presentation from the biologist that includes a discussion of the biology and general behavior of special-status species on or near the site; information about the distribution and habitat needs of the species; sensitivity of the species to human activities; the status of the species pursuant to the Federal Endangered Species Act, the California Endangered Species Act, and the California Fish and Game Code including legal protection; recovery efforts; penalties for violations; and any project-specific protective measures described in this document or any subsequent documents such as an Incidental Take Permit and/or Biological Opinion. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers before their performing work on the site. The biologist shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry on the site. Upon completion of the program, employees shall sign a form stating they attended the program and understand all the protection measures. Copies of the form shall be provided for the City.

A qualified biologist will be on the site daily to monitor initial vegetation clearing and ground disturbing activities.

21. Mitigation Measure BIO-2.1:

Information on white-tailed kites and other protected migratory birds shall be included in the environmental education program, as detailed in Mitigation Measure MM BIO – 1.1.

22. Mitigation Measure BIO-2.2:

If feasible, construction activities shall occur during the non-breeding season (September 1 - January 31). If such activities are scheduled during the breeding season, a qualified biologist shall conduct a preconstruction nest survey of all trees and shrubs and other suitable nesting habitat in and within 300 feet of the limits of work. The survey shall be conducted not more than five (5) days prior to the start of work. If the survey indicates the potential presence of nesting white-tailed kites or other birds, the biologist shall determine an appropriately sized buffer around the nest and no work will be allowed in this buffer until the young have successfully fledged. The size of the nest buffer will be determined by a qualified biologist in consultation with CDFW and will be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of up to 300 feet for raptors and 50 feet for other birds would prevent disturbance, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

23. Mitigation Measure BIO-3.1:

Pre-demolition Bat Survey. A qualified bat biologist shall conduct a bat survey, no more than 14 days prior to the removal of any buildings or structures, to determine if bats are present. No activities that would result in disturbance to an active roost shall proceed prior to completion of the survey. If no active roosts are observed, then no further action shall be warranted. If a maternity roost is present, a qualified biologist shall determine the extent of a construction-free buffer zone around the active nurseries located during the survey. CDFW shall be notified of any active nurseries within the demolition/construction zone. No demolition or construction activities shall occur within the construction-free buffer zone between March 1 and August 31 to avoid construction disturbance to the maternity roost, as determined by the bat biologist. After August 31, roosting bats shall be safely evicted by a qualified bat biologist. A final report documenting the survey effort and any protection measures implemented by the project shall be submitted to the City Planning Department prior to the start of any demolition or grading activity.

24. Mitigation Measure BIO-4.1:

Information on the San Francisco dusky-footed woodrat shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1.

25. Mitigation Measure BIO-4.2:

A qualified biologist shall conduct a preconstruction survey for San Francisco dusky footed woodrat houses within 14 days prior to any tree removal or ground-disturbing activities. Any woodrat houses shall be identified, and their locations mapped and flagged to be avoided during construction activities. No work shall occur within a 20-foot buffer of any woodrat houses. If it is not possible to avoid a woodrat house, a qualified biologist shall develop a relocation plan. The relocation plan shall be submitted to CDFW for approval and then implemented as necessary. Copies of the relocation plan shall be provided to the City.

26. Mitigation Measure BIO-5.1:

Information on the Alameda striped racer shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1.

27. Mitigation Measure BIO-5.2:

A qualified biologist shall survey for Alameda striped racer during all initial ground disturbing activities on the site. If an Alameda striped racer is found, it shall be captured and relocated away from the construction area by a qualified biologist in accordance with an approved relocation plan in compliance with all applicable regulations and guidelines. The biologist shall submit the results of the survey (and capture/relocation plan if applicable) to CDFW and USFWS for review and approval.

28. Mitigation Measure BIO-5.3:

Unless alternative (equivalent or more effective) measures are recommended by the qualified biologist and approved by the Director of Development Services the project applicant shall install a solid fence to deter Alameda striped racers from entering the work site. The snake exclusion fence shall be constructed as follows:

- Plywood sheets at least three feet in height, above ground. Heavy duty geotextile fabric or other materials approved by USFWS and CDFW may also be used for the snake exclusion fence;
- Buried four (4) to (six) 6 inches into the ground;
- Soil back filled against the plywood fence to create a solid barrier at the ground;
- Plywood sheets maintained in an upright position with t-posts or stakes;
- Ends of plywood sheets overlapped with no gaps to ensure a complete barrier;
- Escape funnels installed in the fence every 200 linear feet; and
- Work site shall be completely enclosed by the exclusion fence or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda striped racer away from the construction area by a permitted biologist.
- The location and design of the proposed exclusion fence shall be submitted for review and approval by CDFW, USFWS, and Director of Development Services

and be included on plans for all construction-related permits. If permits obtained through the implementation of Mitigation Measure BIO-5.6 require an alternate design or approach, those requirements will take precedence.

29. Mitigation Measure BIO-5.4:

The project applicant shall comply with the requirements in the above sections during construction activities. The approved protocol from Mitigation Measure BIO – 5.2 above shall be followed in the event an Alameda striped racer is encountered. The snake exclusion fence from Mitigation Measure BIO – 5.3 shall be installed and remain in place throughout the construction period. All construction activities and equipment/materials/ debris storage shall take place on the project side of the exclusion fence.

30. Mitigation Measure BIO-5.5:

To compensate for permanent impacts to 8.2 acres of degraded, low-quality potential Alameda striped racer habitat, the project applicant shall purchase 8.2 acres of Alameda striped racer credits from a CDFW-approved mitigation or conservation bank(s) or another approved site. Permanent protection and funding for perpetual management of compensatory habitat shall be complete before starting construction.

31. Mitigation Measure BIO-5.6:

The applicant shall obtain the appropriate permits from USFWS and CDFW agencies or shall obtain concurrence from these agencies that no permits are required prior to initiation of construction activities and implement all conditions stipulated in the permits.

32. Mitigation Measure BIO-6.1:

Information on the California redlegged frog shall be included in the environmental education program, as detailed in Mitigation Measure BIO – 1.1.

33. Mitigation Measure GEO-6.2:

No more than 24 hours prior to the date of initial ground disturbance, a preconstruction survey for the California red-legged frog shall be conducted by a USFWS-approved biologist at the project site. The survey shall consist of walking the project limits and within the project site to ascertain the possible presence of the species. The USFWS approved biologist shall investigate all potential areas that could be used by the California red-legged frog for feeding, breeding, sheltering, movement, and other essential behaviors. This includes an adequate examination of mammal burrows. If any California red-legged frogs are found, the USFWS-approved biologist shall contact the USFWS to determine if moving any of the individuals is appropriate. In making this determination the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the

applicant shall ensure that the USFWS-approved biologist is given sufficient time to move the animals from the work site before ground disturbance is initiated. Only USFWS approved biologists shall capture, handle, and monitor the California red-legged frog.

34. Mitigation Measure BIO-6.3:

To the extent practicable, initial ground-disturbing activities will be avoided between November 1 and March 31, when California redlegged frogs are most likely to be moving through upland areas. When ground-disturbing activities must take place between November 1 and March 31, the applicant shall ensure that daily monitoring by the USFWS-approved biologist is completed for the California red-legged frog.

35. Mitigation Measure BIO-6.4:

The applicant shall obtain the appropriate permit from USFWS and implement all conditions stipulated in the permit or shall obtain concurrence that no permit is required prior to initiation of construction activities.

36. Mitigation Measure BIO-6.5:

To compensate for permanent impacts to 8.2 acres of degraded, low-quality potential California red-legged frog upland habitat, the project applicant shall purchase 8.2 acres of California redlegged frog credits from a USFWS-approved mitigation or conservation bank(s). Permanent protection and funding for perpetual management of compensatory habitat shall be complete before starting construction. If a permit issued by the USFWS has differing requirements, those requirements shall take precedence.

37. Mitigation Measure BIO-7.1:

The project will compensate for impacts to all areas delineated as jurisdictional on the site. The impacted feature shall be mitigated at a 1:1 ratio consistent with the Corps "no net loss" policy. The project applicant will obtain the necessary permits from the Corps, Regional Water Quality Control Board, and CDFW for any fill of jurisdictional areas. All terms of the permits shall be implemented as a condition of the project.

38. Mitigation Measure BIO-8.1:

All applicable requirements shall be followed, and all permits obtained as required by the City's Tree Ordinance (HMC Chapter 10, Article 15). Per that ordinance, every effort shall be made to preserve the character of the area and the more valuable tree specimens on site to the greatest extent practicable. Final landscape plans shall be reviewed and approved by the City of Hayward Landscape Architect prior to issuance of any grading, trenching, encroachment, demolition, or building permit for development. Final landscape plans shall clearly identify all "protected

trees,” as defined in the Tree Preservation Ordinance, and all trees to be removed from the project site and the size, location, type, value of trees and specify the species of all replacement trees.

39. Mitigation Measure BIO-8.2:

The project applicant shall implement all tree protection measures recommended in the Arborist Report prepared for the project, which include the following:

- **Tree Avoidance.** The project plan shall avoid protected trees adjacent to the project site. The project plan shall incorporate placement of Tree Protection Fencing (TPF) outside the drip line of the off-site protected trees. The location of the TPF shall be shown on the project plans.
- **Excavation.** Within the dripline of retained trees, digging should be done with low impact machinery and hand tools. If the roots of retained trees become exposed during construction and need to be removed to allow construction to proceed, these roots must be cut cleanly with a sharp saw blade. Tree roots shall not be pulled or torn.
- **Tree Protection Fencing.** Prior to the start of construction, TPF shall be installed at the drip line of protected trees to be retained. The TPF should be maintained during the construction process to prevent direct damage to trees and their growing environment. The TPF should consist of high-density polyethylene fencing with 3.5 inch by 1.5 inch openings (orange warning barrier fence) supported by metal “T-post” fence posts.
- **Use of Heavy Equipment.** Heavy machinery should not be staged or operated within the drip line of retained trees.
- **Incidental Damage to Retained Trees.** The attachment of wires, signs, and ropes to any retained tree should be prohibited. Injury to trees must be avoided.
- **Trimming.** The pruning of retained trees shall comply with the guidelines established by the International Society of Arboriculture; BMP; tree pruning and any special conditions as determined by a certified arborist.

40. Mitigation Measure CUL-1.1:

Unique Paleontological and/or Geologic Features and Reporting. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City Director of Development Services notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. The identified mitigation measures shall be implemented. Work may proceed on other parts of the

project site while mitigation for paleontological resources or geologic features is carried out. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.

41. Mitigation Measure CUL-1.2:

Undiscovered Archaeological Resources. If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City’s Community Development Director shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City Community Development Director shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.

42. Mitigation Measure CUL-1.3:

Report of Archaeological Resources. If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City’s Community Development Director prior to issuance of building permits. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources.

43. Mitigation Measure CUL-1.4:

Human Remains. If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Community Development Director and the Alameda County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any,

identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Hayward shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Hayward, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.

44. Mitigation Measure GEO-1.1:

Buildings shall be designed and constructed in accordance with a final design-level geotechnical investigation to be completed for the project by a qualified professional and submitted to the Development Services Department. The final design-level geotechnical investigation shall identify requirement for the placement of fill on the project site and building foundations.

45. Mitigation Measure HAZ-1.1:

The project would be designed, constructed, and maintained consistent with the City's Urban/Wildland Interface Guidelines including the incorporation of fire-resistant building materials, fire resistant design features, and a fuel management program in the CC&Rs of the Homeowners' Association. The final measures to be incorporated in the project would be reviewed and approved by the Fire Marshall prior to the issuance of a building permit.

46. Mitigation Measure NV-1.1:

The project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:

- Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:
 - Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site;
 - Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors;
 - Locate stationary equipment to minimize noise impacts on the community;
 - Minimize backing movements of equipment;
- Use quiet construction equipment whenever possible;
- Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible;

- Prohibit unnecessary idling of internal combustion engines; and
- Select routes for movement of construction related vehicles and equipment in conjunction with the Hayward Economic and Development Services and Public Works Department so that noise-sensitive areas, including residences and schools, are avoided as much as possible.
- The project sponsor shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem.
- The construction contractor shall send advance notice to neighborhood residents within 300 feet of the project site as well as the Stonebrae Elementary School administrator regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site. Copies of the advance notice of construction activity shall be provided to the City.

Precise Plan Submittal

47. In accordance with Section 10-1.2550 of the Hayward Municipal Code (HMC) and prior to submitting a building permit application, a Precise Development Plan shall be submitted for review and approval.
48. The Precise Development Plan shall be in substantial conformance with the approved Preliminary Development Plan and incorporate conditions herein and shall be submitted in advance of or in conjunction with the subdivision improvement plans and Final Map.
49. The project approval includes the following project amenities to support the finding required to be made that “any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards”.
 - EV Charging Stations available at all units
 - All homes complete with solar panel installation (not only pre-wire)
 - On-site open space “park” with panoramic views, seating, pathways, landscape.
 - Shade providing and oxygen sequestering trees
 - Pervious pavers
 - Low flush toilets
 - No invasive plant species
 - Native and drought tolerant plant species (WELO compliant)
 - Wildlife friendly planting
 - Water efficient drip irrigation system (WELO compliant)
 - Low energy LED light fixtures

- Attractive “good-neighbor” fences
- Energy efficient appliances
- Insulated windows and walls
- Efficient heating and air conditioning systems

The applicant shall submit all details and specifications related to the approved project amenities during the Precise Plan phase of the project and prior to the submission of any building permit for the project.

50. The Precise Development Plan shall include the following information and/or details:
- A. A copy of these conditions of approval shall be included on a full-sized sheet(s).
 - B. Proposed location for construction staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for vanpooling construction workers or having them use transit to access the site, provisions for noise and dust control, and common area landscaping.
 - C. Details of address numbers shall be provided. Address numbers shall be decorative and comply with the size requirements of the Fire Department.
 - D. Proposed locations, heights, materials and colors of all walls and fences.
 - E. A minimum of one exterior hose bib shall be provided for each residential unit.
 - F. Proposed pavement materials for all drive aisles, parking areas, and pedestrian paths. All surfaces should be enhanced with decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials.
 - G. Proposed mailbox design and locations, subject to Post Office approval. All mailboxes shall be locking mailboxes.
 - H. **A final lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. The final lighting plan shall incorporate pedestrian scale lighting along the sidewalk within and adjacent to the development. All lighting shall be erected and maintained so that adequate lighting is provided along the private street. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.**
 - I. All air conditioners and utility connections for air conditioners shall be located behind solid board fences or walls and shall not exceed the height of the fence or wall, unless otherwise approved. Infrastructure for air conditioning systems is required to be installed as a standard feature.

- J. Proposed color and materials board for all buildings, fences and walls. No changes to colors shall be made after construction unless approved by the Planning Director.
 - K. All above-ground utility meters, mechanical equipment and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen.
 - L. No mechanical equipment, other than solar panels, shall be placed on the roof unless it is completely screened from view by the proposed roof structure. All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by building code. Roof apparatus, such as vents, shall be painted to match the roof color.
 - M. Large expanses of blank wall shall not be allowed. Articulate or otherwise treat such expanses to avoid bulkiness.
 - N. An area within each garage for individual garbage and recycling receptacles shall be provided and shall be clear of the required area for two cars. As an alternative, an area within the fenced side yard may be used for the garbage and recycling containers but shall be shown.
 - O. All parking stall dimensions shall conform to the City's Off-street Parking Ordinance. All two car garages shall have minimum interior dimensions of 20-foot width by 19-foot depth. The dimensions shall be shown on plans. No doors, stairs, landings, laundry facilities, trash/recycle containers or HVAC shall project within the required interior parking areas.
 - P. If there is a desire to install security gates as part of the project, all details related to this aspect of the project shall be submitted during the Precise Plan phase of the project. Security gate details must also be shown on the Improvement Plans for the project. Lastly, any proposed security gate design shall comply with Section 10-14.202 (Single-Family Communities) of the Hayward Municipal Code.
- 51. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning ordinance standard must be approved by the Development Services Director or his/her designee, prior to implementation.
 - 52. Details of all project amenities shall be submitted for review and approval by the Planning Director during the Precise Plan phase of the project.
 - 53. The project shall comply with the provisions of the 2016 California Energy Code section 110.10.
 - 54. Prior to approval of the Precise Plan for the project, the applicant shall continue to have constructive conversations with the East Bay Regional Park District (EBRPD) regarding the Park District's possible use of the development's main access road off Carden Lane.

Development Services – Planning Division

55. The applicant shall submit final details related to all open space areas during the Precise Plan phase of the project.
56. The applicant shall submit final grading plans, specifically those details related to the redistribution of soils from where the 19 single-family homes will be located. Redistributed soil on the site shall not impact any existing trees adjacent to the project site per the applicant’s tree removal plan dated January 8, 2019.
57. All proposed open space areas shall be deed restricted as “undevelopable” as shown on the Tentative Tract Map (Tact 8353). “Undevelopable” shall be defined as no new dwelling units, vehicle parking areas, or new private vehicle roadways within the project development site.
58. Any minor changes to the project may be considered by the Development Services Director. Any suggested major changes to the project must be considered by the City Council.
59. A final materials and color sample board shall be submitted to Planning staff during the Precise Plan phase of the project.
60. A Homeowner’s Association (HOA) along with Covenants, Conditions and Restriction (CC&Rs) shall be established for this development. The HOA shall conduct at least semi-annual inspections to confirm that all residents are using their garages for parking their cars and not for storage. Residents shall make garages available for such inspections, as appropriate. An automatic garage door opening mechanism shall be provided for all garage doors. These parking provisions shall be contained in any CC&Rs for the project.
61. Prior to the Precise Plan phase of the project, the applicant shall work with Planning Division staff to explore the possibility of making each new residence an all-electric home specifically precluding any new natural gas pipeline to each new single-family dwelling unit.
62. Prior to the Precise Plan phase of the project, the applicant and Planning Division staff shall explore the replacement of all 78 trees scheduled for removal of the project site. Development plans previously showed only 73 replacement trees as part of the project.

Development Services – Building Division

The Building Division requires the following conditions be met:

63. Applicant shall apply for all necessary building permits and/or all other related permits from the Building Division. All structures shall be constructed and installed in accordance with the California Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the California Fire Code as adopted by the City of Hayward in effect at the time building permits are applied for.
64. If project building permits are sought prior to December 31, 2019, the project is required to meet the Solar Ready provisions of the California Energy Code outlined in Section 110.10. This requires minimum clear areas on each rooftop for future solar installations so it is possible that certain roof elements may need to be re-designed. For more information on this topic, please see Chapter 7 of the 2016 Residential Compliance Manual, which can be found as a PDF online. Should building permits be applied for after January 1, 2020, all applicable requirements of the California Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the California Fire Code as adopted by the City of Hayward shall be complied with.

Development Review Services Engineering / Public Works Engineering

Public Works Engineering staff recommended conditions of approval and comments for the subject Development Application are as follows:

Site Improvements:

65. Plans prepared by the State licensed and qualified professionals for the project required grading, earth retaining structures, drainage, utility service connections, improvements in the street right-of-way and their related engineering studies and design documents shall be approved by the City Engineer before any building permit is issued. Subject plans shall comply with the current (2017) City Standard Details, available on-line at:
https://www.hayward-ca.gov/sites/default/files/documents/ET_STANDARD%20DETAILS_V042117.pdf
66. The final improvement and building plans shall include a statement from a qualified State licensed geotechnical consultant confirming compliance with the recommended measures for the project development, slopes exceeding five feet in heights, site grading exceeding 300 cubic yards, foundation designs, sub-drainage, etc.
67. All lots shall be served with underground utility services for electrical, gas and telecommunication; public sewer collection; public water supply and drainage collection and discharge to an existing public drainage system.
68. Permits for all on-site and public street improvements shall be secured before requesting any building permit.

69. Combustible material shall not be brought on-site until all-weather access for emergency service vehicles and fire protection required water supply is available.
70. All on-site and public street improvements shall be complete and approved by the City Engineer's Office before any building occupancy permit is requested.
71. Construction Noise Management Plan shall be prepared and implemented. Such plan must be approved by the City prior to issuance of any construction permit and shall contain, at minimum, a listing of construction operations hours complying with the City approved construction hours and construction noise reduction measures.
72. Air pollution mitigation plan, approved by the Bay Area Air Quality Management District (BAAQMD), shall be secured before the start of any construction, grading or material hauling to or from the project site. Requirements of the approved plan shall be implemented throughout the duration of construction or grading activity. The dust mitigation plan must specify practices which would ensure that no equipment or operation emits dust and air pollutants exceeding the permitted limits.
73. The property owner/developer shall secure all necessary regulatory agency permits required for the project development.
74. Any work beyond the Tract Map property or connection to any facility not owned by the property owner shall require prior written permit and shall be per plans approved by the entity.
75. Public infrastructure improvements, including sewer collection mains, water mains and meter boxes, water service laterals from water main and meter box and fire hydrant assemblies shall be offered to the City for its maintenance shall be shown on plans separate from plans for other infrastructure and site improvements.
76. The improvements intended for the City's maintenance shall comply with the City standards. Public infrastructure improvements intended for the City's maintenance shall be constructed within existing public street rights-of-way or new easements acceptable to the City shall be offered for the City's acceptance on the Final Map.

Street Improvements

77. On-site streets shall be designed to comply with the City's standards for residential streets with sidewalks connected to existing public street sidewalks to comply with the Complete Streets Policy. Provide accessibility compliant sidewalk ramps and driveways. On-street parking shall be provided fronting residential lots.
78. Via Del Corso shall have an accessibility compliant walkway connecting on-site sidewalks to Garden Lane sidewalk.

79. Private Street (drive) rights-of-way shall include non-exclusive easements for the City's water and sewer systems, public utilities and emergency vehicle access. On-site public utility facilities in the private street shall be placed in underground conduits and vaults.
80. Private Street with length exceeding 150-ft. require a 40-ft. radius vehicular turn-around at the end as per the City of Hayward Standard Details SD-103 Sheet 1 of 2. Alternately and with approval of the City's Fire Department, the turn-around may be as per the City of Hayward Standard Details SD-103 Sheet 2 of 2.

Grading and Land Disturbance

81. Any land disturbing activity shall comply with plans approved by the City Engineer. The soil erosion and dust/sediment control plans must comply with the local and regional regulations and must include one or more provisions addressing each of the following topics:
 - a) Track-out prevention and control measures.
 - b) Dust Control for the construction site and staging areas.
 - c) Spill control and cleanup plan for earth moving activities.
 - d) Post construction stabilization of disturbed grounds.
 - e) Staging area
 - f) Monitoring and reporting frequencies
82. Effective measures for adjacent property protection, storm water pollution prevention and dust control must be in-place during construction or land disturbing activity. The construction plans shall include details for soil erosion and dust/sediment control during and after construction periods until ground cover is re-established.
83. A grading permit will be required for ground surface alteration exceeding 5 feet or cut and fill total quantity exceeding 300 cubic yards. The City's grading permit can be secured after approval of the plans prepared by a State licensed engineer and approved by the City Engineer and the project geotechnical engineer. Grading plans shall be submitted together with the related geotechnical and engineering reports and plans for retaining structures and soil erosion/sediment control.
84. Prior to the issuance of a grading permit and/or the beginning of any on-site construction activity, the applicant shall submit a completed Development Building Application Form Information comprising of: 1) Impervious Material Form, and 2) Operation and Maintenance Information Form.
85. Grading plans shall include details for existing and finished lot grades, retaining walls, storm water pollution prevention measures and slope protection measures.
86. Each lot shall drain towards the Private Street or Court. Drainage shall not be allowed across back and side property lines of the proposed lots or over the street sidewalk.

87. Cut, fill or land disturbing one acre or larger area shall require A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to be submitted to the City and the State for review/approval.
88. The SWPPP and its required improvements shall be completed as per the plans prepared by a Qualified SWPPP Developer (QSD) and approved by a Qualified SWPPP Practitioner (QSP) in compliance with the Regional Water Quality Control Board regulations. All plans and improvements shall also be approved by the City Engineer.
89. The certification page of the SWPPP shall be signed by the owner/developer and the person who prepared the report. The SWPPP and Storm Water Management Plan (SWMP) reports are to be submitted to the State and City in bound form. The Soil Report and SWMP shall be wet-stamped and signed by the project QSD/QSP.

Storm Drain System

90. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all of area tributary to the project site. The developer is required to mitigate augmented runoffs with on-site improvements, including but not limited to on-site detention or ground percolation to control site discharge rate to pre-existing level.
91. New storm drain inlets must be labeled "No Dumping - Drains to Bay" using the City approved specifications.
92. The latest edition of the Alameda County Flood Control and Water Conservation District's Hydrology and Hydraulics Criteria Summary shall be used to design the storm drain system. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be reviewed and approved by the City Engineer.
93. A detailed drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the City Engineer.
94. On-site collector storm drains shall be not less than 12-inch in diameter to minimize potential for blockages.
95. The on-site storm drains and storm water treatment systems shall be owned and maintained by the property owners' association. Any natural or mechanical storm water filtration systems shall be designed as part of the on-site storm drain system.

Storm Water Quality Requirements

96. The following materials related to the Storm Water Pollution Prevention and

treatment facility requirements shall be submitted with the grading permit application:

- a. Best Management Practices (BMPs) appropriate to the activities conducted on-site to limit the entry of pollutants into storm water runoff to the maximum extent practicable.
 - b. The proposed BMPs and storm water pollution prevention measures shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3 of the Alameda County Clean Water Program (ACCWP) NPDES permit (page 30). In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, Subsection 5.5 on pages 5-12 has a section titled "BMP Design Criteria for Flow and Volume". These materials are available on the internet at www.cabmphandbooks.com
 - c. The Storm Water Pollution Prevention Program required improvements shall be completed as per the plans approved by the City Engineer.
 - d. The City's standard "Stormwater Treatment Measures Maintenance Agreement" (as prepared by the City) shall be executed by the property owner or the property owners' association. The Maintenance Agreement shall be recorded with the Alameda County Recorder's Office to ensure future maintenance of storm water treatment measures.
97. The following documents shall be completed and submitted with the improvement and/or grading plans:
- i. Stormwater Requirements Checklist corresponding to MRP Permit issued in November 2015
 - ii. Hydromodification Management Worksheet;
 - iii. Development and Building Application Information Impervious Surface information form;
 - iv. Updated Stormwater Requirements Checklist;
 - v. Numeric Sizing Criteria used for storm water treatment (Calculations).
98. The developer shall ensure that the project construction personnel are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.

Final Map

99. Before requesting approval of the Final Map, the subdivider shall submit copies of documents filed in the County's public records defining easement rights for use of property adjacent to Tract 8353 for water line, emergency vehicle access, sanitary sewer and public services. Additional easements shall be provided for common use and public service facilities in formats approved by the City Engineer.

100. Subdivider shall provide for the City's review and approval the Final Map prepared substantially in compliance with the Conditionally Approved and unexpired Tentative map, Hayward Municipal Code and the State Subdivision Map Act.
101. Final Map shall clearly show exterior boundaries and dimensions of each proposed lot, public street right-of-way and public utilities easement dedications; easements and rights-of-way to be vacated, retained and created; and other details required by the State Subdivision Map Act and Hayward Municipal Code Section 10-3.
102. Provide all map calculations, copies of grant deeds, property ownership records, title report(s) and geo-technical study report(s).
103. Documents defining ownership rights, responsibilities and financial arrangements for needed repairs, maintenance, construction and reconstruction of common use areas and common use improvements shall be submitted for the City Engineer's review and approval concurrently with the Final Map submittal.
104. The common use area improvements shall include but are not limited to the paved vehicular roadways, accessibility compliant walkways; lighting and landscape improvements; sanitary sewer mains; water distribution mains and their laterals up to and including water meters; fire hydrants; storm drains and storm water pollution prevention measures etc.
105. Before requesting the City Council approval of the Final Map, all improvements required by the condition of the Tentative Map approval shall be complete or the subdivider must execute an improvement agreement with the City and post improvement securities in the amounts and forms approved by the City Engineer.
106. Final Map shall be filed in the County's public records after the City's approval concurrently with the ownership and maintenance documents for common use areas and improvements as approved by the City.

Public Works Utilities and Environmental Services

Water

107. The development's proposed water main and valves shall be public, owned and maintained by the City. If the water mains are located in a private roadway, either the entire roadway shall be a public utility easement or a minimum 10' wide easement shall be granted to the City.
108. All public water mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Water Mains and Fire Hydrants," latest revision at the time of permit approval (available on the City's website at <https://www.hayward-ca.gov/your-government/departments/engineering-division>).

109. All water mains must be looped. Dead end water mains will not be allowed. Water mains must be connected to other water mains.
110. All connections to existing water mains shall be performed by City Water Distribution Personnel at the applicant's/developer's expense.
111. All water services from existing water mains shall be installed by City Water Distribution Personnel at the applicant's/developer's expense. The developer may only construct new services in conjunction with their construction of new water mains.
112. Domestic & Fire Services
- A. Domestic: Each residential unit shall have an individual domestic water meter. Facilities fees for residential connections are based on the domestic demand for the home. A larger water meter may be installed if the service is combined with a private fire service. The developer is required to pay water facilities fees and installation charges for connections to water mains and work performed by City forces.
 - B. Fire: Each structure shall have its own fire service, sized per the requirements of the Fire Department. Fire services shall have an above ground Double Check Valve Assembly, per City Standards SD-201 and SD-204.
 - C. Combined Residential Services: The development could use combined residential domestic and fire services for each residence. Residential combined domestic and fire services are allowed, per City Standard SD-216. The minimum size for a residential fire service connection is 1 inch (combined or not) and the maximum size for combined services is 2 inches. If the calculated fire demand exceeds 160 GPM, a separate fire service will be required. Note that, per CBC 2010 R313, flow-through or multipurpose systems may not require a backflow device (SD-216 is attached). Also note that combined services must connect directly to the water main (manifold layouts are not allowed).
113. Irrigation: It is anticipated that one or more separate irrigation water meters and services shall be installed for development landscaping. The applicant/developer shall install an above ground Reduced Pressure Backflow Prevention Assembly (RPBA) on each irrigation water meter, per SD-202. Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.

114. Water meters and services are to be located a minimum of two feet from top of driveway flare as per SD-213 thru SD-218. Water meter boxes in driveway aisle areas shall have steel H20 rated lids.
115. Water mains and services, including the meters, must be located at least 10 feet horizontally from and one-foot vertically above any parallel pipeline conveying untreated sewage (including sanitary sewer laterals), and at least four feet from and one foot vertically above any parallel pipeline conveying storm drainage, per the current California Waterworks Standards, Title 22, Chapter 16, Section 64572. The minimum horizontal separation distances can be reduced by using higher grade (i.e., pressure) piping materials.

Sewer

116. The development's sanitary sewer mains and manholes shall be public, owned and maintained by the City. If the sewer mains are located in a private roadway, either the entire roadway shall be a public utility easement or a minimum 10' wide easement shall be granted to the City.
117. All sewer mains and appurtenances shall be constructed in accordance to the City's "Specifications for the Construction of Sewer Mains and Appurtenances (12" Diameter or Less)," latest revision at the time of permit approval (available on the City's website at <http://user.govoutreach.com/hayward/faq.php?cid=11188>). Sewer cleanouts shall be installed on each sewer lateral at the connection with the building drain, at any change in alignment, and at uniform intervals not to exceed 100 feet. Manholes shall be installed in the sewer main at any change in direction or grade, at intervals not to exceed 400 feet, and at the upstream end of the pipeline.
118. Each SFR shall have an individual sanitary sewer lateral. Each sanitary sewer lateral shall have at least one cleanout and be constructed per SD-312.
119. The developer is responsible for payment of sewer connection fees at the current rates at the time the application for building permits are submitted.
120. Easement for the sanitary sewer main shall be obtained from Stonebrae, L.P., and shall be dedicated to the City. The easement shall be 10' wide sanitary sewer line easement (SLE).

Solid Waste

121. The applicant shall ensure the side yards or garages offer enough room for residents to store recycling, garbage, and organics carts, and walk downside yard alley, see attached for details.

122. The applicant shall ensure the planned streets offer sufficient turn-around space for waste collection vehicles.
123. Construction & Demolition Debris: The City requires that construction and demolition debris be recycled per certain ordinance requirements. At the time of your building permit, submittal of the Debris Recycling Statement will be required. The form can also be found at <http://www.hayward-ca.gov/services/city-services/construction-and-demolition-debris-disposal>.

Planning Division – Landscape

The following conditions shall be addressed in the Improvement Plan phase of the project:

124. All trees shall be planted a minimum of five feet away from any underground utilities, a minimum seven feet from the edge of a fire hydrant, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the city. Trees shall be planted according to the City Standard Detail SD-122 and the detail shall be included in the landscape plans.
125. Root barriers shall be installed linearly against the paving edge in all instances where a tree is planted within seven of pavement or buildings, and as directed by the landscape architect. The length of the barrier shall be as recommended by the manufacturer.
126. Plant palette shall provide the proposed plant spacing. Plant spacing shall not be closer the minimum spread provided in the reference books in the Ordinance. Additional acceptable reference books are Landscape Plants for California Gardens by Robert Perry and California Native Plants by Caroline.
127. Erosion control jute netting, compost blanket or combination of compost sock and jute netting in addition to appropriate groundcover and other vegetation shall be provided on all slopes that exceed 3:1. Adequate erosion prevention measure shall be proposed for slopes equal or exceed 2:1. All disturbed slopes on each lot shall be re-vegetated.
128. Bio-treatment area shall be irrigated with matched precipitation rotator type, or as efficient overhead spray irrigation system when the area is wider than ten feet on a separate valve.
129. Minimum twelve inches wide band of Noiya Cobblestone shall be provided around overflow catch basin or bubble up basin.
130. Three inches deep mulch requirement shall be installed in bio-treatment areas as well as all planting areas except turf/lawn areas.

131. Backflow prevention device shall conform to the City Standard Detail SD-202 and the detail shall be incorporated into irrigation detail plan.

Standard Landscape Conditions for Residential Development

132. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
133. Prior to the approval of improvement plans or submittal of the first building permit, detailed landscape and irrigation plans shall be reviewed and approved by the City and shall be a part of approved improvement plans and the building permit submittal. The plans shall be prepared by a licensed landscape architect on an accurately surveyed base plan showing all above and underground utilities and shall comply with the City's Tree Preservation Ordinance, Bay-Friendly Water Efficient Landscape Ordinance, Hayward Environmentally Friendly Landscape Guidelines and Checklist for the landscape professional, and Municipal Codes. Dripline of the existing trees to be saved shall be shown on the plan.
134. Mylar of the approved landscape and irrigation improvement plans shall be submitted to the Engineering Department. The size of Mylar shall be twenty-two inches by thirty-four inches without an exception. A four inches wide by four inches high blank signing block shall be provided in the low right side on each sheet of Mylar. The signing block shall contain two signature lines and dates for City of Hayward, Landscape Architect and City Engineer. Upon completion of installation, As-built/Record Mylar shall be submitted to the Engineering Department by the developer.
135. A tree removal permit in addition to grading permit is required prior to the removal of any existing trees.
136. A tree preservation bond will be required for all trees that are to remain to the equal value to the appraised value. If any trees that are designated as saved are removed or damaged during construction shall be replaced with trees of equal size and equal value.
137. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the conditions of the trees.
138. Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees shall be fenced at the drip line throughout.

139. Planting in Bio-Retention Area: Trees and shrubs shall not be planted in the flow line. Wider planting areas shall be provided when lack of planting areas prevents required trees to be planted. This area shall be irrigated on a separate valve.
140. The trees should be twenty feet from the street corner, a minimum of five feet away from any underground utilities, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the city.
141. Trees shall be planted according to the City Standard Detail SD-122. The detail shall be provided in the planting detail plan.
142. Backflow prevention device shall conform to the City Standard Detail SD-202 and the detail shall be provided in the irrigation detail plan.
143. A separate irrigation meter shall be provided for all landscape improvements except for private rear yards defined by fencing.
144. For Model Homes: Municipal Code Article 12, Section 10-12.17 Public Education, Model Homes: All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this Article.
 - Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme.
 - Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.
145. Inspection for Models: Landscape inspection shall be required prior to issuance of TCO, and another inspection prior to issuance of Certificate of Occupancy at the time of converting the model for sale. The project landscape architect shall inspect and accept the installation prior to requesting an inspection from City Landscape Architect. The project landscape architect shall complete Appendix C. Certificate of Completion in the City's Bay-Friendly Water Efficient Landscape Ordinance. The completed Certificate of Completion Part 1 through Part 7 shall be faxed/e-mailed/turn in prior to requesting an inspection from the City Landscape Architect.
146. Irrigation Audit: Municipal Code Article 12, Section 10-12.11: In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of one (1) in seven (7) lots or approximately fifteen percent (15 %) will satisfy this requirement. All landscape irrigation audits shall be conducted by a third-party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

147. Children's playground equipment certification: Health and Safety Code in Chapter 4 titled "Safe Recreational Land Use (115725 – 115800)" calls for compliance with standard of ASTM and federal Consumer Protection and Safety Commission. Playground equipment is required an inspection by a certified playground safety inspector by the National Playground Safety Institute, and the certification letter shall be submitted City Landscape Architect prior to the final inspection and issuance of Certificate of Occupancy.
148. Landscape and tree improvements shall be installed according to the approved plans prior to the occupancy of each building. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever first occurs.
149. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to the approved plan and accepted by the project landscape architect prior to submitting a Certificate of Completion. The final acceptance form must be submitted prior to requesting an inspection to the City Landscape Architect. An Irrigation Schedule shall be submitted prior to the final inspection and acceptance of improvements.
150. Prior to the sale of any individual unit/lot, or prior to the acceptance of tract improvements, whichever first occurs, a homeowners' association shall be created to maintain the common area landscaping and open space amenities. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover the costs of replacement and repair.
151. A covenant or deed restriction requiring formation of HOA and shall be recorded requiring HOA to properly maintain the front yard landscaping and street trees and replace any dead or dying plant material.
152. Landscaping except private rear yard defined with fencing shall be maintained by HOA and shall be in a healthy, weed-free condition at all times and shall maintain irrigation system to function as designed to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which contribute pollution to the Bay. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch shall be organic recycled chipped wood in the shades of Dark Brown Color, and the depth shall be maintained at three inches deep. All nursery stakes shall be removed during tree installation and staking poles shall be removed when the tree is established or when the trunk diameter of the tree is equal or larger to the diameter of the staking pole. All trees planted as a part of the development as shown on the approved landscape plans shall be "Protected" and shall be subjected to Tree Preservation Ordinance. Tree removal and pruning

shall require a tree pruning or removal permit prior to removal by City Landscape Architect. Any damaged or removed trees without a permit shall be replaced in accordance with Tree Preservation Ordinance or as determined by City Landscape Architect within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.

Public Works Transportation

153. The applicant shall construct sidewalk on the east side of Carden Lane between the project driveway and Stone Brae Elementary School driveway.
154. The applicant shall construct two curb ramps on the east side of Carden lane across Stone Brae Elementary School driveway.
155. The applicant shall stripe two crosswalks, install pedestrian warning signage and striping and stripe "keep clear" pavement marking at the intersection of Carden Lane / Stonebrae Elementary School driveway.
156. The applicant shall submit a signing and striping plan which shall be approved by Public Works-Transportation and the City Engineer prior to issuance of occupancy permits.

Fire Department

Access:

157. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus 75,000 lbs. and shall be surfaced so as to provide all-weather driving capability.
158. Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane, 26 feet to 32 feet shall be posted on one side of the road as a fire lane. "No Parking" sign shall meet the City of Hayward Fire Department fire lane requirements.

Water Supply:

159. Provide water/fire flow test data information on the plan, including static pressure, residual pressure, pitot pressure, test flow, calculated available water flow at 20psi and test date. The data should be less than 5 years old. This information may be available for Hayward Public Works Department. A new flow test should be requested if update water data is not available.

160. The required fire flow shall not be less than 1,500gpm @ 20 PSI.
161. Underground fire service line shall be installed in accordance with NFPA 24.
162. New fire hydrants shall be double steamer type equipped with (2) 4-1/2" outlets and (1) 2-1/2" outlet. Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants. Vehicular protection may be required for the fire hydrants.

Fire Protection:

163. Each new structure shall be protected with an Automatic Fire Sprinkler system in accordance with NFPA 13D Standards. (Deferred Submittal)
164. According to the requirement of Hayward Public Works Department, a static pressure of 80 PSI should be used when a water test data indicates a higher pressure. The residual pressure should be adjusted accordingly.
165. Underground fire service line that serving NFPA 13D system connection to the city main shall be installed in accordance with the Hayward Public Work Department SD-216. Water meter shall be minimum one inch in diameter.
166. An audible alarm bell (device) shall be installed on the fire sprinkler system riser.
167. An interior audible alarm device shall be installed within the dwelling in a location so as to be heard throughout the home. The device shall activate upon any fire sprinkler system waterflow activity.
168. All bedrooms and hallway areas shall be equipped with smoke detectors, hard-wired with battery backup. Installation shall conform to the California Building Code (CBC).
169. CO detectors should be placed near the sleeping area on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Each floor needs a separate detector.
170. All building units shall have approved address numbers, building numbers. Address identification of shall be placed in a position that is plainly legible and visible from the street or road fronting the property. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

171. A minimum 4” self-illuminated address shall be installed on the front of the dwelling in a location so as to be visible from the street. Otherwise, a minimum 6” address shall be installed on a contrasting background and shall be in a location approved by the Fire Department.
172. The building is located within the City of Hayward Wildland/Urban Interface Area, and shall meet the construction requirements (as reflected on the approved plans) as stated in the City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, which includes Class A roofing materials and exterior non-combustible siding materials (stucco), double-pane windows. Do not use wood shake or treated wood shake roofs. The building construction shall comply with the requirements contained in the 2013 California Residential Code Section R327.

Hazardous Materials:

173. Submit a phase 1 Environmental assessment and any other records regarding site contamination, investigation, remediation, or clearances from other regulatory agencies. Submit final clearance shall be obtained from either the California Regional Water Quality Control Board or Department of Toxic Substance Control to ensure that the property meets residential development investigation and cleanup standards. Allowance may be granted for some grading activities if necessary, to ensure environmental clearances.
174. The Hayward Fire Department’s Hazardous Materials Office shall be notified immediately at (510) 583-4900 if hazardous materials or associated structures are discovered during demolition or during grading. These shall include but shall not be limited to: actual/suspected hazardous materials, underground tanks, or other vessels that may have contained hazardous materials.
175. If hazardous materials storage and/or use are to be a part of the facility’s permanent operations, then a Chemical Inventory Packet shall be prepared and submittal with building plans to the City of Hayward Fire Department at the time of application for construction permits.
176. Prior to grading: Structures and their contents shall be removed or demolished under permit in an environmentally sensitive manner. Proper evaluation, analysis and disposal of materials shall be done by appropriate professional(s) to ensure hazards posed to development construction workers, the environment, future residents and other persons are mitigated.

177. Discovery of Potentially Hazardous Materials or Vessels/Containers shall be reported to the Hayward Fire Department's Hazardous Materials Office shall be notified immediately at (510) 583-4900 if hazardous materials are discovered during demolition or during grading. These shall include, but shall not be limited to, actual/suspected hazardous materials, underground tanks, vessels that contain or may have contained hazardous materials.
178. Use of Hazardous Materials or Generation of Hazardous Waste – During construction, hazardous materials used, and hazardous waste generated shall be properly managed and disposed.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: CONS 19-379

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Chief of Police

SUBJECT

Authorization for the City Manager to Execute a Three-year Agreement with the Alameda County Probation Department for Delinquency Prevention Network (Local Service Center) Services Provided by the Hayward Police Department's Youth and Family Services Bureau and Appropriation of \$237,500 Annually, for a Total of \$712,500

RECOMMENDATION

That Council adopts the attached resolution: 1) authorizing the City Manager to execute a three-year agreement with the Alameda County Probation Department for Delinquency Prevention Network (Local Service Center) services and 2) accepting and appropriating \$237,500 annually in payment for the provision of delinquency prevention services, for a total of \$712,500.

SUMMARY

The City's Youth and Family Services Bureau (YFSB) has secured an additional \$237,500 annually from the Alameda County Probation Department for a three-year period (March 1, 2019 through February 28, 2022) to improve and expand the services offered by YFSB that include Diversion, Life Skills, and Restorative Justice Services. Staff requests Council authorization for the City Manager to negotiate and execute a three-year contract with the County and appropriate related funds. There is no General Fund impact with the approval of this item.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Chief of Police

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BACKGROUND

The Hayward Police Department's Youth and Family Services Bureau (YFSB) has had an annual contract with the Alameda County Probation Department to provide delinquency prevention services since the 1970s. These services are intended to identify youth and families at risk of involvement in the juvenile justice system and provide services and supports to help prevent this involvement, as well as prevent recidivism for youth who are already system involved.

Since 2016, the Probation Department has been evaluating its procurement and contracting process and restructuring its Delinquency Prevention Network (DPN) of providers, of which

the City has long been a participant. Related to this process, additional funds were allocated to the DPN.

In April 2018, the Alameda County Probation Department released a new Request for Proposals (RFP) for these additional Delinquency Prevention Network (DPN) Local Service Center services (DPN-LSC). In response, the City submitted a proposal for \$237,500 annually to provide Diversion, Life Skills, and Restorative Justice services to 115 youth involved in the justice system or at high risk for involvement. The proposed services are closely aligned with those already provided by the City's YFSB and this additional funding will offer an opportunity to enhance the City's existing services and close identified gaps in services offered to the Hayward community.

On November 20, 2018, the City received a Notice of Intent to Award funding. On December 18, 2018, the Alameda County Board of Supervisors approved the award, pending successful contract negotiations.

On May 10, 2019, the City received the Standard Services Agreement from the County, specifying a three-year contract award (March 1, 2019 through February 28, 2022) for \$712,500 in total funding.

DISCUSSION

Providing alternatives to youth involvement in the juvenile justice system is a critical issue locally and nationally. The literature shows that more restrictive juvenile justice interventions such as youth incarceration contribute to poorer outcomes and increased rates of recidivism. Conversely, offering alternatives such as service coordination/case management, life skills training, diversion, restorative justice, and educational advocacy not only reduces recidivism but also leads to better outcomes for youth and families overall. The execution of this agreement and the acceptance of the associated funding will allow YFSB to continue to play a crucial role in keeping youth out of the juvenile justice system and contributing to the overall safety and wellbeing of Hayward families. Further, the Hayward Police Department's progressive approach to serving the community by providing services like those offered by YFSB contributes to positive police-community relationships and the overall strength of our City.

ECONOMIC IMPACT

Execution of the proposed agreement will support the YFSB's overarching strategy to reduce and prevent juvenile involvement in the justice system by providing services that encourage success and increase access to positive opportunities and support. Keeping youth out of the juvenile justice system contributes to the overall safety and well-being of Hayward families, which in turn has a positive economic impact. Improving family functioning and facilitating school success supports youth and families to lead productive and healthy lives, which can only strengthen our local economy and improve every aspect of it.

FISCAL IMPACT

On January 22, 2019, Council approved the appropriation and award of contract obligations to provide the service to meet deliverables included in the agreement. The City will receive \$237,500 in annual revenue from this agreement and funds from the Medi-Cal Administrative Activities Program will cover costs associated with the change in staffing without additional impact to the General Fund.

STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative is to create and support structures, services and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all. This item supports the following goal and objectives:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 1: Increase neighborhood safety and cohesion

Objective 4: Create resilient and sustainable neighborhoods

NEXT STEPS

If the Council authorizes this action, staff will (1) work to execute the agreement with the Probation Department to provide Delinquency Prevention Network (Local Service Center) services for a three-year period from March 1, 2019 through February 28, 2022 and (2) accept and appropriate related funds.

Prepared by: Emily Young, Youth and Family Services Bureau Administrator

Recommended by: Mark Koller, Chief of Police

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE ALAMEDA COUNTY PROBATION DEPARTMENT FOR DELIQUENCY PREVENTION NETWORK (LOCAL SERVICE CENTER) SERVICES PROVIDED BY THE YOUTH AND FAMILY SERVICES BUREAU OF THE HAYWARD POLICE DEPARTMENT

WHEREAS, the Hayward Police Department's Youth and Family Services Bureau has a long-standing history of providing delinquency prevention services to youth and families at risk of juvenile justice involvement; and

WHEREAS, executing an agreement with the Probation Department is necessary to expand these services and generate the associated revenue;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to negotiate and execute contracts, and any supporting documents, with the Alameda County Probation Department for services provided by the Hayward Police Department's Youth and Family Services Bureau. This authorization is for the acceptance and appropriation of revenue in the amount of \$712,500.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: CONS 19-422

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT

Authorize the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. and Appropriate \$150,000 from the Measure BB, Fund 212 for Completion of the Hayward Boulevard Safety Improvements Feasibility Study

RECOMMENDATION

That the Council adopts the attached resolutions (Attachments II and III) authorizing the City Manager to execute a Professional Services Agreement (PSA) with Kimley-Horn and Associates, Inc., to undertake the Hayward Boulevard Safety Improvements Feasibility Study in an amount not-to-exceed \$135,000, and appropriate \$150,000 for this project from the Measure BB, Fund 212.

SUMMARY

The proposed Hayward Boulevard Feasibility Study is an evaluation and development of phased multi-modal safety and connectivity improvements along Hayward Boulevard from Campus Drive to Fairview Avenue. The final product will include a phased multi-modal conceptual design, traffic operations analyses, and preliminary cost estimates.

This item was presented to Council at the May 21, 2019 Council meeting where the item was continued to June 4, 2019. At Council's request, staff presented this item to the Council Infrastructure Committee (CIC) on May 29, 2019. After discussion, the CIC recommended the item move forward for Council consideration.

ATTACHMENTS

- Attachment I Staff Report
- Attachment II Agreement Resolution
- Attachment III Appropriation Resolution

File #: CONS 19-422



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Director of Public Works

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SUMMARY

The proposed Hayward Boulevard Feasibility Study is an evaluation and development of phased multi-modal safety and connectivity improvements along Hayward Boulevard from Campus Drive to Fairview Avenue. The final product will include a phased multi-modal conceptual design, traffic operations analyses, and preliminary cost estimates.

This item was presented to Council at the May 21, 2019 Council meeting where the item was continued to June 4, 2019. At Council's request, staff presented this item to the Council Infrastructure Committee (CIC) on May 29, 2019. After discussion, the CIC recommended the item move forward for Council consideration.

BACKGROUND

The City has a goal to improve multi-modal safety and connectivity along Hayward Boulevard from Campus Drive to Fairview Avenue. The Hayward Boulevard Feasibility Study will address public concerns that include but are not limited to speeding, safety, connectivity, vertical and horizontal curves, and steep grades at various locations along Hayward Boulevard. This Study will include conceptual design alternatives that address these concerns.

The proposed alternatives included in the Study will be developed using a three-phase approach with phases mostly determined by cost. Phase 1 will be non-intrusive, less costly remedies such as signing, striping, and flexible safe-hit posts that are easily implemented in the short-term. Phase 2 of the study will be somewhat intrusive and more costly than the Phase 1 improvements and will build upon those improvements. These are feasible for implementation in the mid-term range (three to five years) and may include but are not limited to bollards, minor signal equipment modifications, curb ramps, street lighting, and minor civil engineering work. Phase 3, the costliest of all three phases, may include but is not limited to curb extensions, roundabouts, and curb or grade-separated bicycle facilities. All proposed improvements will be feasible with the hillside terrain, remain within the existing right-of-way, and will not cause significant traffic impact. Each design phase will include a conceptual rendering, preliminary traffic impact analyses, cost estimate, and estimated schedule.

The proposed plan will build upon the Complete Streets Policy adopted in 2013, support the transportation and land use policies identified in the 2040 General Plan policy document, and implement several traffic calming measures identified in the Neighborhood Traffic Calming Program adopted in July 2018.

DISCUSSION

Staff posted a Request for Proposals (RFP) on the City's website and sent notification emails to nine consultants known to be at the forefront of critical subject areas, such as bicycle and pedestrian planning, engineering, and research, which will be essential to creating a successful plan. The RFP was released on March 5, 2019 and a pre-proposal meeting was held on March 13, 2019 at City Hall. Inquiries regarding the RFP were due March 22, 2019 and proposals were due on April 2, 2019. The City received four proposals. Proposals were received from Kittelson & Associates, Inc., TJKM Transportation Consultants (TJKM), Kimley-Horn and Associates, Inc. (Kimley-Horn), and CSW/Stuber-Stroeh Engineering Group, Inc.

The method and criteria for consultant selection was identified in the RFP. A panel of four staff members, consisting of the Deputy Director of Public Works, the Development Services-Planning Division Manager, the Transportation Division Manager and a Senior Transportation Engineer independently scored each proposal. The City invited the top two ranked consultants, TJKM and Kimley-Horn, to an interview held on April 10, 2019. The interview panel unanimously determined Kimley-Horn to be the most suitable consultant to prepare the study.

Kimley-Horn is adept at balancing the detailed, technical aspects of the study with sensitive community elements, resulting in solutions that are effective and supported by the community. The Kimley-Horn team consists of planners, engineers, and community outreach experts that have successfully completed numerous multi-modal complete streets projects throughout the Bay Area.

Kimley-Horn's thorough understanding of all modes and how they interact with Complete Streets project elements has allowed them to be successful on several recent projects that are

similar in nature. Kimley-Horn has completed several multi-modal corridor studies in similar environments with similar constraints to Hayward Boulevard, such as:

- Page Mill I-280 Interchange Improvements Study
- Alpine Road Corridor Study
- Wolfe Road Corridor Traffic Improvement Study
- Tasman Corridor Complete Streets Study

Kimley-Horn's solution-driven creativity and technical skills coupled with easy-to-understand graphics has led to successful projects that achieve community and stakeholder support. They are well-versed in the tools required to complete the analysis for this study, as well as the tools needed to effectively communicate findings to stakeholders and the community.

Staff is confident that Kimley-Horn will successfully deliver a study that meets the City's specific needs of developing a three-phase approach that improves multi-modal safety and connectivity on Hayward Boulevard.

SUSTAINABILITY FEATURES

The plan will be a comprehensive effort that will guide, prioritize, and implement a network of quality bicycle and pedestrian facilities to improve mobility, connectivity, public health, physical activity, and recreational opportunities. By applying best practices, the plan will increase transportation options, reduce environmental impacts of the transportation system, and enhance the overall quality of life for residents. Overall, the goal of the project is to develop convenient transportation alternatives to motor vehicles for residents, visitors, shoppers and commuters. The resulting reduction in single occupancy vehicles will reduce vehicle miles traveled and greenhouse gases.

PUBLIC CONTACT

At the onset of the study, a community outreach and public engagement plan will be developed and initiated early in the development process that identifies key stakeholders, outlines the messaging of the study and meeting strategies, and lays out the schedule for outreach activities. This will create a community-driven approach to define the vision, goals, objectives, policies, and recommended changes to the Hayward Boulevard corridor.

The consultant will conduct two public workshops and host two pop-up events to gather information regarding specific traffic issues and concerns from the public. An online survey will be emailed to the City's distribution list of over 60,000 residents, and a project webpage will be available to receive comments via an interactive map or in text form. Throughout the project, the consultant team will help maintain the project webpage to keep interested parties informed of the study, such as a project summary, fact sheets, and graphics.

The consultant team will advertise the outreach activities through many communication channels. Collateral such as flyers or postcards, as well as digital graphics for social media postings and emails will be developed for advertisement of the meetings and the webpage.

STRATEGIC INITIATIVES

This agenda item supports the Complete Streets Strategic Initiative. The purpose of the Complete Streets initiative is to build streets that are safe, comfortable, and convenient travel for everyone, regardless of age or ability, including motorists, pedestrians, bicyclists, and public transportation riders. This item supports the following goal and objective:

Goal 2: Balance the diverse needs of users of the public right-of-way

Objective 1: Increase walking, biking, transit usage, carpooling, and other sustainable modes of transportation by designing and retrofitting streets to accommodate all modes

ECONOMIC IMPACT

Improvement of safety and connectivity along Hayward Boulevard fosters economic health by creating dynamic, complete communities with a high quality of life that helps support small business development, decreases transportation and healthcare costs, and increases property values, employment, and tourism. Providing alternate modes of travel reduces single occupancy vehicles, congestion, and costs related to automobile-oriented infrastructure maintenance and construction. It also makes the overall transportation system more efficient.

FISCAL IMPACT

The adopted FY 2019 Capital Improvement Program's Measure BB (Local Transportation) Fund 212 includes \$150,000 for this study. Kimley Horn's initial proposed project cost is \$135,000, with \$15,000 allocated for staff time.

NEXT STEPS

Kick-Off Meeting	May 2019
Community Outreach Begins	June 2019
Presentation to CIC	July 2019
Final Report	December 2019

Prepared by: Fred Kelley, Transportation Division Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE HAYWARD BOULEVARD SAFETY IMPROVEMENTS FEASIBILITY STUDY

WHEREAS, the City of Hayward strives to improve multi-modal safety and connectivity along Hayward Boulevard from Campus Drive to Fairview Avenue and the Hayward Boulevard Safety Improvements Feasibility Study will address public concerns that include but are not limited to speeding, safety, connectivity, vertical and horizontal curves, and steep grades at various locations along Hayward Boulevard; and

WHEREAS, a Request for Proposals (RFP) was released on March 5, 2019 and proposals were due by 5:00 p.m. on April 2, 2019; and

WHEREAS, the City received proposals from Kittelson & Associates, Inc., TJKM Transportation Consultants (TJKM), Kimley-Horn and Associates, Inc. (Kimley-Horn), and CSW/Stuber-Stroeh Engineering Group, Inc.; and

WHEREAS, staff unanimously determined Kimley-Horn to be the most suitable Consultant to prepare the Study after reviewing each of the four submitted proposals.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized to negotiate and execute a professional services agreement with Kimley-Horn and Associates, Inc., for the Hayward Boulevard Safety Improvements Feasibility Study in an amount not-to-exceed \$135,000, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION APPROPRIATING FUNDS FROM THE LOCAL
TRANSPORTATION FUND (FUND 212) TO THE HAYWARD BOULEVARD
SAFETY IMPROVEMENTS FEASIBILITY STUDY

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward
that \$150,000 is appropriated from the Local Transportation Fund (Fund 212) to the
Hayward Boulevard Safety Improvements Feasibility Study.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: CONS 19-424

DATE: June 4, 2019
TO: Mayor and City Council
FROM: Director of Public Works

SUBJECT

Adoption of a Resolution Approving an Adjustment to the Bid Process Schedule for the Trash Capture Device Installation on Arf Avenue

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II) approving an adjustment to the schedule for the bid process for the trash capture infrastructure project on Arf Avenue.

SUMMARY

Staff is recommending a change in the submittal deadline in the call for bids such that the close of bids will be June 25, 2019, rather than July 2, 2019.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Approving an Adjustment to the Bid Process Schedule for the Trash Capture Device Installation on Arf Avenue

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II) approving an adjustment to the schedule for the bid process for the trash capture infrastructure project on Arf Avenue.

SUMMARY

Staff is recommending a change in the submittal deadline in the call for bids such that the close of bids will be June 25, 2019, rather than July 2, 2019.

BACKGROUND

On May 21, 2019¹, Council adopted a Resolution 19-096 approving the plans and specifications for the installation of trash capture infrastructure on Arf Avenue and calling for construction bids to be received on July 2, 2019.

DISCUSSION

As of May 21, 2019, the project schedule was as follows:

Open bid date:	June 4, 2019
Close bid date:	July 2, 2019
Council awards contract:	July 16, 2019

Staff is recommending the schedule be adjusted as follows:

Open bid date:	June 4, 2019
Close bid date:	June 25, 2019
Council awards contract:	July 9, 2019

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=3952685&GUID=E2BF303C-279B-4FB8-ABD4-2E160F10DC07&Options=&Search=>

ECONOMIC IMPACT

The adjusted project schedule will give interested contractors three weeks to submit a bid rather than four weeks.

FISCAL IMPACT

The recommended change in the project schedule will have no fiscal impact.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not directly relate to one of the Council's three Strategic Initiatives.

PUBLIC CONTACT

The project schedule was included in a notice published in the Daily Review on May 24, 2019. If Council adopts the attached resolution, staff will have a new notice published in the Daily Review.

NEXT STEPS

Should Council approve the attached resolution, staff will re-advertise the construction project for public bidding. Staff will return to Council for the award of the construction contract after construction bids have been received and reviewed. Staff may also return to Council to request authorization to proceed with a sole source purchase of the two CDS units and a bypass diversion box from Contech.

If approved, the schedule for this project is as follows:

Receive Bids	June 25, 2019
Award Construction Contract	July 9, 2019
Construction Completion	October 2019

Prepared by: Erik Pearson, Environmental Services Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION CHANGING THE SUBMITTAL DEADLINE FOR BIDS FOR THE
ARF AVENUE TRASH CAPTURE DEVICE INSTALLATION PROJECT, PROJECT
NO. 07675, AND CALL FOR BIDS

WHEREAS, on May 21, 2019, Council adopted a Resolution 19-096 approving the plans and specifications for the installation of trash capture infrastructure on Arf Avenue, and calling for construction bids to be received on July 2, 2019; and

WHEREAS, Council's award of construction contract is scheduled to occur on July 9, 2019; and

WHEREAS, to allow for sufficient time for staff to work with the selected contractor, the close of bids must be June 25, 2019.

NOW, THEREFORE, BE IT RESOLVED, that sealed bids will therefore be received by the City Clerk's office at City Hall, 777 B Street, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, June 25, 2019, and immediately thereafter publicly opened and declared by the City Clerk in Conference Room 4D, City Hall, Hayward, California.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: WS 19-037

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Chief of Police

SUBJECT

Hayward Police Department 2018 Year-End Report

RECOMMENDATION

That the Council receives the Hayward Police Department's 2018 year-end report and provides feedback.

SUMMARY

This report highlights actions and accomplishments of the Hayward Police Department during 2018 and provides an overview of changes and strategies for 2019.

ATTACHMENTS

Attachment I Staff Report

Attachment II Police Department Retention Data



DATE: June 4, 2019
TO: Mayor and City Council
FROM: Chief of Police
SUBJECT: Hayward Police Department 2018 Year-End Report

RECOMMENDATION

That the Council receives the Hayward Police Department's 2018 year-end report and provides feedback.

SUMMARY

This report serves as a highlight of the actions and accomplishments of the Hayward Police Department during 2018 and an overview of changes and strategies for 2019.

BACKGROUND

HPD successfully completed its second annual CALEA compliance review in April 2019 with no adverse findings. The Commission on Accreditation for Law Enforcement Agencies (CALEA) restructured its compliance process in 2017. Prior to 2017, CALEA-accredited agencies had triennial reviews of their CALEA files, plus an onsite assessment by outside assessors. As of 2017, CALEA mandates an annual compliance review of twenty-five percent of agency files by an external assessor, plus an onsite assessment every fourth year. The onsite assessment includes a skilled law enforcement team of outside assessors, as well as interviews of sworn and professional staff, community members, and neighboring law enforcement agencies.

The Hayward Police Department received its most recent onsite reaccreditation award in March 2017. Notably, our Department was reaccredited by CALEA "with excellence," a recognition that the Hayward Police Department performs above and beyond the rigorous requirements for CALEA accreditation. The Department continuously strives to excel in CALEA accreditation. HPD's ongoing compliance with CALEA standards provides the Department and the community with an assurance of law enforcement excellence in the City of Hayward, measured by the international gold standard of law enforcement.

DISCUSSION

Crime and Call Statistics

In 2018, there were 126,442 police calls for service, which include dispatched and officer self-initiated calls. This is a slight decrease from 2017. The overall call volume into the City of Hayward Dispatch Center decreased as well. One reason why the Department is seeing a decrease in calls into the call center can be attributed to the ease and ability of people to notify the City and the Police Department about issues such as graffiti and abandoned vehicles through the Access Hayward application. The call center is still maintaining a high level of service to the community with 97.21% of calls answered in less than 10 seconds.

Time	# of Calls	Percent
0-10 Seconds	66,474	97.21%
11-15 Seconds	1,537	2.25%
16-20 Seconds	245	0.36%
21 + Seconds	124	0.19%

In reported Part 1 crimes, the City saw an increase in violent crime reported by 18% and a decrease in property crime by 5%. The volume of the decrease in property crimes was enough to lower the City's Part 1 crimes overall by almost 3%. This year was the lowest number of homicides in at least 10 years of recordkeeping. There was an increase in our number of reported rapes. In looking at the reports, staff can attribute some of the increase to the growing significance of the "Me Too" movement. Women feel more comfortable reporting sexual assault both present and past. Additionally, in 87% of the reported rape cases in 2018, the offender and victim had some form of an established relationship. The reported robberies also saw an increase over last year. Reported robberies historically ebb and flow year to year in Hayward. 2018 ended up being on the higher side. There were several series of robberies that involved cases throughout the Bay Area including Hayward. The Criminal Investigations Bureau was a major contributing factor in clearing several of these cases and arresting the suspects. More details on these will be addressed later in this report.

Residential Burglary has continued to see year over year decreases in reported cases. Commercial Burglary has had more of a variable reporting pattern with 2018 being a year of increases. Even with increasing Patrol and K9 presence in the targeted areas, the industrial and commercial areas essentially shut down in the evenings and weekends, which make them a prime target. As long as people continue to leave high-value items in their vehicles, the City will continue to see an increase in thefts from vehicle. Hayward is not alone in this trend. It is a crime of high reward with little effort or risk for criminals. Motor Vehicle Theft saw a significant decrease over 2017 and is the lowest number of reported thefts in over five years.

This could be attributed to the number of newer vehicles on the road with better security systems. Almost 80% of the stolen vehicles were 10 years old or older.

	Jan 2017 to Dec 2017	Jan 2018 to Dec 2018	# Change	% Change
MURDER	5	3	-2	-40.00%
FORCIBLE RAPE	70	85	15	21.43%
ROBBERY	306	364	58	18.95%
AGGRAVATED ASSAULT	182	217	35	19.23%
VIOLENT CRIME TOTAL	563	669	106	18.83%
TOTAL BURGLARY	482	545	63	13.07%
Residential Burglary	220	199	-21	-9.55%
Non-Residential Burglary	264	346	82	31.06%
LARCENY	2740	2849	109	3.98%
Larceny From Vehicle	1341	1500	159	11.86%
MOTOR VEHICLE THEFT	1801	1376	-425	-23.60%
ARSON	37	21	-16	-43.24%
PROPERTY CRIME TOTAL	5060	4791	-269	-5.32%
TOTAL PART 1	5623	5460	-163	-2.90%
Auto Burglary totals are included in Larceny.				
Domestic Violence	599	556	-43	-7.18%
Hate Crimes	4	4	0	0.00%
DV and Hate Crimes, depending on crime type, may or may not be included in Part 1				

While there was an increase in the number of reported robberies this year over last year, several of those cases were related to each other. Numerous crime series in 2018 were solved and resulted in arrests. A few examples of those are detailed below.

During the month of December, two suspects committed 24 armed robberies in Hayward (9 total), Fremont, Union City, Castro Valley, and San Leandro. The businesses were primarily gas stations and convenience stores. The suspects were arrested after committing an armed robbery in Union City. The suspects were linked to the Hayward robberies primarily from video evidence. However, there is still evidence that needs to be processed and the case is still being actively worked by the detective bureau.

From March through July, a suspect robbed approximately 20 locations including gas stations, convenience stores, and banks throughout the Bay Area. Five of those cases were in Hayward. Detective Matt McMahon disseminated a BOLF (Be On the Lookout For) with the suspect's picture acquired from CCTV in the businesses to law enforcement partners. The suspect's parole officer saw the BOLF and positively identified him. The suspect was arrested in July by

the Alameda County Sheriff's Office (ACSO). Detective McMahon questioned the suspect and got a confession.

A crime trend that was heavy in 2017 and carried into early 2018 was laptop thefts from coffee shops. There was a group of four juveniles committing several of these crimes in the southern part of Hayward toward the beginning of the year. The suspects were identified and arrested by detectives. The number of reported laptop theft cases has decreased over the course of the year.

Training

The Hayward Police Department not only meets the California Police Officer Standards and Training (POST) continued professional training standards for both sworn and professional staff, but consistently exceeds the annual required training.

POST mandated training falls into three basic categories: Perishable Skills/Communications; Continued Professional Training; and Legally Mandated Training.

Perishable Skills/Communications Training

Perishable Skills/Communications training requires a minimum of 12 hours of training in a 2-year period. Four hours in each of the following topics complete the 12-hour requirement:

- Arrest and Control
- Driver Training or Simulator
- Tactical Firearms or Simulator
- An additional two hours in either tactical or interpersonal communications complete the Communications portion of that category.

The chart below depicts the required POST training and the training that Hayward Police Department conducted in the two-year time frame 2017 and 2018 per sworn officer.

Training Category	POST Mandated Training	Hayward Police Department Training
Arrest and Control	4 Hours	25 Hours
Driver Training/Awareness or Driving Simulator	4 Hours	20 Hours
Tactical Firearms or Force Options Simulator	4 Hours	31 Hours
Communications	2 hours	13 Hours
Total	12 hours	

Continued Professional Training

Continued Professional Training is required for every peace officer, dispatcher, and dispatch supervisor. A total of 24 hours or more of training is required every two years. This training can be fulfilled through training videos on the POST learning portal, on-site training, as well as off-site training.

Hayward Police Department employees, both sworn and professional staff, exemplify the meaning of “Continued Professional Training” as demonstrated by the numerous and various trainings they request to attend. In 2018, the Hayward Police Department sent almost 400 sworn and professional staff to 204 continued professional training classes totaling over 12,200 hours and costing approximately \$274,000. In quantifying these numbers, the Department split the type of continued professional training into two main categories: Discretionary and POST-Mandated. Discretionary training is up to the individual to seek out and request. POST-Mandated training is the training required by POST for every sworn officer or dispatcher upon promotion or acceptance of a special assignment. The classes were also categorized into four sub-categories as well to better demonstrate the various training that employees request to attend to improve themselves and the Department.

Below is a breakdown of the Continued Professional Training number of attendees, hours, and dollars spent in 2018; all of which far exceed the minimum POST mandated 24 hours of training every 2 years.

Classification of Classes	Discretionary	POST Mandated	Total Attendees
Professional Development	120	NA	120
Technical Skills	156	NA	156
Promotion/Assignment	NA	108	108
Update	NA	15	15
Total	276	123	399

Classification of Classes	Discretionary	POST Mandated	Total Hours
Professional Development	3,518	NA	3,518
Technical Skills	3,307	NA	3,307
Promotion/Assignment	NA	5,111	5,111
Update	NA	285	285
Total	6,825	5,396	12,221

Classification of Classes	Discretionary	POST Mandated	Total Dollars
Professional Development	\$106,541	NA	\$106,541
Technical Skills	\$67,143	NA	\$67,143
Promotion/Assignment	NA	\$93,915	\$93,915
Update	NA	\$6,659	\$6,659
Total	\$173,684	\$100,574	\$274,258

Legally Mandated Training

Additional Legally Mandated Trainings include:

- Domestic Violence Updated training – 2 hours every 2 years
- First Aid/CPR/AED Refresher training – 8 hours every 2 years
- High Speed Vehicle Pursuit training – 1 hour annually
- Racial and Cultural Diversity Update training – 2 hours every 5 years

The chart below depicts the required POST training and the training that Hayward Police Department conducted in the two-year time frame 2017 and 2018 to meet the additional legally mandated trainings.

Training Category	POST Mandated Training	Hayward Police Department Training
Domestic Violence Update	2 Hours every 2 years	2 Hours every 2 years
First Aid/CPR/AED Refresher	8 Hours every 2 years	10 Hours every 2 years
High Speed Vehicle Pursuit	1 Hour Annually	Included in 10-hour Annual Driver Training
Racial and Cultural Diversity Update	2 hours every 5 Years	10 Hours every 2 years

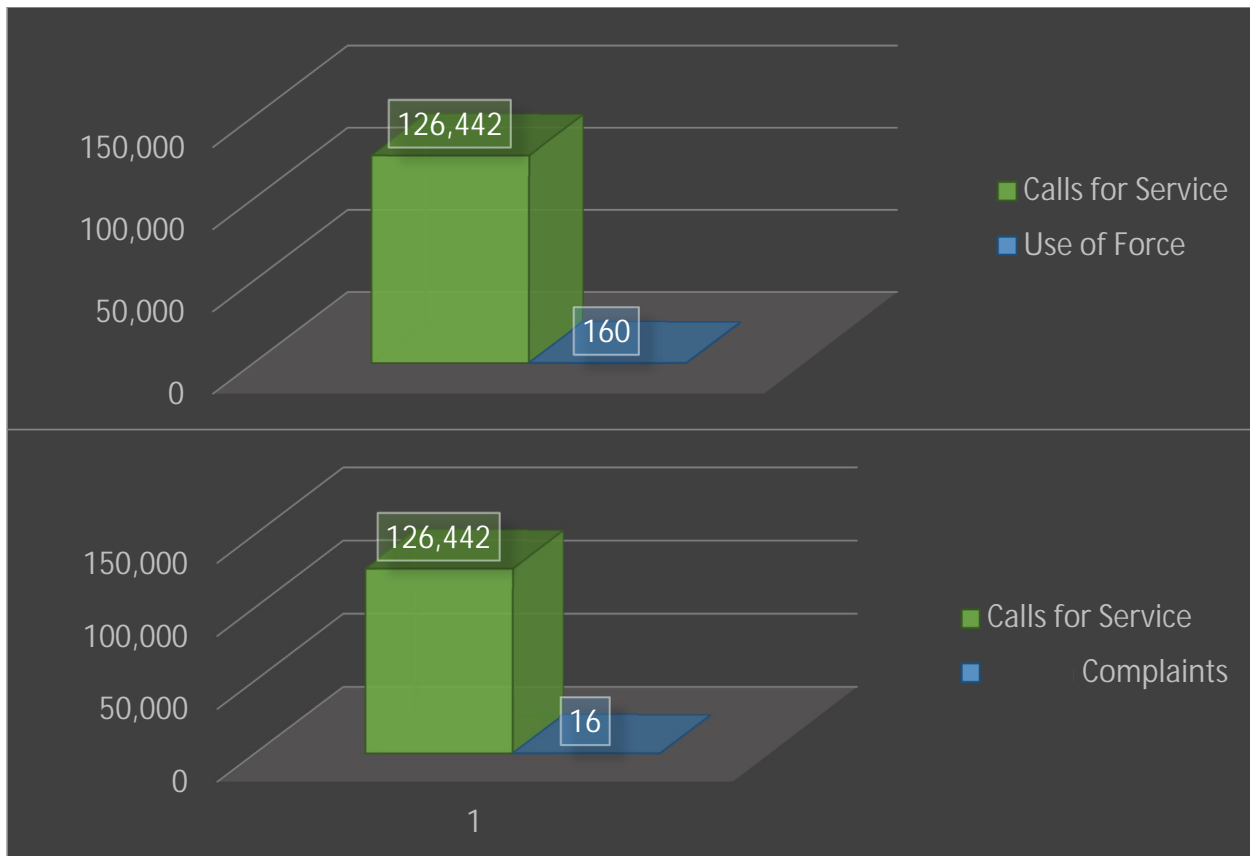
In 2017, the Police Department mandated all personnel, both sworn and professional, to attend an 8-hour Crisis Intervention Training (CIT) training. The course introduced students to the stigma associated with mental illness, intellectual disabilities, and substance abuse disorders. They were taught how to reduce the stigma associated with these issues by dispelling negative stereotypes, showing respect, and treating all people with dignity. The course covered identifying persons with these disorders and how to de-escalate conflict in a variety of situations. In 2018, the foundational elements of CIT training, including de-escalation and conflict resolution, were incorporated into all quarterly mandated sworn training. These included simulators and acted scenarios involving case studies of violent and

unfolding incidents where varying levels of force/response are needed. In 2017, sworn officers were also trained in ICAT (Integrating Communications, Assessment, and Tactics). The goal of ICAT is to enhance officer safety and the safety of the public by providing officers with more options and additional tactical and communication skills to safely and effectively manage critical situations and resolve conflicts peacefully whenever possible. Tactical communication skills taught include detailed instruction on communicating with people who are agitated and initially not complying with officers. Active listening and non-verbal communication skills are taught to help them manage various situations and gain voluntary compliance. Officers went through eight hours of ICAT training that included modules that addressed crisis recognition and response, tactical communications, and operations safety tactics. There is an update of ICAT training scheduled to be held later in 2019. In March 2018, "Principled Policing" was taught to all sworn personnel. Principled Policing now encompasses topics and content previously referred to as "Racial Profiling", "Biased Based policing" and "Implicit Bias." This training covered topics from procedural justice, to implicit bias and goals in policing to providing a historical perspective of police and the generational effects on communities.

The Alameda County Behavioral Health Care Services Administration and the Oakland Police Department jointly facilitate a 40-hour Crisis Intervention Training. They offer this training to all agencies in the county (not just police agencies). Due to the authorized size of the class and nature of the training, they limit the number of seat reservations to two per agency/class and there is one class per month. The cost estimated to send one student is approximately \$3,500 (including the class, food allowance, mileage, and overtime backfill). Assuming the Department can get two students in each class for the foreseeable future and they continue to hold the class 12 times per year, an additional \$84,000 will need to be allocated annually to send 24 students per year. At the rate of attrition currently being seen in the police department, there is no ability to forecast a possible timeline to have the entire police department trained through this provider. Prior to contracting with ACSO to have them teach Crisis Intervention Training to our entire department in September of 2017, we sent 19 students through AC BHCS/OPD class from 2011 to 2017.

Use of Force

The Internal Affairs Office tracks use of force data for the Department. Reportable use of force is defined in the Hayward Police Department Policy Manual and includes incidents when any application of force caused a visible injury or complaint of pain, or when an impact weapon is used or control device (Taser) is applied or displayed. Below are two charts that show the number of reported uses of force and resident complaints compared to the Department's total calls for service. In 2018, 0.1% of all calls for service resulted in a use of force. Calls for service do not account for all person contacts with the police department. Multiple people can be at a location or in a vehicle where an officer is dispatched and has contact.



Youth and Family Services Bureau (YFSB)

The Youth and Family Services Bureau was awarded a total of \$1,548,301 in non-General Fund funding in 2018 to support the Bureau’s overarching strategy of reducing and preventing juvenile involvement in the justice system by providing services that encourage success and increase access to positive opportunities and support. Crisis intervention, counseling, case management and diversion services were offered as part of the in-house Delinquency Prevention Network counseling program for youth on probation or at high risk of becoming involved with the juvenile justice system. Additionally, YFSB counselors provided school based behavioral health services on site at 10 school sites throughout Hayward. School based services include both individual and group counseling, as well as parent and teacher support and whole school interventions that promote a positive school climate and create environments where students are able to learn and thrive. Combined, YFSB programs served 1,282 youth and families and 186 school staff members. For cases closed in FY18, 92% of youth who received individual, family, or group counseling services, were successful at preventing arrest or re-arrest 6 months following the completion of services.

The Junior Giants Program was again a success. There were a total of 635 players in the summer of 2018. The league was assigned an “exemplary” status in the annual Program Evaluation completed by Cal Poly State University, based on youth, parent, and coach surveys. In addition to having a fun and activity-filled program, the Four Bases of Character

Development (Confidence, Integrity, Leadership, and Teamwork) were championed. In the post program surveys provided to parents, they reported at least an 89% positive change in their children in all four areas of the program.

The 6 School Resource Officers taught the GREAT (Gang Resistance Education Awareness Training) to 6 classes of 6th graders. Approximately 200 students were trained in this program. The Youth Commission was another project that the SROs participated in. The students in the group decided, with SRO input, to put together school assemblies with the Police Department to educate students about police procedures and how students should respond if contacted by police.

In 2018, the Explorer Program had 12 explorers and 9 candidates. They participated in a total of 21 events citywide. There were six traffic DUI checkpoints where the Explorers assisted HPD's Traffic Unit with distributing brochures, completing tow sheets, and completing the record-keeping. The Explorers participated in three Downtown Summer Street Parties where they wore the McGruff costume and passed out HPD stickers to children. Other events they participated in include "Science in the Park", Jr. Giants, various POA events, Chabot College MLK Jr. Celebration, and a HPD tobacco decoy operation.

YFSB is expanding in 2019 to include new personnel as well as programs. There will be two new Lead Program Assistants/Service Coordinator positions in YFSB to assist with the growing caseload. There are also plans for new programs to include Diversion, Restorative Justice (a new collaboration with Juvenile Hall to provide onsite services to youth in custody), and Life Skills. Between 30 – 45 new youth will be served annually with each of these three new programs.

District Command

District Command had another year packed with community events and information sharing. There were eight "Coffee with Cops" events that had over 275 attendees from the community. In addition to the Spanish and Community Academies, this year District Command hosted a Block Captain Academy that trained 13 new Block Captains. Continuing the tradition to provide Halloween costumes and toys during the holiday season, the Halloween Costume Giveaway had about 100 attendees and the Holiday Toy Drive serviced over 120 families. Neighborhood Alert and Business Watch Meetings were also well attended by the community throughout the year. The Youth Summit at Chabot College was a successful event with at least 500 high school and college participants.

The Homeless Liaison Officer assigned to District Command collaborated with mental health professionals and service providers to provide shelter, medical, and mental health referrals. The officer also worked with City staff to abate hazardous transient encampments. In 2018, over 120 transient camps were abated through this partnership.

Looking forward into 2019, District Command purchased four new Zero electric motorcycles. They will be used for Downtown and off-road operations. Additionally, District Command has deployed a Crime Prevention Through Environmental Design (CPTED) program and is

working with the City’s Planning Division to implement it. The Police Department provides input on projects and makes recommendations for designs that will reduce opportunities for crime to occur while encouraging positive environmental usage.

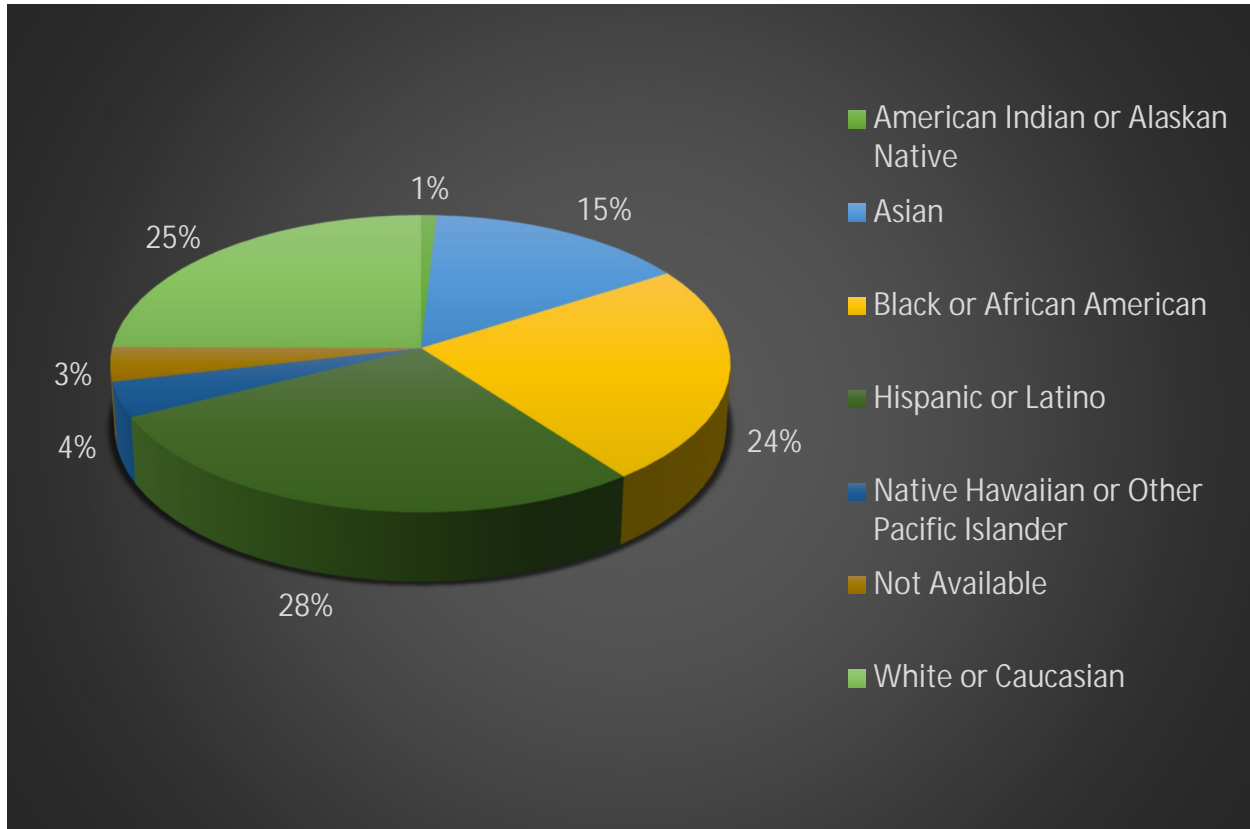
Recruitment

In the 2018 calendar year (January – December 2018), the Police Department hired 15 sworn staff and 16 professional staff. There were four sworn staff promoted and one professional staff promoted. Nationwide, interest in becoming a police officer is down significantly. Police departments all over the country are seeing service and medical retirements and are not able to fill open positions fast enough. The Hayward Police Department is in the same position. In May 2018, the Police Department contracted with EPIC recruiting out of Scottsdale, Arizona. They are a professional law enforcement recruiting company. The contract includes: production of professional online videos and photography; design and maintenance of a recruitment website; digital marketing and analytics; and the creation of recruitment-specific social media platforms. There has already been a positive impact from the resources placed on recruitment. See the charts below.

Comparison of Sworn and Professional Staff Applications Received

Position	2017	2018	Changes
Sworn Positions Total	478	1,732	262% increase
Sworn Female	57	350	514% increase
Sworn People of Color	323	1,199	271% increase
Sworn No Response	14	35	150% increase
Professional Staff	N/A	2,350	N/A

Sworn and Professional Staff Applications Received - 2018



Hiring qualified candidates remains a challenge and diversifying the Police Department remains a priority. Recruitment is the primary means of impacting diversity within the organization, and based upon recent recruiting efforts, there has been an increase in applications received from a diverse pool of candidates. It is important to note that, while the number of applications has increased, the Police Department processes applications with no knowledge of a candidate's background, race, ethnicity, sexual orientation, gender, or age. In fact, knowledge of this information at the onset of the hiring process would be illegal.

Additionally, there are multiple phases of the hiring process. The outcome of these hiring phases is outside of the control of the Police Department. For example, a candidate's successful completion of an extensive background investigation, polygraph examination, psychological examination, and medical examination have nothing to do with the candidate's demographics or the Police Department. Successful completion of each hiring phase rests entirely with the individual candidate. As part of its recruitment plan, the Police Department intends to develop strategies for preparing candidates for the overall hiring process, which may include holding instructional sessions and/or specific orientations. Participation would be voluntary and up to each individual candidate.

At a recent Council meeting, Council Member Wahab requested information regarding retention statistics for the Police Department. The chart below was prepared by Human

Resources staff and shows these statistics for sworn staff (police officers) over the past five fiscal years. This data demonstrates that the retention of sworn staff within the department has been fairly consistent over this period and shows the challenge of hiring enough officers annually to replace those who retire or resign. FY2019 retention was just slightly better than the five-year average. Attachment II provides more detailed retention information.

FY2014-FY2019 Sworn Officer Retention Data

	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	5 + yrs Average
Total (Prior FY)	178	183	180	183	190	178	182
Hired Current FY	26	15	13	15	9	15	15.5
Separated Current FY	21	18	10	8	21	15	15.5
Total (Current FY)	183	180	183	190	178	178	182
	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	5 + yrs Average
HPOA Employee Average	180.5	181.5	181.5	186.5	184	178	182
HPOA Turnover Rate	12%	10%	6%	4%	11%	8%	9%
Retention Rate	88%	90%	94%	96%	89%	92%	91%

Conclusion

To further enhance the goal of positive police department and community relations, the Department has been working closely with the City Manager’s Office to finalize the formation of the Police Community Advisory Panel that was recommended by the Community Task Force that developed the Commitment for an Inclusive, Equitable, and Compassionate Community (CIECC). As a reminder, the formation of the Community Advisory Panel came after almost two years of engagement with members of the Community Task Force, which included a robust dialogue around the role and scope of any Police Department advisory panel. The Council received and discussed an update on the implementation of the CIECC at the January 15, 2019 Council meeting¹. Attachment II to that report included the finalized roles and responsibilities document for the Community Advisory Panel that was developed jointly with the Police/Community Relations Sub-committee of the Task Force. A selection process for the panel that included the Mayor, Police Chief, and City Manager recently concluded and the panel membership was announced this week.

When staffing permits, a new full time PIO position has been created within the Police Department. The officer will have the responsibility to manage all public relations and community outreach activities for the Department. The PIO will be the primary contact for information requested by the public and media. Additionally, the Criminal Investigations and Special Investigations Bureaus will be making some organizational changes to better implement an intelligence-led policing model. Personnel from the Special Duty Investigation Unit, Vice/Alcohol Compliance Unit, and the Crime Analysis Unit will combine to become a single Vice-Intelligence Unit. This consolidation will create a unit that is better adept at

¹ January 15, 2019 Work Session Report:
<https://hayward.legistar.com/LegislationDetail.aspx?ID=3834332&GUID=36B7588D-821E-44B7-AA09-04BB91573FC4>

evaluating crime trends and issues and identifying groups of offenders. Consequently, the department will create strategies and allocate resources aimed to reduce, prevent, and ideally eliminate specific crime issues.

ECONOMIC IMPACT

There is no economic impact on the community as a result of this report.

FISCAL IMPACT

There is no fiscal impact associated with the review of this report.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

Prepared by: Lesley Hayes, Sr. Crime and Intelligence Analyst

Recommended by: Mark Koller, Chief of Police

Approved by:



Kelly McAdoo, City Manager

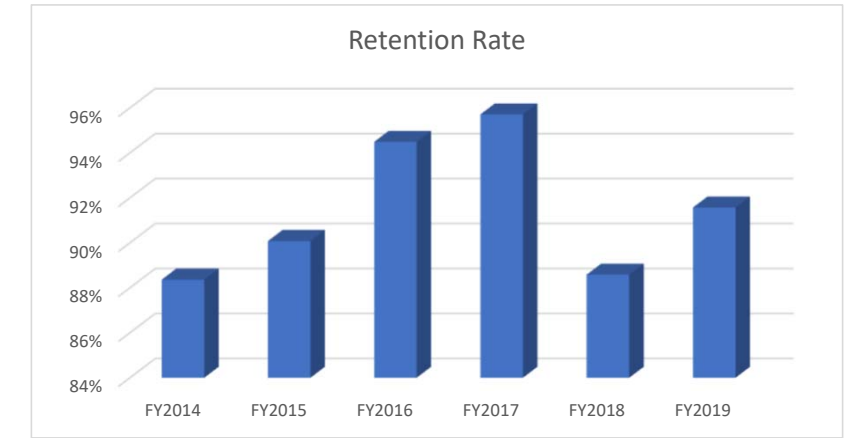
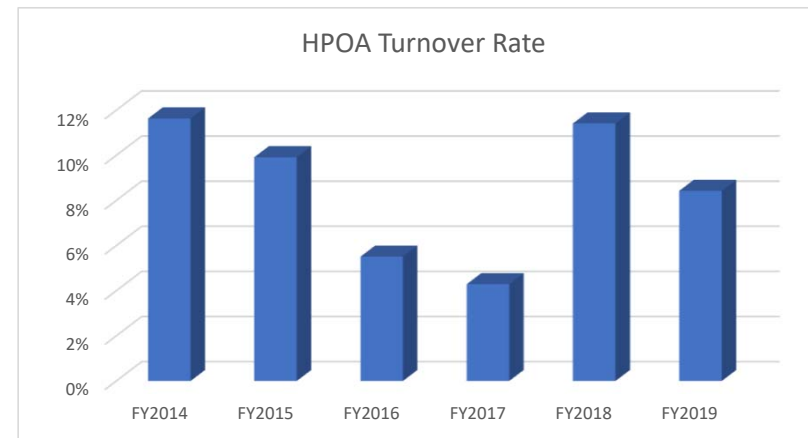
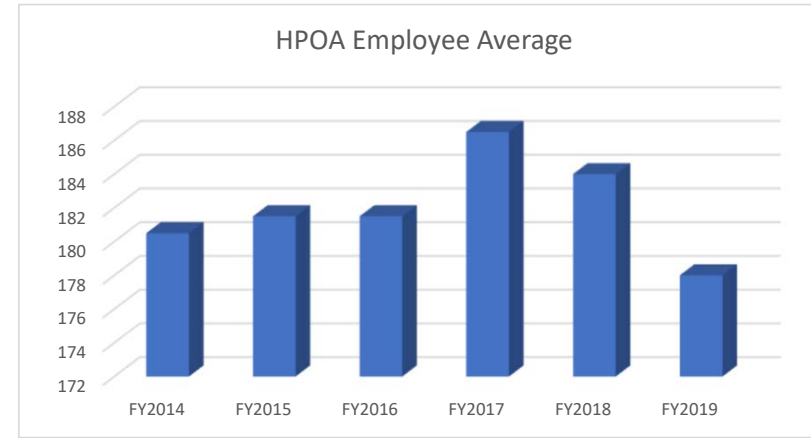
ATTACHMENT II - Police Department Sworn Officer Retention Data FY2014-FY2019

	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	5 + yrs Average
Total (Prior FY)	178	183	180	183	190	178	182
Hired Current FY	26	15	13	15	9	15	15.5
Separated Current FY	21	18	10	8	21	15	15.5
Total (Current FY)	183	180	183	190	178	178	182

	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	5 + yrs Average
HPOA Employee Average	180.5	181.5	181.5	186.5	184	178	182
HPOA Turnover Rate	12%	10%	6%	4%	11%	8%	9%
Retention Rate	88%	90%	94%	96%	89%	92%	91%

Notes:

- Employee Average (Average of prior FY & current FY)
- Separations include retirements, deaths, and resignations.
- FY2019 through 5/24/2019.





CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: LB 19-030

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Deputy City Manager

SUBJECT

Approval of Actions Necessary for the City of Hayward to Enter into a Purchase and Sale Agreement with 37 Hayward, LLC for Purchase of the City Center Tower Property Located at 22300 Foothill Boulevard for a Purchase Price of \$5,200,000 and Up to an Additional \$100,000 in Associated Costs

RECOMMENDATION

That the City Council:

1. Adopts a Resolution approving the acquisition of property located at 22300 Foothill Boulevard (APN 415-250-112), authorizing the City Manager to negotiate and execute a Purchase and Sale Agreement (PSA) with 37 Hayward, LLC, and finding that the acquisition is exempt from review under the California Environmental Quality Act pursuant to Sections 15061 and 15301 of the California Environmental Quality Act Guidelines; and
2. Adopts a Resolution appropriating \$3,300,000 from the Route 238 Corridor Lands Development Fund (Fund 411) and \$2,000,000 from the General Fund (Fund 100) for a total of \$5,300,000 for the purchase of real property located at 22300 Foothill Boulevard (APN 415-250-112).

SUMMARY

Staff recommends that the City Council authorize the City Manager to negotiate and execute a Purchase and Sale Agreement with 37 Hayward, LLC (PSA) for the acquisition of the 1.4-acre City Center Tower property (Property) located at 22300 Foothill Boulevard for a purchase price of \$5.2 million and up to an additional \$100,000 in associated costs. The Property is adjacent to other land owned by the City, and its acquisition provides a unique opportunity to preserve it for future redevelopment to help revitalize the downtown. The proposed acquisition of the Property will be for public purposes, which may include exchange, mitigation of blight, or economic development.

ATTACHMENTS

Attachment I Staff Report

File #: LB 19-030

Attachment II	Resolution - PSA Authorization
Attachment III	Resolution - Budget Appropriation



DATE: June 4, 2019

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Approval of Actions Necessary for the City of Hayward to Enter into a Purchase and Sale Agreement with 37 Hayward, LLC for Purchase of the City Center Tower Property Located at 22300 Foothill Boulevard for a Purchase Price of \$5,200,000 and Up to an Additional \$100,000 in Associated Costs

RECOMMENDATION

That the City Council:

1. Adopts a Resolution approving the acquisition of property located at 22300 Foothill Boulevard (APN 415-250-112), authorizing the City Manager to negotiate and execute a Purchase and Sale Agreement (PSA) with 37 Hayward, LLC, and finding that the acquisition is exempt from review under the California Environmental Quality Act pursuant to Sections 15061 and 15301 of the California Environmental Quality Act Guidelines; and
2. Adopts a Resolution appropriating \$3,300,000 from the Route 238 Corridor Lands Development Fund (Fund 411) and \$2,000,000 from the General Fund (Fund 100) for a total of \$5,300,000 for the purchase of real property located at 22300 Foothill Boulevard (APN 415-250-112).

SUMMARY

Staff recommends that the City Council authorize the City Manager to negotiate and execute a Purchase and Sale Agreement with 37 Hayward, LLC (PSA) for the acquisition of the 1.4-acre City Center Tower property (Property) located at 22300 Foothill Boulevard for a purchase price of \$5.2 million and up to an additional \$100,000 in associated costs. The Property is adjacent to other land owned by the City, and its acquisition provides a unique opportunity to preserve it for future redevelopment to help revitalize the downtown. The proposed acquisition of the Property will be for public purposes, which may include exchange, mitigation of blight, or economic development.

BACKGROUND

The City Center Tower Property, located at 22300 Foothill Boulevard and the former home of Hayward's City Hall, has been vacant for over 20 years and is located in the middle of two City-owned parcels near downtown Hayward. The property owner, 37 Hayward, LLC, offered the City the opportunity to purchase the Property for \$5.2 million in early May 2019. In response to the request, the City and the property owner negotiated a draft PSA according to the key terms outlined below.

DISCUSSION

As stated above, City staff is recommending that the City Council authorize the City Manager to negotiate and execute a PSA for acquiring the Property according to the following key terms:

- Purchase price. \$5,200,000 payable in cash.
- Payment terms. Property owner to pay all back taxes prior to closing; City to waive all code enforcement liens.
- Inspection period. 15 days from execution of the PSA.
- Escrow deposit. \$170,000 that will be credited towards the purchase price upon execution of the PSA and treated as non-refundable upon expiration of the inspection period, absent a default by the property owner or other contingency stated in the PSA.
- Closing. Closing on the transfer of the property to occur within 30 days following expiration of the inspection period.

The Property is adjacent to other land owned by the City for a total of 5.8 acres of contiguous land (including the Property), and its acquisition provides a unique opportunity to preserve it for future redevelopment to help revitalize the downtown. While the City has not yet committed to any development plans for the Property and instead will maintain the existing use until such time as the City Council approves a specific project, the City is acquiring the Property for public purposes, which may include exchange, mitigation of blight, or economic development.

Environmental Review

The acquisition of the Property is exempt from review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), in that the City has not yet committed to any development plans for the Property, but instead will maintain the existing use until such time as the City Council approves a particular project or use, if the City Council elects to consider modifications of the Property in the future. As such, it can be seen with certainty that there is no possibility

that the City's acquisition of the Property will have a significant effect on the environment in that acquisition, in and of itself, will not involve the physical design, development, demolition, or construction of structures or any physical modification to the Property or other land, and in the absence of particular plans any environmental effects of acquisition would be speculative. Acquisition is also exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), in that the current use of the Property is intended to remain until a future use is approved, and there is nothing unusual about the proposed acquisition in terms of size, location, or other circumstance that is anticipated to result in a significant environmental effect.

FISCAL IMPACT

Staff recommends funding the purchase of the Property from the following funds:

Account	Amount
Fund 100 (General Fund)	\$2,000,000
Fund 411 (238 Property Disposition – Lyon Homes Proceeds)	\$3,300,000
Total	\$5,300,000

City staff recommends that the funds used to acquire the Property be repaid from any resale of the assembled City Center properties, if such future action is approved by the City Council.

STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities strategic initiative is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all. The proposed purchase of the Property supports the following goal and objectives:

Goal 1: Improve the quality of life for residents, business owners, and community members in all Hayward Neighborhoods.

Objective 1: Increase neighborhood safety and cohesion.

Objective 2: Foster a sense of place and support neighborhood pride.

PUBLIC CONTACT

The Property has been the subject of significant public discussion over the decades. The City's acquisition of the Property will allow the City to acquire the Property for public purposes consistent with community input.

NEXT STEPS

The City will work with the property owner to close on the transfer of the property as soon as possible per the terms of the PSA.

Prepared and Recommended by: Jennifer Ott, Deputy City Manager

Approved by:

A handwritten signature in black ink, appearing to read "K. McAdoo", written in a cursive style.

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION APPROVING THE ACQUISITION OF PROPERTY LOCATED AT 22300 FOOTHILL BOULEVARD (APN 415-250-112), AUTHORIZING THE CITY MANGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH 37 HAYWARD, LLC, AND FINDING THAT THE ACQUISITION IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTIONS 15061 AND 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

WHEREAS, City staff and 37 Hayward, LLC ("Seller") have negotiated a draft purchase and sale agreement ("PSA") for the acquisition of property located at 22300 Foothill Boulevard in the City of Hayward (the "Property"); and

WHEREAS, Government Code Section 37350 states that the City may purchase, lease, receive, hold, and enjoy real and personal property and control and dispose it for the common benefit; and

WHEREAS, at its regular meeting on June 4, 2019, and pursuant to the duly published and posted agenda for the meeting, the City Council considered the key terms of the PSA, the staff report, other materials presented to it, and heard any comments from members of the public wishing to speak for or against the acquisition of the Property; and

WHEREAS, the Property is adjacent to other land owned by the City, and its acquisition provides a unique opportunity to preserve it for future redevelopment to help revitalize the downtown; and

WHEREAS, the proposed acquisition of the Property will be for public purposes, which may include exchange, mitigation of blight, or economic development; and

WHEREAS, the City has not yet committed to any development plans for the Property, but instead will maintain the existing use until such time as the City Council approves a particular project or use consistent with the purposes set forth in this Resolution; therefore, it can be seen with certainty that there is no possibility that the City's acquisition of the Property will have a significant effect on the environment in that the transactions contemplated under the PSA do not involve the physical design, development, demolition, or construction of structures or any physical modification to the Property or

other land.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds that the above recitals are true and correct.

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or designee to negotiate and execute a final PSA on behalf of the City consistent with the terms outlined in the staff report, subject to such nonsubstantive or minor modifications or amendments as may be necessary to complete the transactions contemplated hereby, and subject further to the City Attorney's approval as to form.

BE IT FURTHER RESOLVED that the City Manager or designee shall negotiate and execute such other instruments, in a form approved by the City Attorney, and take any and all other action, as may be reasonably necessary to complete the acquisition of, and to close escrow on, the Property. Without limiting the generality of the foregoing, the City Manager or designee is hereby authorized to execute a certificate of acceptance of the grant deed for the property, pursuant to Government Code Section 27281 in a form approved by the City Attorney.

BE IT FURTHER RESOLVED that the City Council finds that the acquisition of the Property is exempt from review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), in that the City will maintain the existing use until such time as the City Council approves a particular project or use for the Property, if the City Council elects to consider modifications of the Property in the future. Acquisition will not involve changes to the physical design of the site, demolition, earth moving activities, or construction, and in the absence of particular plans any environmental effects of acquisition would be speculative. Nothing in the PSA limits the City's discretion to take any and all action necessary to comply with CEQA prior to approving any future project on the site. Acquisition is also exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), in that the current use of the Property is intended to remain until a future use is approved, and there is nothing unusual about the proposed acquisition in terms of size, location, or other circumstance that is anticipated to result in a significant environmental effect.

BE IT FURTHER RESOLVED that the City Manager or designee is directed to cause a notice of exemption to be filed with the Alameda County clerk, pursuant to CEQA Guidelines Section 15062, following adoption of this Resolution.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION APPROPRIATING \$3,300,000 FROM THE ROUTE 238 CORRIDOR LANDS DEVELOPMENT FUND (FUND 411) AND \$2,000,000 FROM THE GENERAL FUND (FUND 100) FOR A TOTAL OF \$5,300,000 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 22300 FOOTHILL BOULEVARD (APN 415-250-112)

WHEREAS, The City Council has authorized the City Manager to negotiate and execute a purchase and sale agreement with 37 Hayward LLC for the purchase of property located at 22300 Foothill Boulevard in an amount not to exceed \$5,300,000 inclusive of all associated closing costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council appropriates \$3,300,000 from the Route 238 Corridor Lands Development Fund (Fund 411) for the purchase of property located at 22300 Foothill Boulevard, and;

FURTHER, BE IT RESOLVED that the City Council appropriates \$2,000,000 from the General Fund (Fund 100) for the purchase of said property located at 22300 Foothill Boulevard.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 19-039

DATE: June 4, 2019
TO: Mayor and City Council
FROM: Maintenance Services Director

SUBJECT

Adopt Resolutions to Approve the Engineer's Report, Reconfirm Base Maximum Assessment Amount, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Special Revenue Funds for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16, for Fiscal Year 2020

RECOMMENDATION

That the City Council adopts the attached resolutions:

1. Approving the Engineer's Report,
2. Reconfirming the Base Maximum Assessment amount,
3. Confirming the Assessment Diagram and Fiscal Assessment,
4. Ordering the Levy and Collection of Fiscal Assessments,
5. Approving the Funding Recommendations, and
6. Appropriating Revenue and Expenditure budgets for Consolidated Landscape and Lighting Assessment District (LLAD) No. 96-1, Zones 1 through 16 for Fiscal Year 2020.

SUMMARY

The City of Hayward has sixteen Landscape and Lighting District Benefit Zones. The Landscaping and Lighting Act of 1972 requires that a review and update of the engineer's report be prepared annually to set assessment rates for each zone. The assessment amounts may or may not change from fiscal year to fiscal year, depending upon operation and maintenance needs and the funding required for the operating and capital requirements. The recommended assessment rates cannot exceed the Maximum Base Assessment Rate, established when the zones were originally formed. The annual engineer's report is included as Attachment IV and includes a summary for each benefit zone.

ATTACHMENTS

Attachment I Staff Report

File #: PH 19-039

Attachment II	Resolution (Approving the Engineer's Report)
Attachment III	Resolution (Approving the Budget)
Attachment IV	Engineer's Report
Attachment V	Assessment Roll



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Maintenance Services Director

SUBJECT: Adopt Resolutions to Approve the Engineer's Report, Reconfirm Base Maximum Assessment Amount, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Special Revenue Funds for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16, for Fiscal Year 2020

RECOMMENDATION

That the City Council adopts the attached resolutions:

1. Approving the Engineer's Report,
2. Reconfirming the Base Maximum Assessment amount,
3. Confirming the Assessment Diagram and Fiscal Assessment,
4. Ordering the Levy and Collection of Fiscal Assessments,
5. Approving the Funding Recommendations, and
6. Appropriating Revenue and Expenditure budgets for Consolidated Landscape and Lighting Assessment District (LLAD) No. 96-1, Zones 1 through 16 for Fiscal Year 2020.

SUMMARY

The City of Hayward has sixteen Landscape and Lighting District Benefit Zones. The Landscaping and Lighting Act of 1972 requires that a review and update of the engineer's report be prepared annually to set assessment rates for each zone. The assessment amounts may or may not change from fiscal year to fiscal year, depending upon operation and maintenance needs and the funding required for the operating and capital requirements. The recommended assessment rates cannot exceed the Maximum Base Assessment Rate, established when the zones were originally formed. The annual engineer's report is included as Attachment IV and includes a summary for each benefit zone.

BACKGROUND

The Landscaping and Lighting Act of 1972 (Streets and Highways Code §22500) is a flexible tool used by local government agencies to form Landscaping and Lighting Districts to finance the cost and expense of operating, maintaining, and servicing landscaping (including parks), and lighting improvements in public areas. In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, Consolidated Landscaping and Lighting District No. 96-1, by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-16 were individually created and annexed into the District. This staff report and attached engineer's report provide assessment, benefit, and budget details for each of the established sixteen zones. Table 1 provides a summary of the benefit zones, including the year in which each zone was formed and the number of assessable parcels within each zone.

TABLE 1: DESCRIPTION OF EXISTING BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
City Managed Benefit Zones				
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Pepper Tree Park	1982	Industrial	11
7	Twin Bridges	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores- Residential	2003	Residential	534
11a	Stonebrae Country Club - Developed	2006	Residential	537
11b	Stonebrae Country Club - Future Development	2006	Residential	97
12a	Eden Shores East	2007	Residential	261
12b	Eden Shores - Spindrift - Developed	2016	Residential	66
12c	Eden Shores - Spindrift - Future Development	2016	Residential	52
13	Cannery Place	2008	Residential	599
14a	La Vista - Developed	2016	Residential	118
14b	La Vista - Future Development	2016	Residential	61
16a	Blackstone	2016	Residential	157
Total Assessed Parcels:				3,421
Self-Maintained Benefit Zone				
15	Cadence	2017	Residential	206
Total Assessed Parcels:				206

DISCUSSION

Recommended changes to a zone's annual assessment rate are based on the current and future estimated expenses and the zone's account balance. When determining the annual assessment rate, staff looks at two things:

- (1) Maximum Base Assessment (MBA) – The MBA is the maximum assessment rate that a parcel can be charged annually. This amount is established during the original formation of the zone. The MBA can only be increased if an inflation factor was included in the annual calculation when the zone was originally formed.
- (2) Assessment Revenue – The assessment revenue is the annual amount of revenue collected by charging each parcel an assessment rate. The assessment rate recommendation depends on review of the following four items:
 - a. Annual Operating Expenses – Annual operating expenses are estimated based on past years’ experience and future years’ estimates.
 - b. Future Capital Expenses – Future capital expenses are estimated based on an inventory of capital items, their annual life span, and their future replacement cost.
 - c. Operating Reserve - This is the amount of “cash flow” needed to pay monthly invoices when revenue (assessment rates are received through property tax) is received three times a year (January, May, and June).
 - d. Capital Reserve – This is the “savings account” where funds are collected and reserved each year in order to fund future capital replacement items.

Table 2 on the following page summarizes assessment information by zone. The table summarizes each benefit zone describing the number of parcels, Maximum Base Assessment Rate, if there is an annual CPI adjustment, and the difference between the FY 2019 adopted assessment vs the FY 2020 recommended assessment.

For FY 2020, staff recommends no change to five zones (zone 2, 4, 6, 7, 13), one decrease (zone 12), and nine increases (zone 1, 3, 5, 8, 9, 10, 11, 14, 16), based on current and future estimated expenses, and current and future zone account balances needed to fund operations and capital replacement.

For FY 2020, two zones are proposed to be levied at their MBA rate (zones 6 and 16). Of note, five of the sixteen benefits zones did not include an inflation factor as part of their original MBA calculation (zone 1, 2, 4, 5, 6), which could limit their ability to keep up with increases in expenses in the future.

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	FY 2020 Max Base Assessment (MBA)	Inflation Calculation incl in MBA	FY 2019 Assessment	FY 2020 Assessment	Chg from last year		
Year Over Year Assessment Comparison									
1 ⁽¹⁾	Huntwood Ave. & Panjon St.	30	\$295.83	No	\$192.94	\$202.58	Increase	\$9.64	5%
2 ⁽¹⁾	Harder Rd. & Mocine Ave.	85	\$193.39	No	\$122.86	\$122.86	None	\$0.00	0%
3	Prominence	155	\$966.01	Yes	\$853.83	\$883.97	Increase	\$30.14	4%
4 ⁽¹⁾	Stratford Village	174	\$180.00	No	\$116.16	\$116.16	None	\$0.00	0%
5 ⁽¹⁾	Soto Rd. & Plum Tree St.	38	\$258.67	No	\$212.64	\$255.17	Increase	\$42.53	20%
6 ^(1, 2, 3)	Pepper Tree Park	11	\$2.61	No	\$2.61	\$2.61	None	\$0.00	0%
7	Twin Bridges	348	\$1,010.40	Yes	\$591.70	\$591.70	None	\$0.00	0%
8	Capitola St.	24	\$722.64	Yes	\$157.50	\$181.13	Increase	\$23.63	15%
9	Orchard Ave.	74	\$192.95	Yes	\$31.08	\$34.19	Increase	\$3.11	10%
10	Eden Shores- Residential	534	\$1,150.56	Yes	\$221.38	\$265.66	Increase	\$44.28	20%
11a	Stonebrae Country Club (Developed)	537	\$1,631.91	Yes	\$210.55	\$273.72	Increase	\$63.17	30%
11b	Stonebrae Country Club (Future Development)	97	\$1,631.91	Yes	\$111.51	\$145.07	Increase	\$33.56	30%
12a	Eden Shores East	261	\$216.24	Yes	\$112.00	\$95.00	Decrease	-\$17.00	-15%
12b ⁽⁴⁾	Spindrifft (Developed)	66	\$213.06	Yes	\$112.00	\$95.00	Decrease	-\$17.00	-15%
12c ⁽⁴⁾	Spindrifft (Future Development)	52	\$213.06	Yes	\$33.60	\$28.50	Decrease	-\$5.10	-15%
13	Cannery Place	599	\$1,227.13	Yes	\$361.00	\$361.00	None	\$0.00	0%
14a ⁽⁴⁾	La Vista (Developed)	118	\$644.41	Yes	\$15.00	\$525.00	Increase	\$510.00	3500%
14b ⁽⁴⁾	La Vista (Future Development)	61	\$644.41	Yes	\$4.50	\$157.50	Increase	\$153.00	3500%
16a ^(2,4)	Blackstone (Zone A)	133	\$445.68	Yes	\$200.00	\$445.68	Increase	\$245.68	223%
16c ^(2,4)	Blackstone (Zone B)	24	\$467.94	Yes	\$210.00	\$467.94	Increase	\$257.94	223%
Self-Maintained Benefit Zone									
15 ⁽⁵⁾	Cadence	206	\$628.86	Yes	\$0.00	\$0.00	None	\$0	0%

- Notes: ⁽¹⁾ Blue shaded items reflect zones without an inflation factor in their MBA.
⁽²⁾ Gray shaded items reflect zones assessed at their MBA.
⁽³⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.
⁽⁴⁾ All zones which include a CPI use the SF/OAK/HAY Feb CPI month except for zones 12 b and c, 14, 16, whose CPI month is DEC.
⁽⁵⁾ Zone 15 is an LLAD, however, no assessment rate is charged as the zone is self-maintained.

Proposition 218 Compliance

For FY 2020, all assessments are proposed to be levied in compliance with Proposition 218 and do not require the noticing and balloting of property owners to obtain their approval. Any future increases in assessment amounts that exceed the maximum base assessment amount would require the noticing and balloting of property owners.

FISCAL AND ECONOMIC IMPACT

There is no fiscal impact to the City's General Fund from this recommendation because expenditures are to be paid by assessment rates in each respective zone.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to any of the Council's Strategic Initiatives.

PUBLIC CONTACT

City staff: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2020 assessment rate, and to inform them about three meetings where they could provide input (April 11, May 14, and June 4); 2) held a public meeting on April 11 at City Hall; 3) provided an online survey to measure maintenance satisfaction; 4) published a legal notice in the East Bay Times on May 17, 2019; and 5) presented a Consent Item to the City Council on May 14, 2019, setting the date for this public hearing.

NEXT STEPS

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office allowing the assessments to be included in the FY 2020 tax roll.

Prepared by: Denise Blohm, Management Analyst II

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-__

Introduced by Council Member_____

RESOLUTION APPROVING THE ENGINEER'S REPORT, RECONFIRMING BASE MAXIMUM ASSESSMENTS, CONFIRMING THE ASSESSMENT DIAGRAMS AND FISCAL ASSESSMENTS, AND ORDERING LEVY AND COLLECTION OF FISCAL ASSESSMENTS FOR FISCAL YEAR 2020 FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 96-1, ZONES 1-16

WHEREAS, a noticed public meeting was held on April 11, 2019, to provide information and allow affected owners an opportunity to speak; and

WHEREAS, by adopting Resolution No.19-087 on May 14, 2019, this City Council approved the preliminary Engineer's Report and declared intention to levy assessments for Fiscal Year 2020 in accordance with and pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, said report was duly made and filed, and duly considered by this City Council and found to be sufficient in every particular, whereupon it was determined that said report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 4, 2019, at the hour of 7:00 p.m., in the regular meeting place of this Council, City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, was appointed as the time and place for a hearing before this City Council on the question of the levy of the proposed assessments, notice of which proceedings was duly published; and

WHEREAS, notice of the proposed assessment and City Council Hearing was published once in East Bay Times newspaper and mailed to each property owner or record owner of each parcel in Zones 1-16 at least 10 days prior to the scheduled time and place of said hearing; and

WHEREAS, this City Council thereby confirmed the diagram and assessment for Zones 1-16, prepared by and made a part of the report of said engineer to pay the costs and expenses thereof, and acquired the ability to order said levy for Zones 1-16.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that:

1. The proposed assessments for Zones 2, 4, 6, 7, 13 and 15 are unchanged from the previous year's assessments.

2. The proposed assessments for Zone 12 are less than the previous year's assessments.

3. The proposed assessments for Zones 1,3, 5, 8, 9, 10, 11, 14, and 16 are more than the previous year's assessments.

4. The increases in base maximum assessments in benefit zones 3, and 7 thru 14 and 16, and increases in fiscal collection amounts in benefit zones 1,3, 5, 8, 9, 10, 11, 14, and 16, from the previous fiscal year are in compliance with the provisions of Proposition 218 because assessments do not exceed the established assessment formula when these benefit zones were formed, or amended.

5. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

6. The public interest, convenience, and necessity require that a levy on each lot or parcel in Zones 1-16, the exterior boundaries of which are shown by a map thereof filed in the office of the City Clerk and made a part hereof by reference, which is benefitted by the proposed base maximum assessment, be made as follows:

Zone 1	\$295.83
Zone 2	\$193.39
Zone 3	\$966.01
Zone 4	\$180.00
Zone 5	\$258.67
Zone 6	\$2.61
Zone 7	\$1010.40
Zone 8	\$722.64
Zone 9	\$192.95
Zone 10	\$1,150.56
Zone 11	\$1,631.91
Zone 12	\$216.24
Zone 12	\$213.06 (Annexation)
Zone 13	\$1,227.13
Zone 14	\$644.41
Zone 15	\$628.86
Zone 16	\$445.68 (Zone A)
Zone 16	\$467.94 (Zone B)

7. Said Engineer's Report, as a whole and each part thereof, is hereby approved, confirmed and incorporated herein, including, but not limited, to the following:

(a) The Engineer's estimate of the itemized and total costs and expenses of maintaining said improvements, and of the incidental expenses in connection therewith; and

(b) The diagram showing the zones of the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District; and

(c) The assessment of the total amount of the cost and expenses of the proposed maintenance of said improvements upon the lots or parcels in said zone of the district be made in proportion to the estimated benefits to be received by such lot or parcel, respectively, from said maintenance and of the expenses incidental thereto, is approved and confirmed and incorporated herein.

8. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram and the assessments, as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this City Council.

9. The assessments to pay the costs and expenses of the maintenance of said improvements in Zones 1-16 for Fiscal Year 2020 are hereby levied. The following fiscal assessment amounts are hereby ordered to be collected for Fiscal Year 2020:

Fund 266	Zone 1	\$202.58
Fund 267	Zone 2	\$122.86
Fund 268	Zone 3	\$883.97
Fund 269	Zone 4	\$116.16
Fund 272	Zone 5	\$255.17
Fund 273	Zone 6	\$2.61
Fund 274	Zone 7	\$591.70
Fund 275	Zone 8	\$181.13
Fund 276	Zone 9	\$34.19
Fund 277	Zone 10	\$265.66
Fund 279	Zone 11	\$273.72 (Developed)
Fund 279	Zone 11	\$145.07 (Future Development)
Fund 278	Zone 12	\$95.00 (Developed)
Fund 278	Zone 12	\$28.50 (Future Development)
Fund 281	Zone 13	\$361.00
Fund 282	Zone 14	\$525.00 (Developed)
Fund 282	Zone 14	\$157.50 (Future Development)
Fund 283	Zone 15	\$0.00

Fund 284	Zone 16	\$445.68 (Zone A Developed)
Fund 284	Zone 16	\$467.94 (Zone B Developed)

10. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Clerk shall file a certified copy of this resolution, the diagram, and the assessments with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.

11. Upon receipt of monies representing assessments collected by the County, the Director of Finance of the City of Hayward shall deposit the monies in the City Treasury to the credit of an improvement fund, which improvement fund the Director of Finance is hereby directed to establish under the distinctive designation of said Consolidated Landscaping and Lighting Assessment District 96-1, Zones 1-16. Monies in said improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

HAYWARD CITY COUNCIL

RESOLUTION NO. 19- ____

Introduced by Council Member _____

RESOLUTION APPROVING FUNDING RECOMMENDATIONS AND APPROPRIATING SPECIAL REVENUE FUNDS FOR CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT NO. 96-1, ZONES 1 THROUGH 16 FOR FISCAL YEAR 2020

BE IT RESOLVED that the City Council of the City of Hayward hereby approves and adopts the Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16 expenditure funding recommendations for FY 2020 in the attached Exhibit A, in a total amount not to exceed \$1,157,710, which is incorporated by reference herein.

BE IT FURTHER RESOLVED that except as may be otherwise provided, any and all expenditures relating to the objectives described in the Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16 budgets are hereby approved and authorized and payments therefore may be made by the Director of Finance of the City of Hayward without further action of Council.

IN COUNCIL, HAYWARD, CALIFORNIA June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

FY 2020 Fund Expenditure Appropriations - Operating Budget

Special Revenue Funds

266	LLD Zone 1	8,513
267	LLD Zone 2	14,052
268	LLD Zone 3	156,972
269	LLD Zone 4	21,657
272	LLD Zone 5	10,543
273	LLD Zone 6	25,807
274	LLD Zone 7	155,675
275	LLD Zone 8	7,142
276	LLD Zone 9	2,939
277	LLD Zone 10	171,035
279	LLD Zone 11	221,850
278	LLD Zone 12	35,624
281	LLD Zone 13	188,771
282	LLD Zone 14	57,770
284	LLD Zone 16	<u>79,360</u>

Special Revenue Fund Total 1,157,710



CITY OF HAYWARD

**CONSOLIDATED LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT No. 96-1**

FINAL ENGINEER'S REPORT

FISCAL YEAR 2020

JUNE 2019

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972
AND ARTICLE XIIIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:

SCI Consulting Group

4745 MANGELS BLVD.

FAIRFIELD, CALIFORNIA 94534

PHONE 707.430.4300

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CITY OF HAYWARD

CITY COUNCIL

Barbara Halliday, Mayor
Elisa Márquez, Council Member
Al Mendall, Council Member
Sara Lamnin, Council Member
Mark Salinas, Council Member
Aisha Wahab, Council Member
Francisco Zermeño, Council Member

CLERK OF THE COUNCIL

Miriam Lens

CITY MANAGER

Kelly McAdoo

CITY ATTORNEY

Michael Lawson

ENGINEER OF WORK

SCI Consulting Group

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INTRODUCTION

OVERVIEW

Each fiscal year an Engineer's Report (the "**Report**") is prepared and presented to the City of Hayward City Council (the "**Council**") describing the City's Landscaping and Lighting Assessment District No. 96-1 (the "**District**"). The Report details changes to the District or improvements, an estimate of the costs of the maintenance, operations, and servicing of the improvements, and the proposed budget and assessments for that fiscal year.

Through a professional service agreement with SCI Consulting Group (the "**Consultant**"), the City of Hayward (the "**City**") has requested the Consultant to prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year (FY) 2020 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2020. In such case, the levy information will be submitted to the Alameda County Auditor/Controller and included as assessments on the property tax roll for the various services provided in FY 2020.

Background

In November 1996, the voters of California adopted Proposition 218 (the "Right to Vote on Taxes Act"), which has been codified as Articles XIII C and XIII D of the California Constitution. The 1972 Act permits the creation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). If, in any year, the proposed annual assessments for the District exceed the maximum assessments previously approved in a Proposition 218 proceeding (or grandfathered under Proposition 218), such an assessment would be considered a new or increased assessment and be confirmed through a mailed property owner protest ballot proceeding before that new or increased assessment could be imposed.

The District originally contained six benefit zones when initially formed in 1996, however, now totals sixteen benefit zones which are presented in this Report. This Report and the information contained herein reflect the proposed budget for each of the various services provided by the District and the rates and assessments applicable to those, as required by Proposition 218.

The following table summarizes the benefit zones described throughout this report.

TABLE 1- DESCRIPTION OF EXISTING BENEFIT ZONES

TABLE 1: DESCRIPTION OF EXISTING BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
City Managed Benefit Zones				
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Pepper Tree Park	1982	Industrial	11
7	Twin Bridges	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores- Residential	2003	Residential	534
11a	Stonebrae Country Club - Developed	2006	Residential	537
11b	Stonebrae Country Club - Future Development	2006	Residential	97
12a	Eden Shores East	2007	Residential	261
12b	Eden Shores - Spindrift - Developed	2016	Residential	66
12c	Eden Shores - Spindrift - Future Development	2016	Residential	52
13	Cannery Place	2008	Residential	599
14a	La Vista - Developed	2016	Residential	122
14b	La Vista - Future Development	2016	Residential	57
16a	Blackstone	2016	Residential	157
Total Assessed Parcels:				3,421
Self-Maintained Benefit Zone				
15	Cadence	2017	Residential	206
Total Assessed Parcels:				206

The following table summarizes the assessment amounts per benefit zone.

TABLE 2- ASSESSMENT AMOUNTS PER BENEFIT ZONE

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	FY 2020 Max Base Assessment (MBA)	Inflation Calculation incl in MBA	FY 2019 Assessment	FY 2020 Assessment	Chg from last year		
Year Over Year Assessment Comparison									
1 ⁽¹⁾	Huntwood Ave. & Panjon St.	30	\$295.83	No	\$192.94	\$202.58	Increase	\$9.64	5%
2 ⁽¹⁾	Harder Rd. & Mocine Ave.	85	\$193.39	No	\$122.86	\$122.86	None	\$0.00	0%
3	Prominence	155	\$966.01	Yes	\$853.83	\$883.97	Increase	\$30.14	4%
4 ⁽¹⁾	Stratford Village	174	\$180.00	No	\$116.16	\$116.16	None	\$0.00	0%
5 ⁽¹⁾	Soto Rd. & Plum Tree St.	38	\$258.67	No	\$212.64	\$255.17	Increase	\$42.53	20%
6 ^(1, 2, 3)	Pepper Tree Park	11	\$2.61	No	\$2.61	\$2.61	None	\$0.00	0%
7	Twin Bridges	348	\$1,010.40	Yes	\$591.70	\$591.70	None	\$0.00	0%
8	Capitola St.	24	\$722.64	Yes	\$157.50	\$181.13	Increase	\$23.63	15%
9	Orchard Ave.	74	\$192.95	Yes	\$31.08	\$34.19	Increase	\$3.11	10%
10	Eden Shores- Residential	534	\$1,150.56	Yes	\$221.38	\$265.66	Increase	\$44.28	20%
11a	Stonebrae Country Club (Developed)	537	\$1,631.91	Yes	\$210.55	\$273.72	Increase	\$63.17	30%
11b	Stonebrae Country Club (Future Development)	97	\$1,631.91	Yes	\$111.51	\$145.07	Increase	\$33.56	30%
12a	Eden Shores East	261	\$216.24	Yes	\$112.00	\$95.00	Decrease	-\$17.00	-15%
12b ⁽⁴⁾	Spindrift (Developed)	54	\$213.06	Yes	\$112.00	\$95.00	Decrease	-\$17.00	-15%
12c ⁽⁴⁾	Spindrift (Future Development)	64	\$213.06	Yes	\$33.60	\$28.50	Decrease	-\$5.10	-15%
13	Cannery Place	599	\$1,227.13	Yes	\$361.00	\$361.00	None	\$0.00	0%
14a ⁽⁴⁾	La Vista (Developed)	122	\$644.41	Yes	\$15.00	\$525.00	Increase	\$510.00	3500%
14b ⁽⁴⁾	La Vista (Future Development)	57	\$644.41	Yes	\$4.50	\$157.50	Increase	\$153.00	3500%
16a ^(2,4)	Blackstone (Zone A)	133	\$445.66	Yes	\$200.00	\$445.68	Increase	\$245.68	223%
16c ^(2,4)	Blackstone (Zone B)	24	\$467.94	Yes	\$210.00	\$467.94	Increase	\$257.94	223%
Self-Maintained Benefit Zone									
15 ⁽⁵⁾	Cadence	206	\$628.86	Yes	\$0.00	\$0.00	None	\$0	0%

- Notes:
- ⁽¹⁾ Blue shaded items reflect zones without an inflation factor in their MBA.
 - ⁽²⁾ Gray shaded items reflect zones assessed at their MBA.
 - ⁽³⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.
 - ⁽⁴⁾ All zones which include a CPI use the SF/OAK/HAY Feb CPI month except for zones 12 b and c, 14, 16, whose CPI month is DEC.
 - ⁽⁵⁾ Zone 15 is an LLAD, however, no assessment rate is charged as the zone is self-maintained.

The following table summarizes the revenue, expenditures, and account balance per benefit zone.

TABLE 3: REVENUE AND EXPENDITURE PER BENEFIT ZONE

TABLE 3: ESTIMATED FUND BALANCE CHANGES FOR FY 2020						
Zone	Name/Location	Est FY 2020 Beg Balance	Est FY 2020 Revenue	Est FY 2020 Exp	Est FY 2020 Chg	Est FY 2020 End Balance
1	Huntwood Ave. & Panjon St.	21,849.08	6,174.08	8,513.00	(2,338.92)	19,510.16
2	Harder Rd. & Mocine Ave.	20,314.90	10,345.57	14,052.00	(3,706.43)	16,608.47
3	Prominence	190,488.81	135,922.12	156,972.00	(21,049.88)	169,438.93
4	Stratford Village	93,982.92	20,434.74	21,657.00	(1,222.26)	92,760.66
5	Soto Rd. & Plum Tree St.	8,154.95	9,576.62	10,543.00	(966.38)	7,188.57
6	Pepper Tree Park	66,732.76	13,187.76	25,807.00	(12,619.24)	54,113.51
7	Twin Bridges	466,043.10	206,411.10	155,675.00	50,736.10	516,779.21
8	Capitola St.	49,512.74	4,273.10	7,142.00	(2,868.90)	46,643.84
9	Orchard Ave.	6,240.82	2,516.90	2,939.00	(422.10)	5,818.72
10	Eden Shores - Residential	460,119.23	141,950.78	171,035.00	(29,084.22)	431,035.01
11	Stonebrae Country Club	429,152.04	161,221.42	221,850.00	(60,628.58)	368,523.46
12	Eden Shores - Sports Park	23,480.65	31,359.27	35,624.00	(4,264.73)	19,215.92
13	Cannery Place	435,884.53	214,662.94	188,771.00	25,891.94	461,776.46
14	La Vista	32,567.55	71,786.03	57,770.00	14,016.03	46,583.58
16	Blackstone	82,293.56	69,457.40	79,360.00	(9,902.60)	72,390.96
District Total:		2,386,817.64	1,099,279.83	1,157,710.00	(58,430.17)	2,328,387.47

METHOD OF APPORTIONMENT

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping and street lighting improvements.

Section 22573 of the Landscaping and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"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 benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

Proposition 218 also requires that maintenance assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Because assessments are levied based on benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIID of the California Constitution provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways.

ZONE CLASSIFICATION

Each benefit zone is unique and distinguishable from other benefit zones located within the District. Each benefit zone is evaluated to determine which improvements are of a specific and direct benefit to the parcels in that benefit zone. Once the improvements have been identified, a method of spreading those costs to the benefiting parcels was developed.

As certain subdivisions develop throughout the City of Hayward, they may be annexed into an existing zone or there may be a new zone formed. Each new subdivision is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision and then a determination is made whether to annex them into an existing zone or whether to form a new zone. The parcels, which benefit from the improvements, are identified and a benefit assessment spread methodology is developed to spread the costs of the improvements to the benefiting parcels.

Details of the various zones in the District, their corresponding number of parcels in each benefit zone, and the method of apportioning the costs of the improvements are in the zone description section.

ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City's Landscaping & Lighting Assessment District No. 96-1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which by reference is hereby made a part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2020 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

ESTIMATE OF COSTS

The 1972 Act provides that the total cost of construction, operation, maintenance and servicing of the public landscaping, street lighting, open space facilities, parks, trails, etc. can be recovered by the District. Incidental expenses including administration of the district, engineering fees, legal fees and all other costs associated with the construction, operation, maintenance and servicing of the district can also be included.

The 1972 Act requires that a special fund be set up for the revenues and expenditures for the District. Funds raised by the assessments shall be used only for the purposes as stated herein. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year.

The estimated FY 2020 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown on the operation, maintenance and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

LEGISLATIVE ANALYSIS

Proposition 218 Compliance¹

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIIC and XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if an increase in the assessment was anticipated in the assessment formula (for example, to reflect the CPI or an assessment cap) then the City would be following the provisions of Proposition 218 if the assessments did not exceed the assessment formula.

All the assessments proposed within the FY 2020 Engineer's Report are **equal to or less** than the Maximum Base Assessment Rate authorized; therefore, Article XIID, Section 4 vote requirements do not apply to these proceedings.

Inflation Factor Allowance Overview

No Allowance - Five of the sixteen benefit zones (1, 2, 4, 5, 6) **do not** have an inflation factor allowance within their respective assessment formula to increase their Maximum Base Assessment.

Allowance - Eleven of sixteen benefit zones (3, 7-16) have an inflation factor allowance within their respective assessment formula to increase their Maximum Base Assessment Rate annually based upon the change in the prior year's CPI. Their inflation factor is described below.

Benefit zones **3, 7-13** apply the **February** CPI-U for the San Francisco-Oakland-Hayward, CA MSA² inflation factor. The CPI-U increase from February 2018 to February 2019 was 3.53%, therefore a **3.53%** increase was applied to the FY 2020 Maximum Base Assessment Rate for zones 3, 7-13.

Benefit zones **12 annexation, 14-16** apply the **December** CPI-U for the San Francisco-Oakland-Hayward, CA MSA³ inflation factor, capped at 3.00% per fiscal year. The CPI-U increase from December 2017 to December 2018 was 4.49%. Since the maximum annual increase cannot exceed a 3.00% maximum, a **3.00%** increase was applied to the FY 2020 Maximum Base Assessment Rate for zones 12 annexation, 14-16. Since the actual CPI-U was higher than the 3.0% maximum, the difference (4.49% – 3.00% = 1.49%) will be cumulatively reserved as the "Unused CPI" and will be used to increase the Maximum Base Assessment Rate in years in which the CPI-U is less than 3.00%.

¹ http://www.lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html

² <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm>(Feb 2018 to Feb 2019)

³ <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm> (Dec 2017 to Dec 2018)

NOTICING, PUBLIC COMMENT, AND PUBLIC HEARING

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2020 assessment rate and to alert them to three community meetings where they could provide input (April 11, May 14, June 4); 2) held a community meeting on April 11, 3) provided an online survey to measure maintenance satisfaction, and 4) published a legal notice in the East Bay Times on May 17, 2019.

On May 14, 2019, the City of Hayward City Council adopted a Resolution of Intention to preliminarily approve the engineer's report and assessments for Fiscal Year 2020 and set June 4, 2019 as the public hearing date for such actions.

On June 4, 2019, the City is proposing to hold a public hearing to provide an opportunity for any interested person to be heard. After the public hearing, the Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the Alameda County Auditor's Office to be included on the FY 2020 tax roll. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

ENGINEER STATEMENT

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively "the Act"), and in accordance with the Resolution of Intention, being Resolution **No. 19-087**, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on **May 14, 2019**.

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District, and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment District, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within Assessment District, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

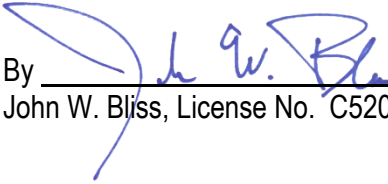
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the FY 2020. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda County Recorder Office.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the FY 2020 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

Dated: May 23, 2019



Engineer of Work

By  _____
John W. Bliss, License No. C52091

PLANS & SPECIFICATIONS

INTRODUCTION

As required by the Landscaping and Lighting Act of 1972, the annual Engineer's Report includes: (1) a listing of the proposed assessment amount for each assessable lot or parcel; (2) a description of the improvements to be operated, maintained and serviced; and (3) an estimated budget.

DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots and APNs of land that receive special benefits from the landscape and lighting improvements funded by the District assessments. The boundaries of the District are comprised of sixteen benefit Zones. APNs within the District are identified and grouped into one of the sixteen designated Zones based on the special benefits properties receive from the District improvements and the authorized Maximum Base Assessments established. The sixteen Zones within the District and the benefits associated with the properties therein are described in more detail in the following pages of this Report. In addition, the individual zone diagrams are presented in the Assessment Diagram Section of the Report and provide a visual representation of the District showing the boundaries of each benefit zone.

DESCRIPTION OF IMPROVEMENTS

The facilities which have been constructed within the District and those which may be subsequently constructed, will be operated, maintained, and serviced as generally described as follows:

The improvements consist of the construction, operation, maintenance, rehabilitation, and servicing of landscaping, street lighting, open space facilities, parks, trails, and appurtenant (pertaining to something that attaches) facilities including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and facilities as described below:

Landscaping Facilities - Landscaping facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation, planting, shrubbery, ground cover, trees, pathways, hardscapes, decorative masonry and concrete walls, fountains, bus shelters, entry gate structures, graffiti removal, fences, and other appurtenant facilities required to provide landscaping within the public rights-of-way and easements within the boundaries of the Assessment District.

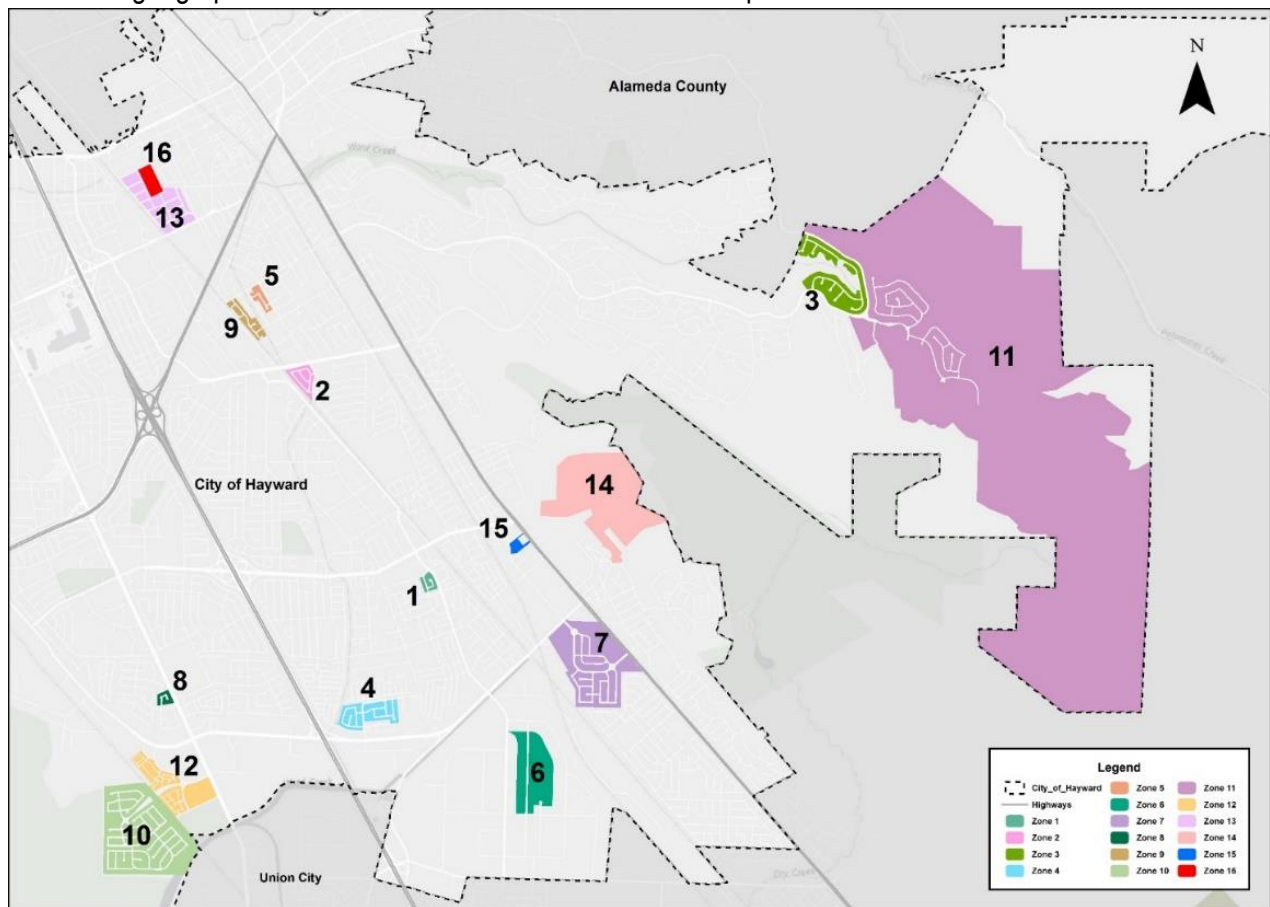
Street Lighting Facilities - Street lighting facilities consist of, but are not limited to: operation, maintenance and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Open Space Facilities - Open space facilities consist of, but are not limited to: operation, maintenance and servicing of drainage areas, creeks, ponds, etc. including the removal of trash and debris, sediment, natural and planted vegetation and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Park/Trail Facilities - Park/Trail facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation systems, pedestrian access, asphalt bike pathways, parkways, and the removal of trash and debris, rodent control, used for the support of recreational programs and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment Districts.

Maintenance - Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste; the cleaning, sandblasting, and painting of street lights and other improvements to remove graffiti.

A geographic overview of the sixteen benefits zones is provided below.



ZONE 1 (HUNTWOOD AVE.& PANJON ST.)

Tract No. 06041
Formed: November 13, 1990
Resolution Number: 90-256

FY 2020

Maximum Base Assessment Rate: **\$295.83**
Assessment Amount per Parcel: **\$202.58**
Number of Parcels: **30**
Assessment Income: **\$6,077.40**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **1990**.
 - **Is at the maximum**, unchanged from the previous year at **\$295.83** per parcel.
 - Includes an annual inflation increase : **No**.
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will increase from the previous year from \$192.94 to **\$202.58**.
- The total annual assessment income will equal **\$6,077.40**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping and irrigation:** Includes an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
2. **Surface maintenance of the street side:** Includes a 600-foot masonry wall along Huntwood Ave. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
3. **One-time maintenance:** A budget of **\$3,000** is included for irrigation repair and bark chip replenishment.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 1 - Huntwood Avenue & Panjon Street
Fund 266, Project 3740
Established 1990, 30 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount</i>	296	296	296	296	296
b. Annual Per Parcel Assessment	266	175	184	193	203
c. <u># of Parcels</u>	30	30	30	30	30
d. Total Amount Assessed for the District:	7,969	5,250	5,513	5,788	6,077
Income					
a. Annual Assessment Revenue	7,969	5,250	5,513	5,788	6,077
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(135)	(135)	(94)	(98)	(103)
c. Adjustment for Delinquencies	(118)	358	133	-	-
d. <u>Other</u>	-	289	120	200	200
e. Total Revenue:	7,716	5,762	5,672	5,890	6,174
Services					
a. Utilities: Water	777	231	232	300	309
b. Utilities: PGE	244	233	236	250	258
c. Landscape Maintenance	1,620	1,620	1,620	1,620	1,669
d. One-Time Project/Maintenance	-	-	1,876	500	3,000
e. Property Owner Noticing	41	86	38	65	67
f. Annual Reporting	560	534	893	1,479	1,150
g. <u>City Administration</u>	1,719	2,060	2,081	2,000	2,060
h. Total Expenditures:	4,960	4,764	6,976	6,214	8,513
Account Balance					
a. Beginning Account Balance	19,723	22,479	23,477	22,173	21,849
b. <u>Net Change (Revenue - Expenditures)</u>	2,756	998	(1,304)	(324)	(2,339)
c. Ending Account Balance:	22,479	23,477	22,173	21,849	19,510

ZONE 2 (HARDER RD. & MOCINE AVE.)

Tract No. 6042
Formed: July 25, 1991
Resolution Number: 91-137

FY 2020

Maximum Base Assessment Rate: **\$193.39**
Assessment Amount per Parcel: **\$122.86**
Number of Parcels: **85**
Assessment Income: **\$10,443.10**



FY 2020 Assessment and Income

2. **Maximum Base Assessment** (highest rate that can be charged per parcel).
- Originally set when the zone was created in **1991**.
 - **Is at the maximum**, unchanged from the previous year at **\$193.39** per parcel.
 - Includes an annual inflation increase : **No**.
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will remain the same from the previous year at **\$122.86**.
- The total annual assessment income will equal **\$10,443.10**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping and irrigation:** Includes the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement;
2. **Surface maintenance of the street side:** Includes maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Ave., and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
3. **Surface maintenance of wall:** Includes maintenance of an 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
4. **One-time maintenance:** A budget of **\$5,000** is included for trimming of trees and plant material, and bark chip replenishment.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 2 - Harder Road & Mocine Avenue
Fund 267, Project 3741
Established 1991, 85 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount</i>	193	193	193	193	193
b. Annual Per Parcel Assessment	93	154	154	123	123
c. <u># of Parcels</u>	<u>85</u>	<u>85</u>	<u>85</u>	<u>85</u>	<u>85</u>
d. Total Amount Assessed for the District:	7,912	13,054	13,054	10,443	10,443
Income					
a. Annual Assessment Revenue	7,912	13,054	13,054	10,443	10,443
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(135)	(222)	(222)	(178)	(178)
c. Adjustment for Delinquencies	143	42	11	-	-
d. <u>Other</u>	<u>-</u>	<u>102</u>	<u>52</u>	<u>100</u>	<u>80</u>
e. Total Revenue:	7,921	12,976	12,895	10,366	10,346
Services					
a. Utilities: Water	4,851	2,008	287	300	2,200
b. Utilities: PGE	126	127	127	135	139
c. Landscape Maintenance	1,620	1,620	1,620	1,620	3,400
d. One-Time Project/Maintenance	-	-	2,654	500	5,000
e. Property Owner Noticing	116	157	83	100	103
f. Annual Reporting	560	534	893	1,479	1,150
g. <u>City Administration</u>	<u>1,499</u>	<u>2,060</u>	<u>2,081</u>	<u>2,000</u>	<u>2,060</u>
h. Total Expenditures:	8,773	6,506	7,745	6,134	14,052
Account Balance					
a. Beginning Account Balance	5,316	4,463	10,933	16,083	20,315
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(853)</u>	<u>6,470</u>	<u>5,150</u>	<u>4,232</u>	<u>(3,706)</u>
c. Ending Account Balance:	4,463	10,933	16,083	20,315	16,608

ZONE 3 (PROMINENCE - HAYWARD BLVD. & FAIRVIEW AVE.)

Tract No. 4007
Formed: June 23, 1992
Resolution Number: 92-174

FY 2020

Maximum Base Assessment Rate: **\$966.01**
Assessment Amount per Parcel: **\$883.97**
Number of Parcels: **155**
Assessment Income: **\$137,015.38**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **1992**.
 - **Increased** from the previous year from \$933.07 to **\$966.01** per parcel by CPI.
 - Includes an annual inflation increase : **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The Prominence Landscape Committee has requested that the City **increase** the assessment annually by the CPI percentage increase.
- The per parcel charge will increase from the previous year from \$853.83 to **\$883.97**.
- The total annual assessment income will equal **\$137,015.38**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping and irrigation:** Include approximately one mile of landscaped frontage along Hayward Blvd. and Fairview Ave., with significant slope areas along the street;
2. **Surface maintenance of the sound wall** (street side): of a mile-long masonry wall along Hayward Blvd. and Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
3. **Maintenance of several open space areas:** many are maintained within the tract; however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
4. **One-time maintenance:** A budget of **\$50,000** for projects to be determined.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

Note: As part of the roadway modifications for the Stonebrae Development, the landscaped corner of Benefit Zone No. 3 at Hayward Blvd. and Fairview Blvd. was substantially reduced in size and modified. Concurrently, it was determined that the modified corner would provide a

greater benefit for the residents of the Stonebrae Development than for the residents of Benefit Zone No. 3. This corner is a visually vital part of the Stonebrae entrance while the only benefit it provides the residents of Benefit Zone No. 3 is as a general streetscape improvement not normally seen by the residents. By mutual agreement of the Stonebrae developer and the members of the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and was assessed to the Stonebrae LLAD Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the ongoing costs for the maintenance of this area.

Summary of Annual Assessment Changes

- In 1992, this zone was established, and the Maximum Base Assessment Rate was set at \$328.82 per parcel without an escalation clause allowing for an annual increase based upon the prior year's change in the CPI.
- In FY 2004, a group of property owners formed a Landscape Committee for the purpose of addressing the substandard landscaping conditions that had arisen in Benefit Zone No. 3. The Landscape Committee developed a comprehensive landscape plan and presented the plan to City staff and property owners within Benefit Zone No. 3. After receiving City and property owner support, the Landscape Committee proposed to increase assessments to fund the construction of additional landscape improvements and to increase the level of maintenance for the existing and proposed landscaping within Benefit Zone No. 3.
- In FY 2006 the City conducted a mailed ballot election to determine if there was sufficient support to increase assessments. The assessment increase was approved by a majority of the property owners who voted. Therefore, in FY 2006 the annual assessment amount per parcel was increased from \$328.82 to \$1,023.56 per parcel (\$694.52/yr. for maintenance and \$329.04/yr. for capital improvements.) The maximum base assessment amount for the capital improvement portion was charged for three (3) years only, from FY 2006 thru 2008.
- Starting in FY 2009, the Maximum Base Assessment Rate for the maintenance component was set at \$694.52 and included an annual inflation factor increase based upon the prior year's change in the CPI-U for the San Francisco-Oakland-Hayward, CA MSA.

Summary of Capital Improvements

FY 2006: Bus Stop and Open Area across the Street on Fox Hollow Drive

- In the Bus Stop area weeds were removed and the soil was amended and prepared for new plantings. Improvements in drainage were made. The existing sprinkler system was repaired and/or upgraded as necessary. Grass was planted in flat locations. Trees were replaced as needed. Bunch grasses and shrubs were planted on the slopes.

- In the Open Area across from the Bus Stop, weeds were removed, and the soil was amended and prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Low maintenance plants of various colors were used.

FY 2007: Open Area South of 28525 Fox Hollow Drive

- In the Open Area, weeds were removed, and the soil was prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2008: Hayward Blvd., Fairview Avenue & Barn Rock Drive

- In FY 2008, the Landscape Committee decided to spread the last phase of the capital replacements over two years in order to coordinate the Prominence improvements with planned work by the Stonebrae Development. During FY 2008 along Barn Rock Dr. and Hayward Blvd, weeds were removed, and the soil was prepared for new plantings. The existing sprinkler system was upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2009: Hayward Blvd., Fairview Avenue & Barn Rock Drive

- In FY 2009 along Fairview Ave., weeds and dead trees and foliage were removed. The soil was amended and prepared for new trees and plants. Trees, bushes and ground cover were planted to fill in the bare areas around the perimeter of the development on both the flat and sloped areas. Deer resistant, drought tolerant, low maintenance plants of various colors was used. The existing sprinkler system was repaired and/or upgraded as necessary. In addition, large trees were planted along Fairview Avenue to visually screen Prominence homeowners from Stonebrae homes. This work was funded by the Stonebrae Development.

FY 2011 - FY 2013: Irrigation Controller Upgrade Project

- Between FY 2011 through FY 2013, the existing sprinkler system was upgraded to provide a more water efficient/conservative system, which is intended to cut back on water waste and reduce the costs for annual maintenance.

FY 2013: Landscape Upgrade Projects

- In FY 2013, the following improvements were completed: 1) mulch placement; 2) bunch grass removal and replants, and sprinkler repair along Fox Hollow; and 3) cleanup, enhance irrigation and plants above the V-ditch along Hayward Blvd. as part of multi-year capital improvement project.

FY 2014: Landscape Upgrade Projects

- In FY 2014, the following improvements were completed: 1) entrance sign painting, 2) clean cobblestone drainage borders, 3) paint bus stop, 4) annual replanting, major mulching, and modify drip sprinkler lines.

FY 2015: Landscape Upgrade Projects

- In FY 2015, the following improvements were completed: 1) entrance sign painting, 2) cleaning cobblestone drainage borders, 3) Irrigation controller upgrades, 4) annual replanting, major mulching, tree removal, graffiti abatement and modify drip sprinkler lines.

FY 2016: Landscape Upgrade Projects

- In FY 2016, the following improvements were completed: 1) Irrigation controller upgrades, 2) irrigation retrofitting, and 3) annual replanting.

FY 2017: Landscape Upgrade Projects

- In FY 2017, the following improvements were completed: 1) install 3 dog stations, 2) irrigation retrofitting and repairs, 3) annual replanting, 4) Drainage for V-ditch on Hayward Blvd., and 5) Paint backflow cages and controller boxes.

FY 2018: Landscape Upgrade Projects

- In FY 2018, replaced mulch, planted 94 plants along Hayward Blvd, and trimmed trees.

FY 2019: One-Time Projects

- In FY 2019, the following improvements were completed: 1) spring and fall plantings. 2) upgraded irrigation above the V-ditch and at the bus stop. 3) mulch replenishment. 4) tree health evaluation.

FY 2020: One-Time Projects

- In FY 2020, the following improvements are planned: 1) Tree trimming and fertilization. 2) Other items to be identified.

City of Hayward
Landscape and Lighting District Zone 3 - Hayward Boulevard & Fairview Avenue
Fund 268, Project 3742
Established 1992, 155 Parcels

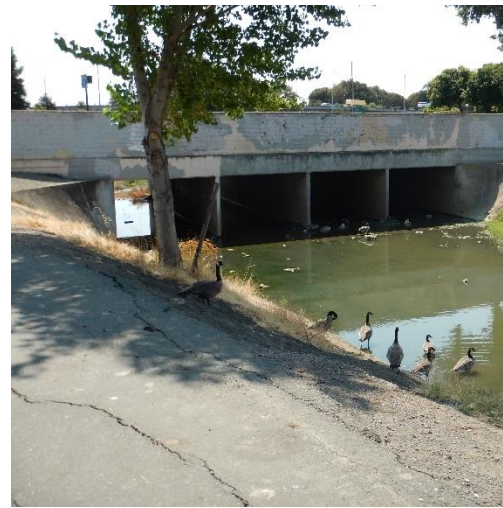
	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount</i>	846	871	901	933	966
b. Annual Per Parcel Assessment	797	797	824	854	884
c. <u># of Parcels</u>	155	155	155	155	155
d. Total Amount Assessed for the District:	123,544	123,544	127,745	132,344	137,015
Income					
a. Annual Assessment Revenue	123,544	123,544	127,745	132,344	137,015
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,100)	(2,100)	(2,172)	(2,250)	(2,329)
c. Adjustment for Delinquencies	1,111	(908)	(106)	-	-
d. <u>Other</u>	-	2,456	989	1,200	1,236
e. Total Revenue:	122,555	122,992	126,456	131,294	135,922
Services					
a. Utilities: Water	24,557	17,452	30,557	26,000	26,780
b. Utilities: PGE	1,563	1,511	1,544	1,600	1,648
c. Landscape Maintenance	44,640	44,640	40,920	44,640	45,979
d. One-Time Project/Maintenance	30,190	26,006	35,533	40,000	50,000
e. Spring and Fall Planting	-	-	-	7,000	7,000
f. Tree Evaluation and Trimming	-	-	-	5,000	10,000
g. Mulch Replacement	-	-	-	18,585	-
h. Irrigation Upgrade and Repair	-	-	-	10,000	10,000
i. Property Owner Noticing	212	249	137	150	155
j. Annual Reporting	1,120	1,067	1,237	1,665	1,290
k. <u>City Administration</u>	3,696	5,640	5,202	4,000	4,120
l. Total Expenditures:	105,978	96,565	115,130	158,640	156,972
Account Balance					
a. Beginning Account Balance	163,505	180,082	206,509	217,835	190,489
b. <u>Net Change (Revenue - Expenditures)</u>	16,577	26,427	11,326	(27,346)	(21,050)
c. Ending Account Balance:	180,082	206,509	217,835	190,489	169,439

ZONE 4 (STRATFORD VILLAGE - PACHECO WAY, STRATFORD RD., RUUS LN, WARD CRK.)

Tract Nos. 6472, 6560, 6682 & 6683
Formed: May 23, 1995
Resolution Number: 95-96
Annexed Tract No. 6682: January 23, 1996

FY 2020

Maximum Base Assessment Rate: **\$180.00**
Assessment Amount per Parcel: **\$116.16**
Number of Parcels: **174**
Assessment Income: **\$20,211.84**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **1995**.
 - **Is at the maximum**, unchanged from the previous year at **\$180.00** per parcel.
 - Includes an annual inflation increase : **No**
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will remain the same from the previous year at **\$116.16**.
- The total annual assessment income will equal **\$20,211.84**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment rate.

FY 2020 Services

1. **Landscaping and irrigation:** Include approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
2. **Median landscaping:** Includes approximately 2,100 square feet along Stratford Rd. and Ruus Lane;
3. **Landscaping:** Includes approximately 7,500 square feet along Pacheco Way;
4. **Landscaping, irrigation and appurtenances:** on the median island on Ruus Lane;
5. **Surface maintenance** of the street side of a masonry wall along Pacheco Way and along the southern and eastern property boundaries. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
6. **Asphalt bike pathway:** Includes approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Ave., and bike path striping on pathway;
7. **Chain link fencing:** Includes approximately 50 linear feet of 4-foot-high black vinyl clad fencing at two locations between Ward Creek and the asphalt pathway;

8. **Gate:** Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
9. **Bridge:** Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
10. **Pedestrian access:** Between Rosecliff Lane and Ward Creek Pathway.
11. **One-time maintenance:** A budget of **\$3,000** is included for tree trimming.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 4 - Stratford Village - Pacheco Wy., Stratford Rd., Russ Ln., & Ward Crk.
Fund 269, Project 3743
Established 1995, 174 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. Maximum Base Assessment Amount	180	180	180	180	180
b. Annual Per Parcel Assessment	121	145	145	116	116
c. # of Parcels	174	174	174	174	174
d. Total Amount Assessed for the District:	21,054	25,265	25,265	20,212	20,212
Income					
a. Annual Assessment Revenue	21,054	25,265	25,265	20,212	20,212
b. Minus County Tax Collection Fee (1.7%)	(358)	(430)	(430)	(344)	(344)
c. Adjustment for Delinquencies	521	151	(196)	-	-
d. Other	-	1,158	529	550	567
e. Total Revenue:	21,217	26,144	25,168	20,418	20,435
Services					
a. Utilities: Water	2,488	2,786	4,357	15,500	4,000
b. Utilities: PGE	1,072	1,031	1,205	1,200	1,236
c. Landscape Maintenance	6,415	6,415	6,415	6,415	6,608
d. One-Time Project/Maintenance	-	315	3,523	500	3,000
e. Irrigation Repair	-	-	-	500	3,000
f. Graffiti Abatement	-	-	-	500	500
g. Property Owner Noticing	239	212	84	100	103
h. Annual Reporting	1,120	1,067	1,159	1,479	1,150
i. City Administration	2,158	3,312	3,344	2,000	2,060
j. Total Expenditures:	13,493	15,138	20,087	28,194	21,657
Account Balance					
a. Beginning Account Balance	77,947	85,672	96,678	101,759	93,983
b. Net Change (Revenue - Expenditures)	7,724	11,006	5,081	(7,776)	(1,222)
c. Ending Account Balance:	85,672	96,678	101,759	93,983	92,761

ZONE 5 (SOTO RD. & PLUM TREE ST.)

Tract Nos. 6641 & 6754
Formed: May 23, 1995
Resolution Number: 95-97
Annexed Tract No. 6754: October 17, 1995

FY 2020

Maximum Base Assessment Rate: **\$258.67**
Assessment Amount per Parcel: **\$255.17**
Number of Parcels: **38**
Assessment Income: **\$9,696.46**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **1995**.
 - **Is at the maximum**, unchanged from the previous year at **\$258.67** per parcel.
 - Includes an annual inflation increase : **No**
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will increase from the previous year from \$212.64 to **\$255.17**.
- The total annual assessment income will equal **\$9,696.46**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping:** within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
2. **Landscaping and appurtenances:** within the 5.5-foot-wide planter strip between the sidewalk and the curb return areas across the frontage of Tract 6641; located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
3. **Surface maintenance of the masonry wall** (street side): of a masonry wall along Soto Road. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
4. **The curb return areas:** at the intersection of Soto Road and Plum Tree Street.
5. **One-time maintenance:** A budget of **\$1,500** is included for bark chip replenishment.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 5 - Plum Tree Street - Soto Road
Fund 272, Project 3744
Established 1995, 38 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	259	259	259	259	259
b. Annual Per Parcel Assessment:	199	199	205	213	255
c. <u># of Parcels</u>	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>	<u>38</u>
d. Total Amount Assessed for the District:	7,543	38	7,799	8,080	9,696
Income					
a. Annual Assessment Revenue	7,543	7,543	7,799	8,080	9,696
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(128)	(128)	(133)	(137)	(165)
c. Adjustment for Delinquencies	12	2	(203)		-
d. <u>Other</u>	<u>-</u>	<u>110</u>	<u>40</u>	<u>45</u>	<u>45</u>
e. Total Revenue:	7,427	7,527	7,504	7,988	9,577
Services					
a. Utilities: Water	854	832	2,885	3,300	3,399
b. Utilities: PGE	244	234	236	250	258
c. Landscape Maintenance	1,620	1,620	1,620	1,620	1,669
d. One-Time Project/Maintenance	-	2,448	1,374	500	1,500
e. Irrigation	-	-	-	-	1,500
f. Property Owner Noticing	52	96	44	70	72
g. Annual Reporting	560	534	580	741	600
h. <u>City Administration</u>	<u>1,499</u>	<u>1,638</u>	<u>1,638</u>	<u>1,500</u>	<u>1,545</u>
i. Total Expenditures:	4,829	7,402	8,377	7,981	10,543
Account Balance					
a. Beginning Account Balance:	6,298	8,896	9,021	8,148	8,155
b. <u>Net Change (Revenue - Expenditures)</u>	<u>2,598</u>	<u>125</u>	<u>(873)</u>	<u>7</u>	<u>(966)</u>
c. Ending Account Balance:	8,896	9,021	8,148	8,155	7,189

ZONE 6 (PEPPERTREE PARK)

Tract Nos. 4420 & 3337 (Lot 2)
Formed: May 11, 1982
Resolution Number: 82-160

FY 2020

Maximum Base Assessment Rate: **\$2.61** per linear foot
Assessment Amount per Parcel: **\$2.61** per linear foot
Number of Parcels: **11**
Assessment Income: **\$13,034**



FY 2020 Assessment and Income

3. **Maximum Base Assessment** (highest rate that can be charged per parcel).
- Originally set when the zone was created in **1982**.
 - **Is at the maximum**, unchanged from the previous year at **\$2.61** per linear foot.
 - Includes an annual inflation increase : **No**
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

4. **Assessment Rate** (annual charge per parcel) **and Income**

- The per linear foot charge will remain the same from the previous year at **\$2.61**. per
- The total annual assessment income will equal **\$13,034.34**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
2. **Landscaping:** in the fountain area; and
3. **Various:** the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
4. **One-time maintenance:** A budget of **\$15,000** is included to repair the stamped concrete section of the roadway.

City of Hayward
Landscape and Lighting District Zone 6 - Peppertree Business Park
Fund 273, Project 3730
Established 1982, 11 Parcels

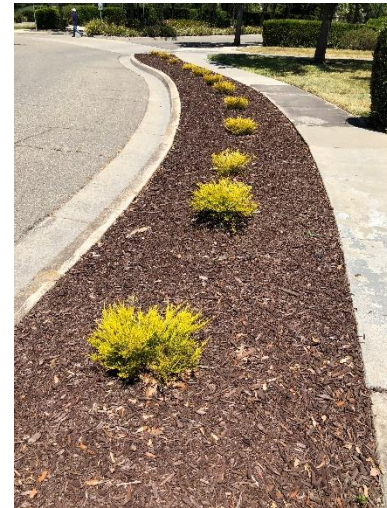
	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	3	3	3	3	3
b. Annual Per Parcel Assessment:	3	3	3	3	3
c. # of Parcels	11	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994	4,994
Total Amount Assessed for the District	13,034	13,034	13,034	13,034	13,034
Income					
a. Annual Assessment Revenue	13,034	13,034	13,034	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)	(222)
c. Adjustment for Delinquencies	3	64	3	-	-
d. <u>Other</u>	-	797	323	450	375
e. Total Revenue:	12,816	13,674	13,139	13,263	13,188
Services					
a. Utilities: Water	873	1,136	1,838	3,200	3,296
b. Utilities: PGE	139	120	110	120	124
c. Landscape Maintenance	4,000	4,000	4,000	4,000	4,120
d. One-Time Project/Maintenance	4,306	4,150	2,322	2,000	15,000
e. Property Owner Noticing	15	61	21	55	57
f. Annual Reporting	560	534	893	1,479	1,150
g. <u>City Administration</u>	2,000	2,000	2,000	2,000	2,060
h. Total Expenditures:	11,893	12,001	11,184	12,854	25,807
Account Balance					
a. Beginning Account Balance:	61,774	62,696	64,369	66,324	66,733
b. <u>Net Change (Revenue - Expenditures)</u>	923	1,673	1,955	409	(12,619)
c. Ending Account Balance:	62,696	64,369	66,324	66,733	54,114

ZONE 7 (TWIN BRIDGES - MISSION BLVD, INDUSTRIAL PKWY, ARROWHEAD WAY)

Tract Nos. 7015
Formed: July 28, 1998
Resolution Number: 98-153

FY 2020

Maximum Base Assessment Rate: **\$1,010.40**
Assessment Amount per Parcel: **\$591.70**
Number of Parcels: **348**
Assessment Income: **\$205,911.60**



FY 2020 Assessment and Income

3. **Maximum Base Assessment** (highest rate that can be charged per parcel).
- Originally set when the zone was created in **1998**.
 - Increased from the previous year from \$975.95 to **\$1,010.40** per parcel by CPI.
 - Includes an annual inflation increase : **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

4. **Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will remain the same from the previous year at **\$591.70**.
- The total annual assessment income will equal **\$205,9121.60**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City.
2. **Landscaping:** Includes: planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway.;
3. **Medians:** Includes medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
4. **Bus shelters;**
5. **Walls and fences** that face Mission Blvd., Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
6. **Specialty street lighting;** and
7. **One-time maintenance:** A budget of **\$10,000** for tree trimming.

In FY 2019, the following improvements were completed: 1) Installed a weather-based irrigation controller to monitor and adjust water. The controller was identified in response to a large water leak that occurred this year. 2) Trimmed trees along both main entrances.

City of Hayward
Landscape and Lighting District Zone 7 - (Twin Bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)
Fund 274, Project 3746
Established 1998, 348 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	884	911	942	976	1,010
b. Annual Per Parcel Assessment:	564	564	564	592	592
c. <u># of Parcels</u>	348	348	348	348	348
d. Total Amount Assessed for the District	196,105	196,105	196,105	205,912	205,912
Income					
a. Annual Assessment Revenue	196,105	196,884	196,105	205,912	205,912
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,334)	(3,347)	(3,334)	(3,500)	(3,500)
c. Adjustment for Delinquencies	(3,877)	(1,983)	(1,623)	-	-
d. <u>Other</u>	-	5,330	2,331	3,000	4,000
Total Revenue:	188,894	196,884	193,479	205,411	206,411
Services					
a. Utilities: Water	14,540	20,125	44,373	65,000	47,000
b. Utilities: PGE	2,157	1,522	2,432	2,600	2,678
c. Landscape Maintenance	29,796	29,875	27,313	29,796	30,690
d. Park Maintenance - HARD	73,771	44,800	44,800	46,144	47,528
e. Tree Trimming/Replacement	-	-	-	10,000	10,000
f. Street Light Maintenance	-	-	-	1,000	1,030
g. Graffiti Abatement	-	-	-	1,000	1,030
h. Weatherbased Irrigation Ctrlr	-	-	-	18,000	-
i. One-Time Project/Maintenance	15,138	22,940	80,230	-	10,000
j. Property Owner Noticing	476	500	290	300	309
k. Annual Reporting	1,750	1,668	1,537	1,665	1,290
l. <u>City Administration</u>	3,696	5,150	5,202	4,000	4,120
m. Total Expenditures:	141,324	126,580	206,177	179,505	155,675
Account Balance					
a. Beginning Account Balance:	334,960	382,530	452,834	440,137	466,043
b. <u>Net Change (Revenue - Expenditures)</u>	47,570	70,304	(12,697)	25,906	50,736
c. Ending Account Balance:	382,530	452,834	440,137	466,043	516,779

ZONE 8 (CAPITOLA STREET)

Tract Nos. 7033
Formed: March 2, 1999
Resolution Number: 99-030

FY 2020

Maximum Base Assessment Rate: **\$722.64**
Assessment Amount per Parcel: **\$181.13**
Number of Parcels: **24**
Assessment Income: **\$4,347.12**



FY 2020 Assessment and Income

- | |
|--|
| <p>5. Maximum Base Assessment (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none">• Originally set when the zone was created in 1999.• Increased from the previous year from \$697.53 to \$722.64 per parcel by CPI.• Includes an annual inflation increase : Yes, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).• Can be increased later: Future increases above the Maximum Base Assessment would require the noticing and balloting of property owners per the requirements of Proposition 218. |
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6. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will increase from the previous year from \$157.50 to **\$181.13**.
- The total annual assessment income will equal **\$4,347.12**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Landscaping:** a 10-foot-wide landscaped area, between the wall and the Hesperian Blvd. frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
2. **Surface maintenance:** of the 8-foot-high decorative concrete wall along the tract's Hesperian Blvd. frontage. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
3. **One-time maintenance:** A budget of **\$2,000** for additional maintenance as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 8 - Capitola Street
Fund 275, Project 3748
Established 1999, 24 Parcels

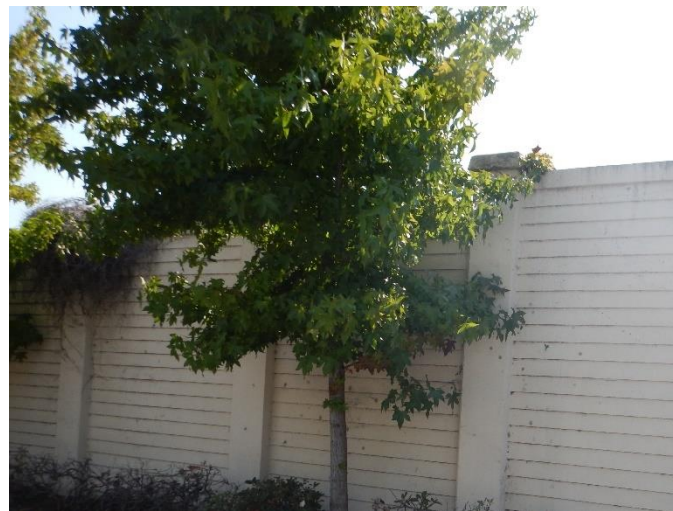
	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	632	652	674	698	723
b. Annual Per Parcel Assessment:	250	150	150	158	181
c. <u># of Parcels</u>	24	24	24	24	24
d. Total Amount Assessed for the District:	6,000	3,600	3,600	3,780	4,347
Income					
a. Annual Assessment Revenue	6,000	3,600	3,600	3,780	4,347
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(102)	(61)	(61)	(64)	(74)
c. Adjustment for Delinquencies	149	8	23	-	-
d. <u>Other</u>	-	112	-	-	-
e. Total Revenue:	6,047	3,659	3,562	3,716	4,273
Services					
a. Utilities: Water	1,216	189	229	340	350
b. Utilities: PGE	-	-	-	-	-
c. Landscape Maintenance	2,212	976	1,588	2,000	2,060
d. One-Time Project/Maintenance	-	-	-	500	2,000
e. Property Owner Noticing	33	64	33	70	72
f. Annual Reporting	560	534	580	741	600
g. <u>City Administration</u>	2,112	2,000	2,020	2,000	2,060
Total Expenditures:	6,133	3,763	4,450	5,651	7,142
Account Balance					
a. Beginning Account Balance:	52,526	52,440	52,336	51,448	49,513
b. <u>Net Change (Revenue - Expenditures)</u>	(86)	(104)	(888)	(1,935)	(2,869)
c. Ending Account Balance:	52,440	52,336	51,448	49,513	46,644

ZONE 9 (ORCHARD AVE.)

Tract Nos. 7063
Formed: April 25, 2000
Resolution Number: 00-050

FY 2020

Maximum Base Assessment Rate: **\$192.95**
Assessment Amount per Parcel: **\$34.19**
Number of Parcels: **74**
Assessment Income: **\$2,529.91**



FY 2020 Assessment and Income

3. **Maximum Base Assessment** (highest rate that can be charged per parcel).
- Originally set when the zone was created in **2000**.
 - Increased from the previous year from \$186.37 to **\$192.95** per parcel by CPI.
 - Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will increase from the previous year from \$31.08 to **\$34.19**.
- The total annual assessment income will equal **\$2,529.91**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Surface maintenance:** of the 10-foot-high decorative concrete wall along the railroad and along the south property line abutting Lot 40. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair. To minimize this maintenance work, Boston Ivy is planted and maintained along most of the surface of the wall.
5. **One-time maintenance:** A budget of **\$500** is included for additional maintenance as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 9 - Orchard Ave.
Fund 276, Project 3749
Established 2000, 74 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	169	174	180	186	193
b. Annual Per Parcel Assessment:	10	20	30	31	34
c. <u># of Parcels</u>	74	74	74	74	74
d. Total Amount Assessed for the District	740	1,480	2,220	2,300	2,530
Income					
a. Annual Assessment Revenue	740	1,480	2,220	2,300	2,530
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(13)	(25)	(38)	(39)	(43)
c. Adjustment for Delinquencies	742	2	2	-	-
d. <u>Other</u>	-	81	30	40	30
e. Total Revenue:	1,469	1,538	2,214	2,301	2,517
Services					
a. One-Time Project/Maintenance	-	-	-	-	500
b. Graffiti Abatement	-	-	-	500	500
c. Property Owner Noticing	101	143	73	100	103
d. Annual Reporting	560	534	580	741	600
e. <u>City Administration</u>	1,280	1,458	1,200	1,200	1,236
f. Total Expenditures:	1,941	2,135	1,853	2,541	2,939
Account Balance					
a. Beginning Account Balance:	7,188	6,717	6,120	6,481	6,241
b. <u>Net Change (Revenue - Expenditures)</u>	(472)	(597)	361	(240)	(422)
c. Ending Account Balance:	6,717	6,120	6,481	6,241	5,819

ZONE 10 (EDEN SHORES RESIDENTIAL)

Tract Nos. 7317, 7360 & 7361
Formed: June 24, 2003
Resolution Number: 03-083

FY 2020

Maximum Base Assessment Rate: **\$1,150.56**
Assessment Amount per Parcel: **\$265.66**
Number of Parcels: **534**
Assessment Income: **\$141,862.44**



FY 2020 Assessment and Income

7. **Maximum Base Assessment** (highest rate that can be charged per parcel).
- Originally set when the zone was created in **2003**.
 - Increased from the previous year from \$1,111.33 to **\$1,150.56** per parcel by CPI.
 - Includes an annual inflation increase : **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

8. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will increase from the previous year from \$221.38 to **\$265.66**.
- The total annual assessment income will equal **\$141,862.44**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

The Eden Shores Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of this authorized expense thru the benefit district zone budget. The City manages the park maintenance contract, which is under a Memorandum of Understanding with the Hayward Area Recreation District.

1. **Park:** A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
2. **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
3. **Surface maintenance:** of the decorative concrete and masonry walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
4. **One-time maintenance:** A budget of **\$25,000** is allocated for planting to be identified.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

In FY 2019, the following improvements were completed: 1) Resurfaced three tennis courts and increased the fence height between courts two and three.

City of Hayward
Landscape and Lighting District Zone 10 - Eden Shores
Fund 277, Project 3750
Established 2003, 534 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	1,007	1,037	1,073	1,111	1,151
b. Annual Per Parcel Assessment:	356	175	193	221	266
c. <u># of Parcels</u>	534	534	534	534	534
d. Total Amount Assessed for the District:	190,211	93,450	102,795	118,217	141,862
Income					
a. Annual Assessment Revenue	190,211	93,450	102,795	118,217	141,862
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,234)	(1,589)	(1,748)	(2,010)	(2,412)
c. Adjustment for Delinquencies	1,566	1,815	798	-	-
d. <u>Other</u>	-	9,338	3,937	3,000	2,500
e. Total Revenue:	188,543	103,014	105,782	119,207	141,951
Services					
a. Utilities: Water	12,965	20,050	29,877	40,000	32,000
b. Utilities: PGE	394	363	353	375	386
c. Landscape Maintenance - ES HOA	26,880	26,880	27,000	31,000	31,930
d. Park Maintenance - HARD	106,588	71,200	71,200	73,336	75,536
e. Graffiti Abatement	-	-	-	500	515
f. One-Time Project/Maintenance	6,033	28,121	56,817	140,000	25,000
g. Property Owner Noticing	730	551	230	250	258
h. Annual Reporting	1,925	1,835	1,621	1,665	1,290
i. <u>City Administration</u>	4,165	5,150	5,202	4,000	4,120
j. Total Expenditures:	159,680	154,150	192,300	291,126	171,035
Account Balance					
a. Beginning Account Balance:	740,828	769,691	718,555	632,038	460,119
b. <u>Net Change (Revenue - Expenditures)</u>	<u>28,863</u>	<u>(51,136)</u>	<u>(86,517)</u>	<u>(171,919)</u>	<u>(29,084)</u>
c. Ending Account Balance:	769,691	718,555	632,038	460,119	431,035

ZONE 11 (STONEBRAE COUNTRY CLUB)

Tract Nos. 5354, 8356
Formed: July 18, 2006
Resolution Number: 06-096

FY 2020

Maximum Base Assessment Rate: **\$1,631.91**
Assessment Amount per Parcel (Developed): **\$273.72**
Assessment Amount per Parcel (Future Development): **\$145.07**
Number of Parcels: **634**
Assessment Income: **\$161,059.4**



Note: Ninety-seven parcels of the Stonebrae Country Club development are scheduled for future development. Future development parcels are assessed at 53% of the developed parcel rate.

FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2006**.
- Increased from the previous year from \$1,576.26 to **\$1,631.91** per parcel by CPI.
- Includes an annual inflation increase : **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for **Developed** parcels will increase from the previous year from \$210.55 to **\$273.72**.
- The per parcel charge for **Future Developed** parcels will increase from the previous year from \$111.51 to **\$145.07**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. Since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2016.
- The total annual assessment income will equal **\$161,059.43**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

The Stonebrae Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of this authorized expense thru the benefit district zone budget.

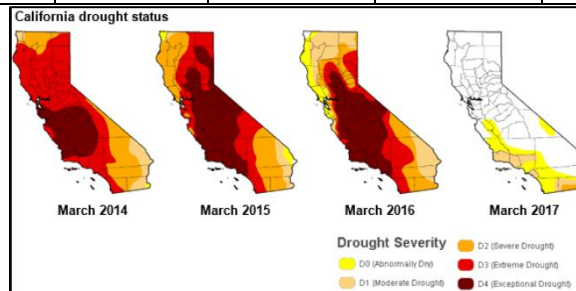
1. **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;
2. **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Dr.;
3. **Wall maintenance:** of decorative walls facing Fairview Ave. and Hayward Blvd. but not including the view fence of the lots along Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and replacement of the improvements if needed;
4. **Street and landscape lighting:** along Fairview Ave., Carden Lane, Hayward Blvd.; and along the frontage of the school at the intersection of Hayward Blvd./Stonebrae Country;
5. **Club Drive and Carden Lane:** this maintenance includes electrical costs, and replacement of the improvements if needed;
6. **One-time maintenance:** The following improvements are planned: 1) Installation of weather-based irrigation controllers to better schedule and monitor water usage. 2) Annual tree fertilization and tree trimming. 3) Annual replenishment of mulch.

Note: As part of the roadway modifications for the Stonebrae Development, the landscaped corner at Hayward Blvd. and Fairview Blvd., previously located in benefit Zone No. 3, was substantially reduced in size and modified. The modified corner provides a benefit for the residents of the Stonebrae Development and is visually a vital part of the entrance to the development. By agreement of the Stonebrae developer and the City and following consultation with the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and annexed into the Stonebrae Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the future ongoing costs for the maintenance of this area.

Note: The Stonebrae project is proposed to be developed in multiple phases (Villages A-E). Pursuant to the original 2002 Vesting Tentative Map for Stonebrae, Village C was anticipated to have 71 single-family lots. On July 5, 2017, the Final Map for Village C was recorded, which updated the number of single-family lots to 96. It should be noted that the Stonebrae development was originally approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots will be **634**, 16 less than what was approved with the 2002 Vesting Tentative Map. The current development phase consists of **537** single-family parcels (increased from 516 in FY 2019). The future development phases will consist of the remaining **97** single-family parcels (decreased from 118 in FY 2019).

For FY 2019, there was a large water increase. The HOA provided the following information regarding water usage over the past several years.

	FY 2016	FY 2017	FY 2018	FY 2019 Est
Water Usage	\$52,233	\$14,911	\$90,086	\$130,000



1. In 2016 water usage was limited to two days per week due to drought restrictions. In addition, the meter at 27 Stonebrae was broken and recorded no usage for the year.
2. In 2017 water usage was limited to two days per week due to drought restrictions. In addition, the meter at 27 Stonebrae was broken and recorded no usage for five months.
3. In 2018 drought restrictions were no longer in effect and water usage increased. Some fescue grass and turf were replaced with lower water demand plant material; however, watering was increased to ensure good rooting. Going forward, after the plant establishment period, overall water to the area will be decreased.
4. Fiscal year 2019 saw a large water leak. In order to better monitor and manage water usage, weather-based irrigation controls will be installed in 2020 and 2021.
5. In FY 2019, the following improvements were completed: 1) Replenished mulch. 2) Completed Country Club Drive drainage mitigation. 3) Installed a french drain installation along four areas on Fairview Avenue. 4) Completed Fairview Avenue decomposed granite pathway renovation. 5) Began Tree Fertilizer Program, which will continue annually.

City of Hayward
Landscape and Lighting District Zone 11 - Stonebrae Country Club
Fund 279, Project 3731
Established 2006, 634 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. Developed Parcels					
b. <i>Maximum Base Assessment Amount:</i>	1,428	1,471	1,573	1,576	1,632
c. Annual Per Parcel Assessment:	379	156	168	211	274
d. <u># of Parcels</u>	429	429	448	516	537
e. Total Amount Assessed:	162,771	66,907	75,460	108,644	146,988
f.					
g. Future Development Parcels					
h. <i>Maximum Base Assessment Amount:</i>	1,428	1,471	1,573	1,576	1,632
i. Annual Per Parcel Assessment	201	83	89	112	145
J. <u># of Parcels</u>	147	147	128	118	97
k. Total Amount Assessed:	29,561	12,142	11,419	13,158	14,072
l.					
m. Total Amount Assessed for the District:	192,332	79,049	86,878	121,802	161,059
Income					
a. Annual Assessment Revenue	192,332	79,049	86,878	121,802	161,059
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,270)	(1,344)	(1,477)	(2,071)	(2,738)
c. Adjustment for Delinquencies	(541)	6,190	2,843	-	-
d. Other	-	8,169	3,493	3,600	2,900
e. Total Revenue:	188,521	92,064	91,737	123,331	161,221
Services					
a. Utilities: Water	52,233	14,911	90,086	130,000	110,000
b. Utilities: PGE	7,396	8,018	8,703	8,800	9,064
c. Landscape Maintenance	35,652	35,652	35,652	35,652	35,652
d. Plant Replacement	3,509	-	283	-	2,000
e. Flower Bed Planting	6,128	6,326	4,136	5,000	5,150
f. Irrigation Repair/Replacement	2,236	855	-	1,500	1,545
g. Drainage	-	-	1,681	-	-
h. Welcome Sign	-	-	6,992	-	-
i. Vehicle Damage	-	-	3,975	-	-
J. Tree Trimming	1,430	9,555	9,109	-	10,000
k. Tree Fertilizer	-	-	-	6,400	6,592
l. Gopher Control	-	3,937	762	4,000	4,120
m. Grass Conversion Project	-	-	-	-	-
n. Mulch	27,257	-	-	10,000	10,300
o. One-Time Project/Maintenance	-	-	-	35,000	-
p. Weather Based Irrigation System	-	-	-	-	20,000
q. Street Light Maintenance	2,496	18,186	7,374	2,000	2,500
r. Property Owner Noticing	762	682	410	425	500
s. Annual Reporting	1,925	1,835	1,621	1,665	1,150
t. <u>City Administration</u>	1,939	3,058	3,089	3,181	3,277
u. Total Expenditures:	142,962	103,015	173,872	243,623	221,850
Account Balance					
a. Beginning Account Balance:	596,970	642,530	631,579	549,444	429,152
b. <i>Net Change (Revenue - Expenditures)</i>	45,559	(10,951)	(82,135)	(120,292)	(60,629)
c. Ending Account Balance:	642,530	631,579	549,444	429,152	368,523

ZONE 12 (EDEN SHORE EAST - SPORTS PARK)

Tract Nos. 7489, 7708 & 8148
Formed: May 15, 2007
Annexed Tract No. 8148: June 21, 2016
Resolution Number: 07-031 & 16-065

FY 2020

Maximum Base Assessment Rate: **\$216.24 / \$213.06**
Assessment Amount per Parcel (Developed): **\$95.00**
Assessment Amount per Parcel (Future Development): **\$28.50**
Number of Parcels: **379**
Assessment Income: **\$32,547.00**



Note: Fifty-two parcels of the Spindrift development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate.

Annexation to Zone 12 – Spindrift at Eden Shores (Tract 8148)

On June 21, 2016 the City Council approved the annexation of the Spindrift at Eden Shores Project into existing Zone 12 of LLAD 96-1. A total of 118 new lots were scheduled to be created and added to existing Zone 12 (Phase I, which was previously approved, created 66 new lots, while Phase II (project pending) is scheduled to approve 52 additional lots.) The new additions to Zone 12 will be assessed in a manner similar to the existing 261 lots in Zone 12 once developed, which currently pay for the maintenance of improvements at the Alden E. Oliver Sports Park.

FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2007**.
- **Eden Shores East:** Increased from the previous year from \$208.87 to **\$216.24** per parcel by CPI. Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (3.56% for the period December 2017 to December 2018).

Spindrift Annexation: Increased from the previous year from \$206.85 to **\$213.06** per parcel by CPI. Includes an annual inflation increase: Yes, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.96% for the period February 2018 to February 2019). As the maximum annual CPI adjustment can not to exceed 3.00% per fiscal year, any change in the CPI in excess of 3.00% shall be cumulatively reserved as the “unused CPI” and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3.00%. For FY 2020, 1.96% will be cumulatively reserved).

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **decreased** based on the City's analysis of the financial stability of the zone.
- The per parcel rate for **developed** properties decreased from the previous year from \$112.00 to **\$95.00.**,
- The per parcel rate for **future development** decreased from the previous year from \$33.60 to **\$28.50.**
- The total annual assessment income will equal **\$32,547.00.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Minor Portion of Sports Park:** The City of Hayward has an agreement with the Hayward Area Recreation and Park District (HARD) to maintain the Alden E. Oliver Sports Park which benefits parcels within this benefit zone. The annual assessment pays for a minor portion of the Sports Park maintenance cost and City administrative costs associated with managing the benefit assessment program for this benefit zone. Maintenance of the neighborhood serving features of the Alden E. Oliver Sports Park include picnic tables, basketball courts, barbeque areas, soccer fields, etc.

City of Hayward
Landscape and Lighting District Zone 12 - Eden Shores East - Sports Park
Fund 278, Project 3732
Established 2007, 2016; 379 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb					
a. <i>Maximum Base Assessment Amount:</i>	189	195	202	209	216
b. Annual Per Parcel Assessment:	189	195	112	112	95
c. <i># of Parcels</i>	261	261	261	261	261
d. Total Amount Assessed:	49,397	50,890	29,232	29,232	24,795
Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec					
e. Developed Parcels					
f. <i>Maximum Base Assessment (Developed)</i>	N/A	N/A	201	207	213
g. Annual Per Parcel Assessment	N/A	N/A	112	112	95
h. <i># of Parcels</i>	N/A	N/A	25	54	66
g. Total Amount Assessed:	N/A	N/A	2,800	6,048	6,270
h. Future Development Parcels					
i. <i>Maximum Base Assessment (Undeveloped)</i>	N/A	N/A	201	207	213
j. Annual Per Parcel Assessment	N/A	N/A	34	34	29
k. <i># of Parcels</i>	N/A	N/A	93	64	52
l. Total Amount Assessed:	N/A	N/A	3,125	2,150	1,482
m. Total Amount Assessed for the District:	49,397	50,890	35,157	37,430	32,547
Income					
a. Annual Assessment Revenue	49,397	50,890	35,157	37,430	31,749
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(840)	(865)	(598)	(636)	(540)
c. Adjustment for Delinquencies	191	6,652	1,042	-	-
d. Other	-	155	90	150	150
e. Total Revenue:	48,748	56,832	35,691	36,944	31,359
Services					
a. Park Maintenance - HARD	41,000	31,000	31,000	31,930	32,888
b. Property Owner Noticing	361	391	272	268	350
c. Annual Reporting	1,260	1,201	1,225	1,479	1,150
d. City Administration	1,280	2,206	2,228	1,200	1,236
e. Total Expenditures:	43,901	34,798	34,725	34,877	35,624
Account Balance					
a. Beginning Account Balance:	(6,434)	(1,586)	20,447	21,414	23,481
b. <i>Net Change (Revenue - Expenditures)</i>	4,848	22,034	966	2,067	(4,265)
c. Ending Account Balance:	(1,586)	20,447	21,414	23,481	19,216

ZONE 13 (CANNERY PLACE)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

FY 2020

Maximum Base Assessment Rate: **\$1,227.13**

Assessment Amount per Parcel: **\$361.00**

582 Condominium Style Units, **16** Duets, and **One** Commercial Retail Parcel

Assessment Income: **\$261,239.00**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **2008**.
 - Increased from the previous year from \$1,185.29 to **\$1,227.13** per parcel by CPI.
 - Includes an annual inflation increase : **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel rate will remain the same from the previous year at **\$361.00**.
- The total annual assessment income will equal **\$216,239.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

1. **Park Maintenance:** Includes approximately five (5) acres of park area encompassing landscaping and irrigation, and playground equipment, and maintenance of a historic water tower within the development;
2. **Landscaping and irrigation:** Includes park strips and parkway within the development;
3. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
4. **Maintenance:** of street trees;
5. **Maintenance:** of paved walkways;
6. **One-time maintenance:** A budget of **\$2,000** is allocated for additional maintenance as required.

Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

City of Hayward
Landscape and Lighting District Zone 13 - Cannery Place
Fund 281, Project 3733
Established 2008, 599 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. <i>Maximum Base Assessment Amount:</i>	1,074	1,106	1,144	1,185	1,227
b. Annual Per Parcel Assessment:	361	361	361	361	361
c. <u># of Parcels</u>	599	599	599	599	599
d. Total Amount Assessed for the District:	216,239	216,239	216,239	216,239	216,239
Income					
a. Annual Assessment Revenue	216,239	216,239	216,239	216,239	216,239
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,676)	(3,676)	(3,676)	(3,676)	(3,676)
c. Adjustment for Delinquencies	(1,992)	3,092	2,287	-	-
d. <u>Other</u>	-	4,013	1,706	2,000	2,100
e. Total Revenue:	210,571	219,668	216,556	214,563	214,663
Services					
a. Utilities: Water	59,773	70,422	84,800	88,000	90,640
b. Utilities: PGE	2,468	3,992	7,344	7,400	7,622
c. Landscape Maintenance	42,036	42,572	43,569	73,440	75,643
d. Street Light Maintenance	-	-	3,918	1,000	1,030
e. Graffiti Abatement	531	-	-	1,000	1,030
f. Tree Timming	-	-	10,593	12,000	5,000
g. Weather Based Irrigation Controller	17,982	-	-	-	-
h. One Time Project/Maintenance	18,076	12,066	-	12,000	2,000
i. Property Owner Noticing	819	827	492	520	535
k. Annual Reporting	1,750	1,668	1,517	1,479	1,150
l. <u>City Administration</u>	3,699	5,271	7,866	4,000	4,121
m. Total Expenditures:	147,134	136,818	160,099	200,839	188,771
Account Balance					
a. Beginning Account Balance:	219,417	282,854	365,704	422,161	435,885
b. <u>Net Change (Revenue - Expenditures)</u>	63,437	82,850	56,457	13,724	25,892
c. Ending Account Balance:	282,854	365,704	422,161	435,885	461,776

ZONE 14 (LA VISTA)

Tract Nos. 7620
Formed: June 14, 2016
Resolution Number: 16-044

FY 2020

Maximum Base Assessment Rate: **\$644.41**
Assessment Amount per Developed Parcel: **\$525.00**
Assessment Amount per Future Development Parcel: **\$157.50**
Number of Parcels: **179**
Assessment Income: **\$73,027.50**

Note: Fifty-seven parcels of the Spindrift development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate.

FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **2016**.
 - Increased from the previous year from \$625.64 to **\$644.41** per parcel by CPI-U.
 - Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.96% for the period February 2018 to February 2019). As the maximum annual CPI adjustment can not to exceed 3.00% per fiscal year, any change in the CPI in excess of 3.00% shall be cumulatively reserved as the “unused CPI” and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3.00%. For FY 2020, 1.96% will be cumulatively reserved).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.

The per parcel charge will increase from the previous year from \$15.00 to **\$525.00** (3500%) as the District anticipates accepting maintenance responsibility in January 2020.

- The total annual assessment income will equal **\$73,027.50**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

The following is a detailed description of the improvements that will be operated, maintained and serviced throughout the benefit zone upon completion of construction:

1. **Landscaping and irrigation:** of the public right of ways of Tennyson Rd., Vista Grande Dr., Cantera Dr., Mountain View Dr., Fortuna Way, and Alquire Pkwy, and firebreak landscaping along the perimeter of the backside of the development. Such landscaping consists of the care for groundcover, shrubs, trees, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping;
2. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
3. **Maintenance:** of street trees;
4. **Maintenance:** of bioswales and Fitera Tree Filters;
5. **Maintenance:** of street lighting;

6. Maintenance: of private paved trails east of Alquire Pkwy.;

Note: The La Vista Development is being constructed in three phases. Currently, the first phase is under construction and the City expects to assume full maintenance responsibility in January 2020. Vacant lots are assessed at 30% of the Maximum Base Assessment Rate.

City of Hayward
Landscape and Lighting District Zone 14 - La Vista
Fund 282, Project 3751
Established 2016, 179 Parcels

	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment				
a. Developed Parcels				
b. <i>Maximum Base Assessment Amount:</i>	590	607	626	644
c. Annual Per Parcel Assessment:	N/A	N/A	15	525
d. <u># of Parcels</u>	N/A	N/A	52	122
e. Total Amount Assessed:	N/A	N/A	780	64,050
f.				
g. Future Development Parcels				
h. <i>Maximum Base Assessment Amount:</i>	590	607	626	644
i. Annual Per Parcel Assessment:	177	15	5	158
j. <u># of Parcels</u>	179	179	127	57
k. Total Amount Assessed:	31,669	2,685	572	8,978
l.				
m. Total Amount Assessed for the District:	31,669	2,685	1,352	73,028
Income				
a. Annual Assessment Revenue	31,669	2,685	1,352	73,028
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(538)	(46)	(23)	(1,241)
c. Adjustment for Delinquencies	-	2	-	-
d. Other	298	163	200	-
e. Total Revenue:	31,428	2,804	1,529	71,786
Services				
a. Utilities: Water	N/A	-	-	8,000
b. Utilities: PGE	N/A	-	-	4,000
c. Landscape Maintenance	N/A	-	-	30,000
d. Firebreak Landscape Area	N/A	-	-	8,000
e. Tree Maintenance	N/A	-	-	1,000
f. Street Light Maintenance	N/A	-	-	1,000
g. Graffiti Abatement	N/A	-	-	1,000
h. One-Time Capital Project/Maintenance	N/A	-	-	1,000
i. Property Owner Noticing	N/A	38	50	120
j. Annual Reporting	N/A	626	645	1,150
k. City Administration	N/A	1,000	1,480	2,500
l. Total Expenditures:	N/A	1,664	2,175	57,770
Account Balance				
a. Beginning Account Balance:	-	32,073	33,214	32,568
b. <u><i>Net Change (Revenue - Expenditures)</i></u>	<u>31,428</u>	<u>1,140</u>	<u>(646)</u>	<u>14,016</u>
c. Ending Account Balance:	32,073	33,214	32,568	46,584

ZONE 15 (CADENCE)

Tract No. 8032
Formed: January 17, 2017
Resolution Number: 17-001

FY 2020

Maximum Base Assessment Rate: **\$628.86**
Assessment Amount per Parcel: **\$0.00**
Number of Parcels: **206**
Assessment Income: **\$0.00**

This benefit zone is self-maintained by the property owners. If the park is maintained, no assessment amount will be charged.

FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **2016**.
 - Increased from the previous year from **\$607.06** to **\$628.86** per parcel by CPI-U.
 - Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.96% for the period February 2018 to February 2019). As the maximum annual CPI adjustment can not to exceed 3.00% per fiscal year, any change in the CPI in excess of 3.00% shall be cumulatively reserved as the “unused CPI” and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3.00%. For FY 2020, 1.96% will be cumulatively reserved).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will remain the same at **zero**. AMCAL has entered in contract with Bella Vista Landscape Services, Inc. (CCL # 805462) to maintain the Park in good repair and working order, and in a neat, clean and orderly condition. AMCAL is responsible for the annual payment of the District Management cost and reimbursement to the City for the Engineer's Report. Thus, each of the 206 parcels will be assessed at \$0.00 per parcel. The Assessment District ensures adequate funding is available for the maintenance of the Park should the Developer default, not meet the maintenance standards, or if the property is sold, and the City assumes maintenance of the park
- The total annual assessment income will equal **zero** pursuant to the Owners Participation Agreement (OPA) for the Cadence Development. Per the OPA, AMCAL Hayward LLC (AMCAL) is responsible for the maintenance Cadence Public Park in perpetuity or for the life of the agreement. As required in Section 8.12 of the OPA, AMCAL submitted their annual Park Maintenance Plan to the City for review and approval.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2020 Services

The following is a detailed description of the improvements that will be operated, maintained and serviced throughout the benefit zone upon completion of construction:

1. **Maintenance:** of the Park in good repair and working order; and in a neat, clean, and orderly condition.

ZONE 16 (BLACKSTONE AT CANNERY PLACE)

Tract Nos. 7894
Formed: May 17, 2016
Resolution Number: 16-044

FY 2020

Maximum Base Assessment Rate: Zone A: **\$445.68**, Zone B: **\$467.94**
Assessment Amount per Parcel – Zone A: **\$445.68**, Zone B: **\$467.94**
Number of Parcels: **157**
Assessment Income: **\$70,506.00**



FY 2020 Assessment and Income

1. **Maximum Base Assessment** (highest rate that can be charged per parcel).
 - Originally set when the zone was created in **2003**.
 - Zone A: Increased from the previous year from \$432.68 to **\$445.68** per parcel by CPI.
 - Zone B: Increased from the previous year from \$454.32 to **\$467.94** per parcel by CPI.
 - Includes an annual inflation increase : **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).
 - Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

2. **Assessment Rate** (annual charge per parcel) **and Income**

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel rate (Zone A) was increased from the previous year from \$200.00 to **\$445.68** (3500%), the City anticipates funding a full twelve months of maintenance and capital reserve contribution.
- The per parcel rate (Zone B) was increased from the previous year from \$210.00 to **\$467.94** (3500%), the City anticipates funding a full twelve months of maintenance and capital reserve contribution.
- The total annual assessment income will equal **\$70,506.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment amount.

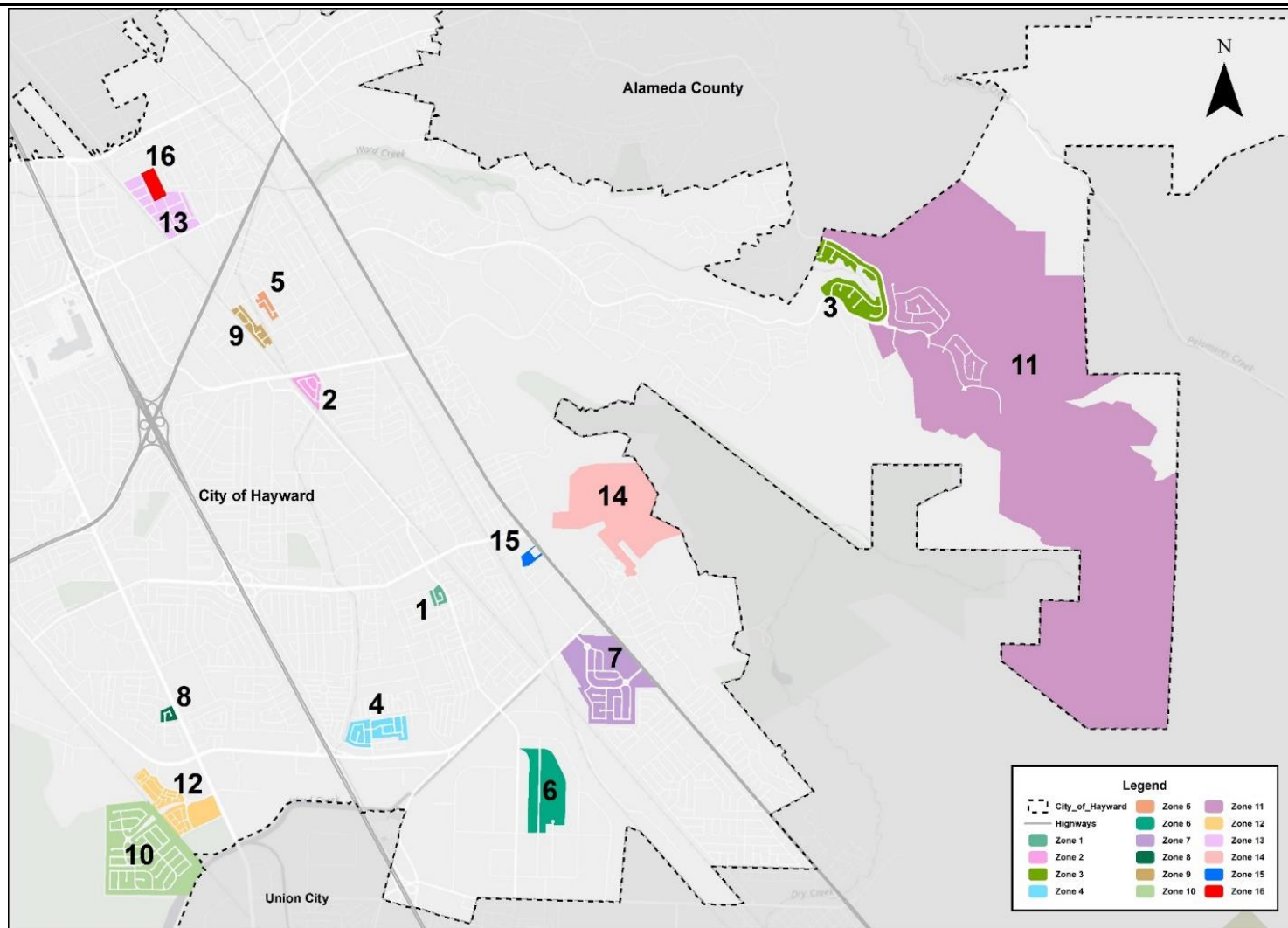
FY 2020 Services

1. **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
2. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
3. **Park Maintenance:** approximately two (2) acres of park area which includes landscaping and irrigation, exercise equipment, bocce ball courts, faux bridge, storm water basins and all other park amenities.
4. **Maintenance:** of street trees;
5. **Maintenance:** of streetlights;
6. **Maintenance:** of paved walkways and cobblestone pathways.
7. **One-time maintenance:** A budget of **\$1,000** is allocated for additional maintenance as required.

City of Hayward
Landscape and Lighting District Zone 16 - Blackstone
Fund 284, Project 3753
Established 2016, 157 Parcels

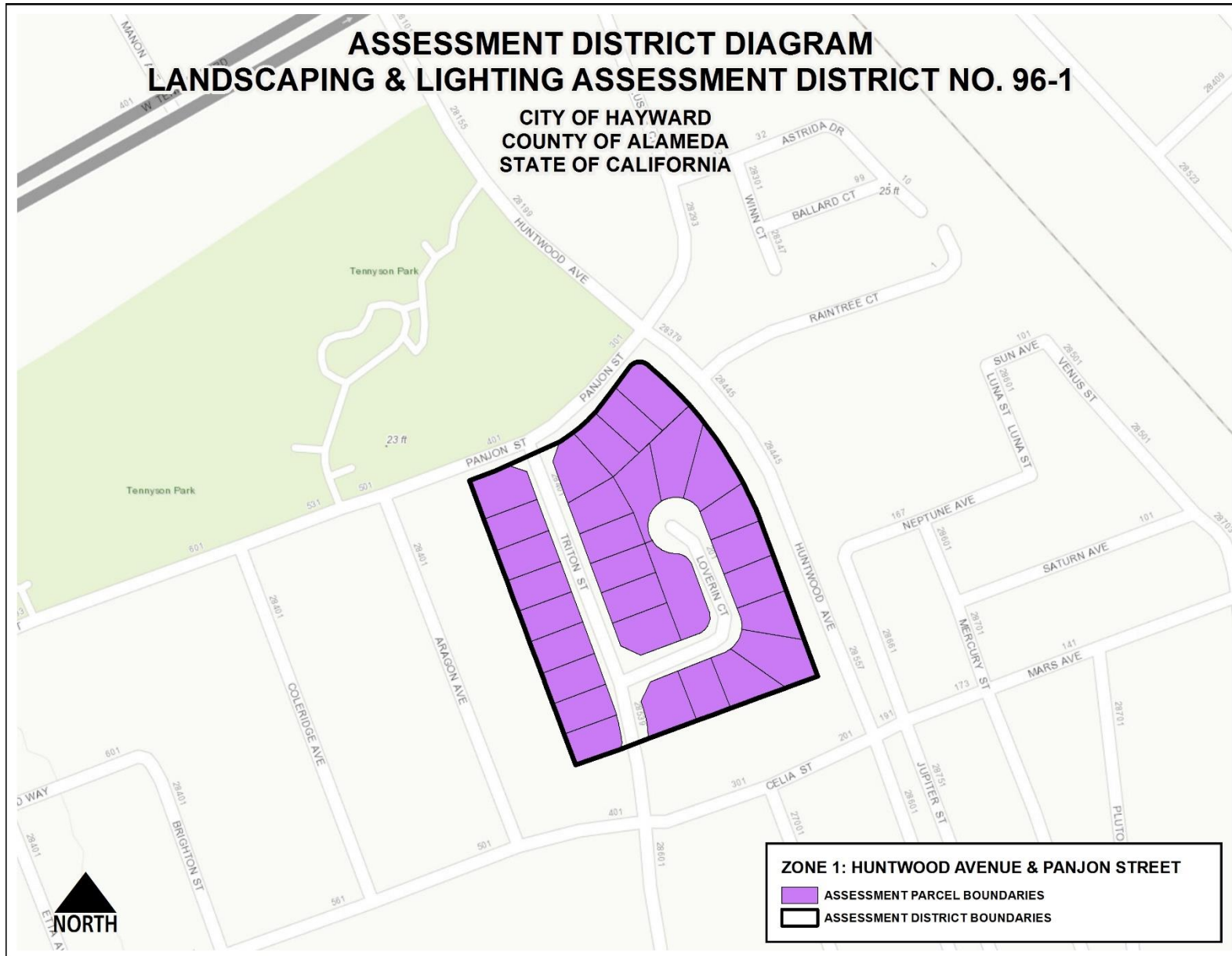
	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment				
a. Developed Parcels: Zone A				
b. <i>Maximum Base Assessment:</i>	408	420	433	446
c. Annual Per Parcel Assessment:	N/A	315	200	446
d. <u># of Parcels</u>	N/A	54	130	133
e. Total Amount Assessed:	N/A	17,010	26,000	59,275
f.				
g. Future Development Parcels: Zone A				
h. <i>Maximum Base Assessment:</i>	408	420	433	446
i. Annual Per Parcel Assessment:	122	95	60	-
j. <u># of Parcels</u>	133	79	3	-
k. Total Amount Assessed:	16,274	7,505	180	-
l.				
m. Developed Parcels: Zone B				
n. <i>Maximum Base Assessment:</i>	428	441	454	468
o. Annual Per Parcel Assessment:	N/A	N/A	210	468
p. <u># of Parcels</u>	N/A	N/A	24	24
q. Total Amount Assessed:	N/A	N/A	5,040	11,231
r.				
s. Future Development Parcels: Zone B				
t. <i>Maximum Base Assessment:</i>	428	441	454	468
u. Annual Per Parcel Assessment:	128	100	63	-
v. <u># of Parcels</u>	24	24	-	-
w. Total Amount Assessed:	3,084	2,394	-	-
x.				
y. Total Amount Assessed for the District:	19,357	26,909	31,220	70,506
Income				
a. Annual Assessment Revenue	19,357	26,909	52,685	70,506
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(329)	(457)	(896)	(1,199)
c. Adjustment for Delinquencies	(1,641)	-	-	-
d. <u>Other</u>	85	-	250	150
e. Total Revenue:	17,473	26,452	52,040	69,457
Services				
a. Utilities: Water	-	-	3,000	24,000
b. Utilities: PGE	-	-	700	1,500
c. Landscape Maintenance	-	-	4,000	48,000
d. One-Time Project/Maintenance	-	-	-	1,000
e. Grafitti Abatement	-	-	500	515
f. Property Owner Noticing	-	500	100	105
g. Annual Reporting	-	1,038	1,479	1,150
h. <u>City Administration</u>	-	2,000	3,000	3,090
i. Total Expenditures:	-	3,538	12,779	79,360
Account Balance				
a. Beginning Account Balance	-	17,473	43,033	82,294
b. <u>Net Change (Revenue - Expenditures)</u>	<u>17,473</u>	<u>22,914</u>	<u>39,261</u>	<u>(9,903)</u>
c. Ending Account Balance:	17,473	43,033	82,294	72,391

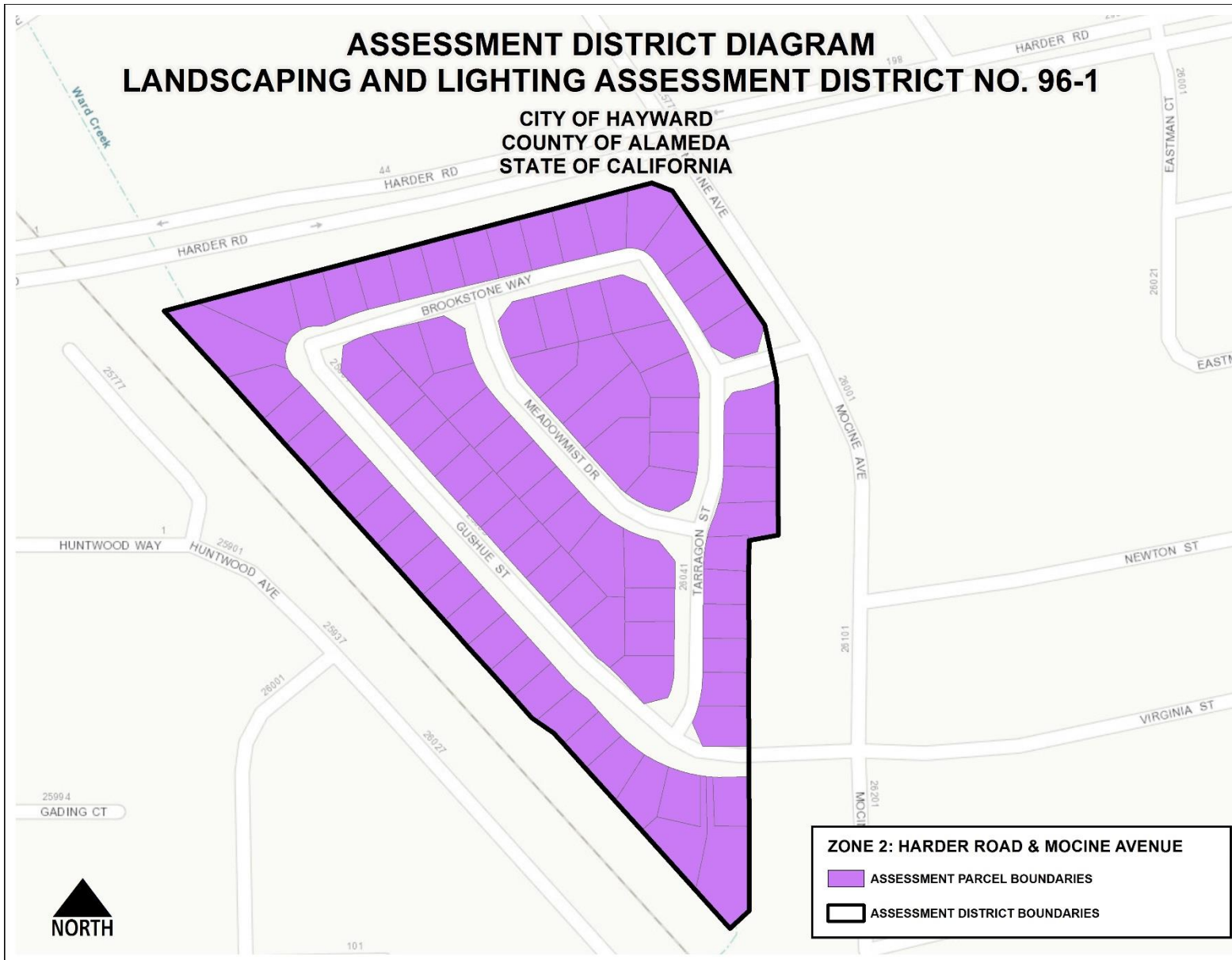
VICINITY MAP

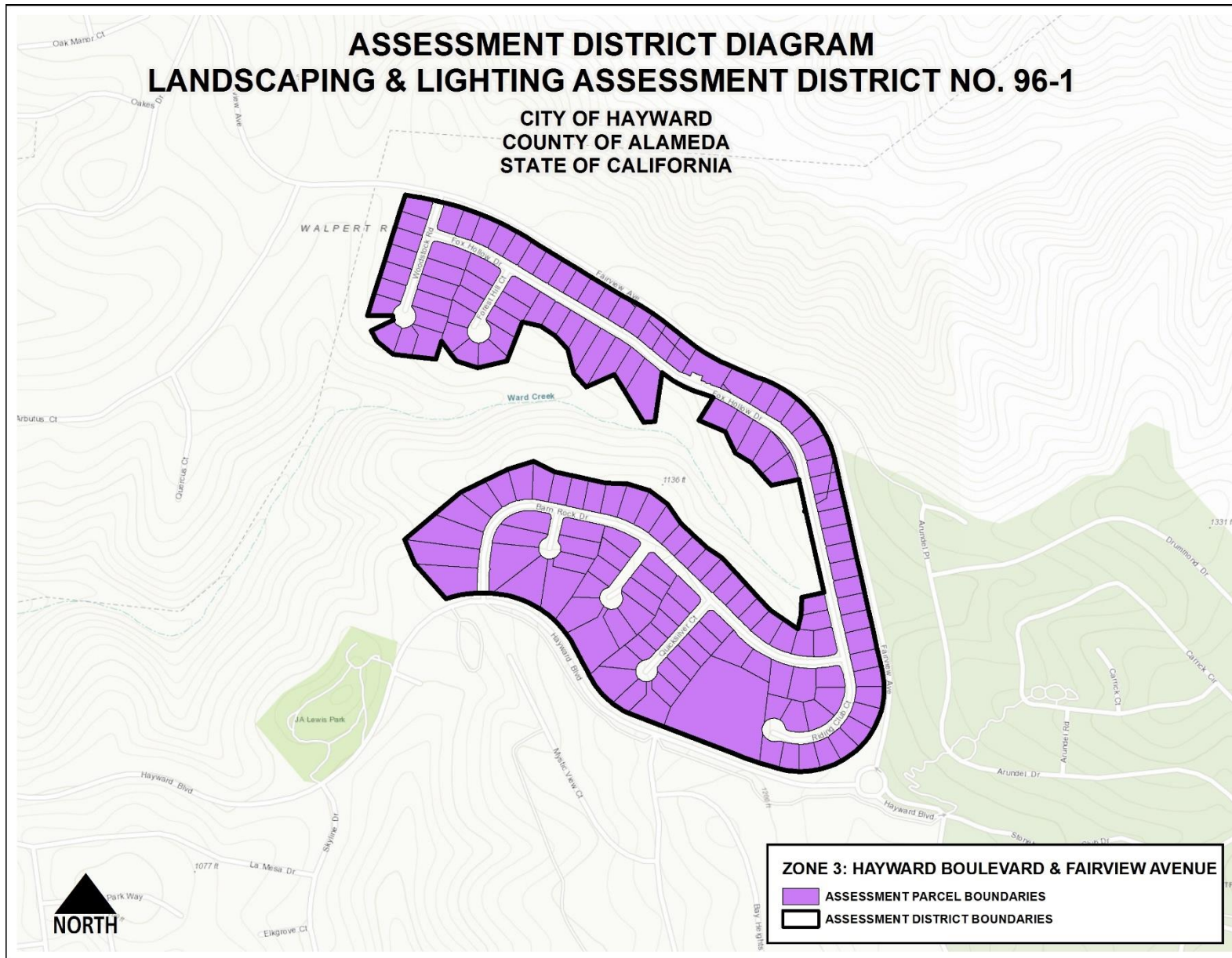


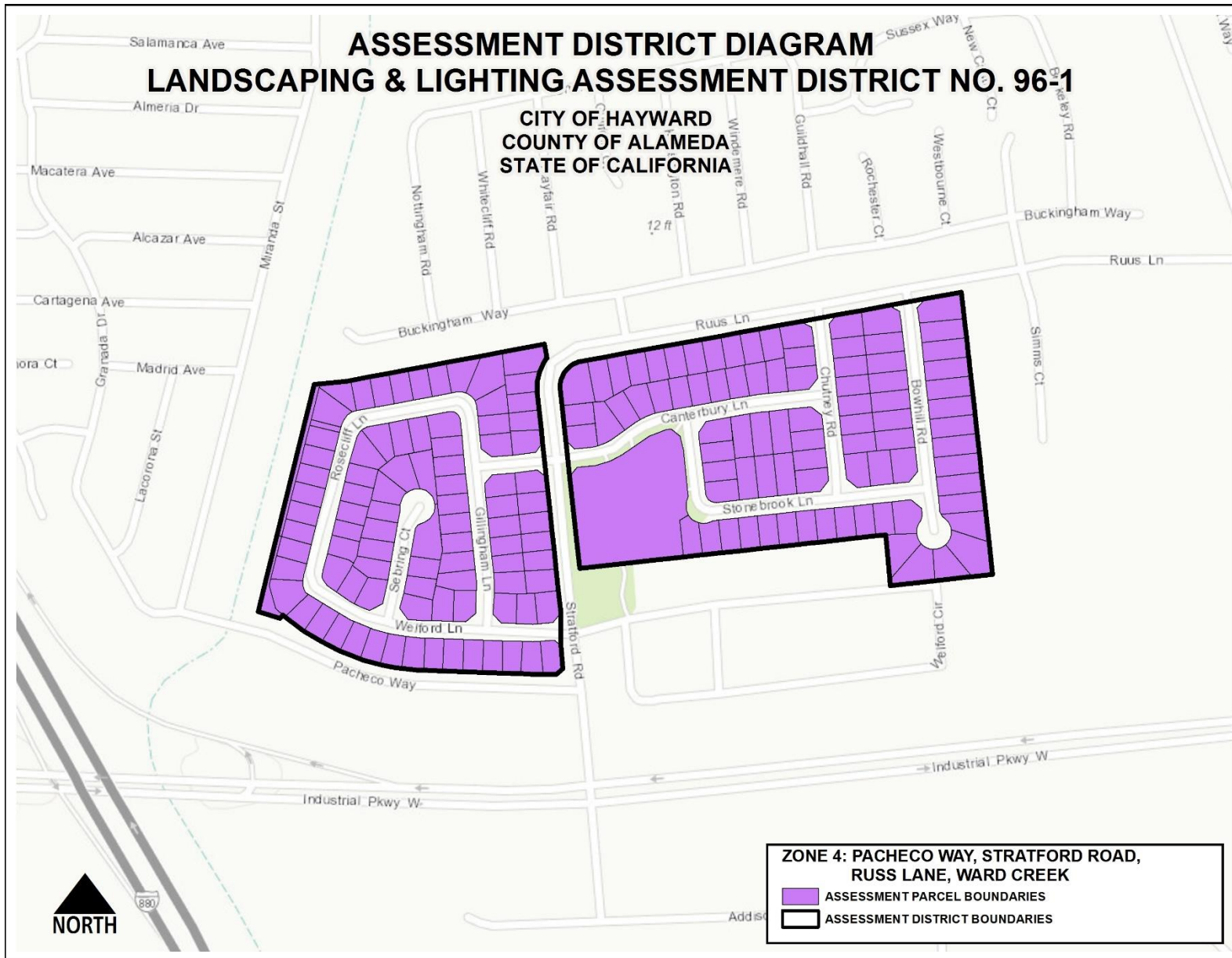
ASSESSMENT DIAGRAM

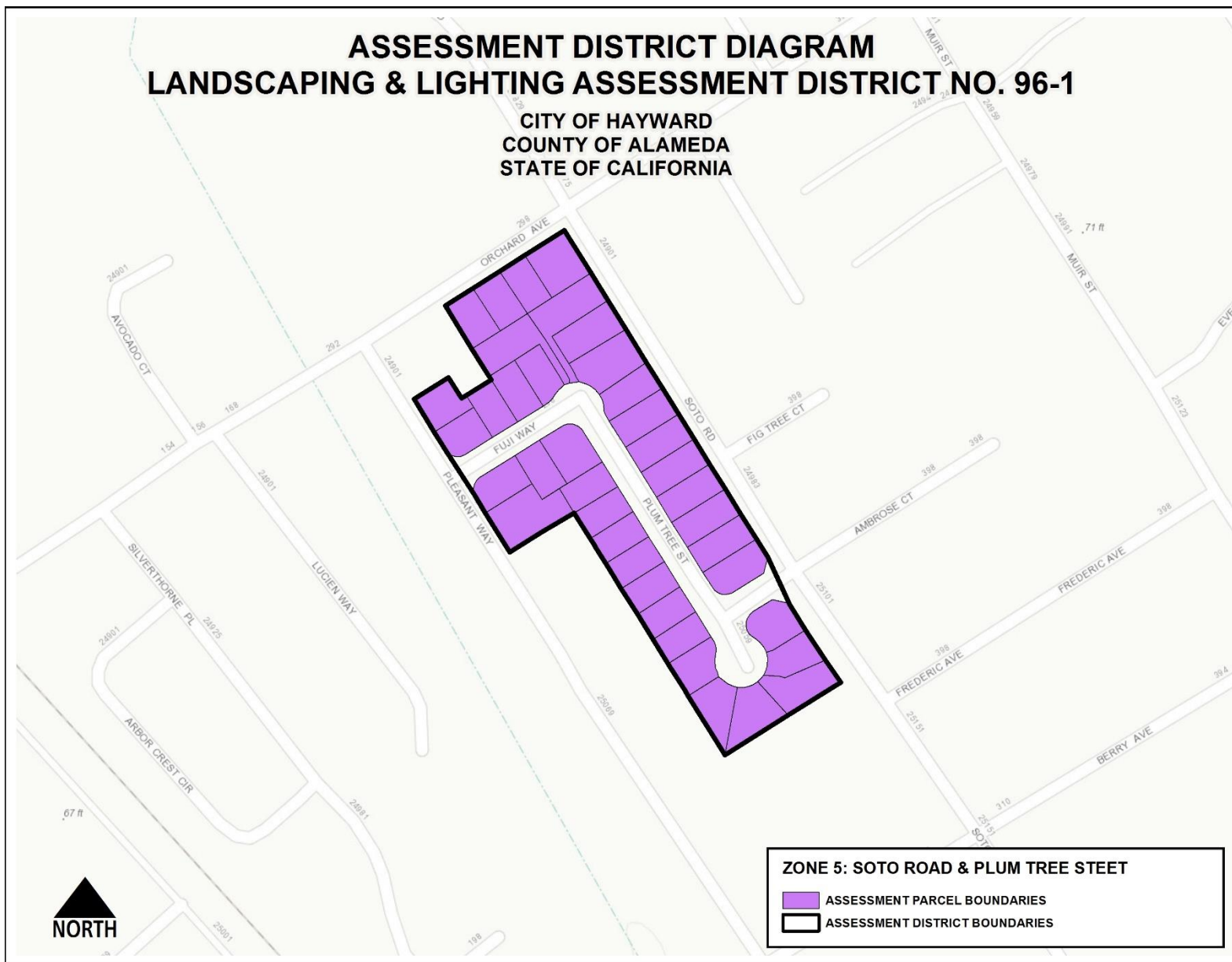
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the sixteen (16) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda, for the year when this report was prepared, and are incorporated by reference herein and made part of this report.

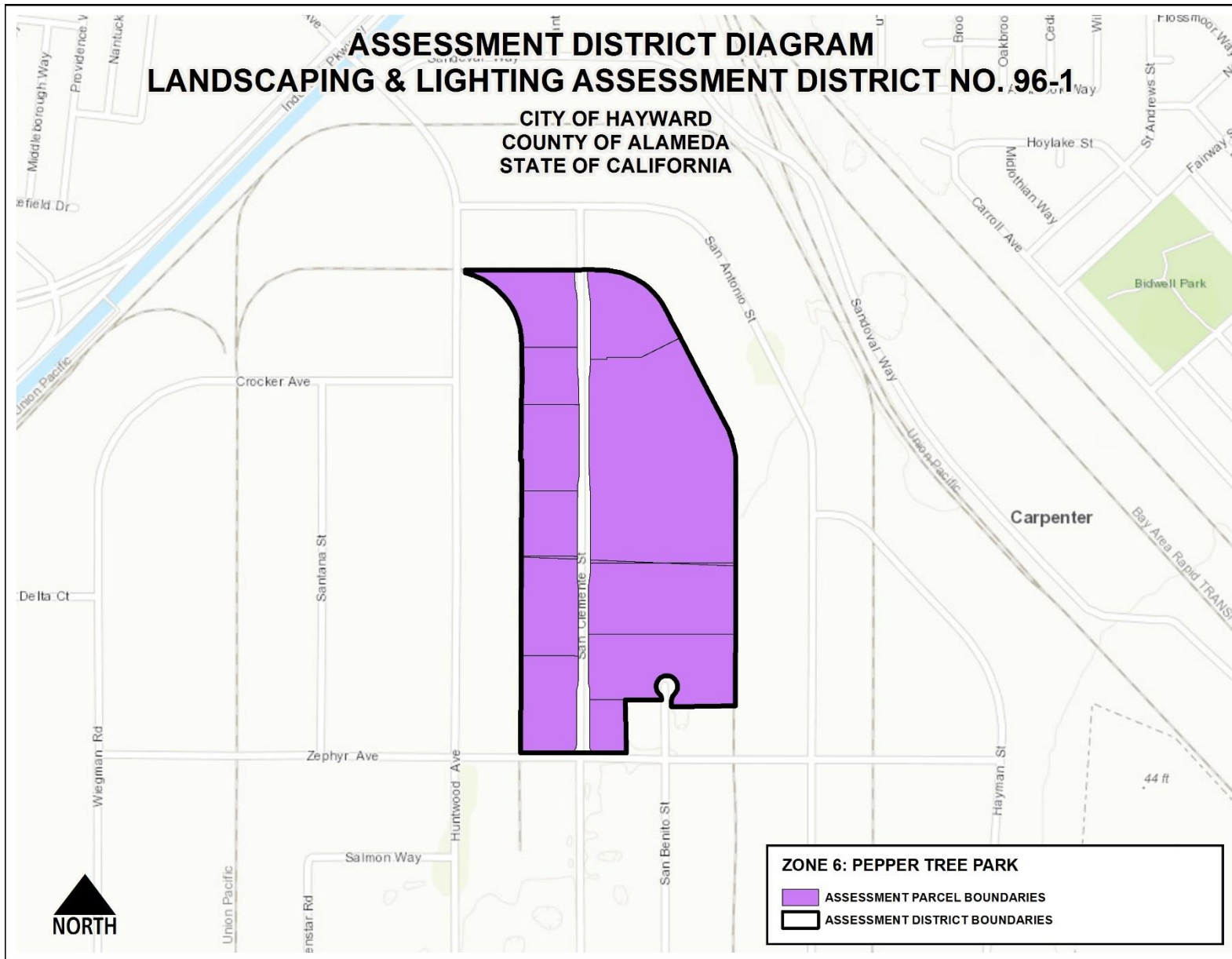






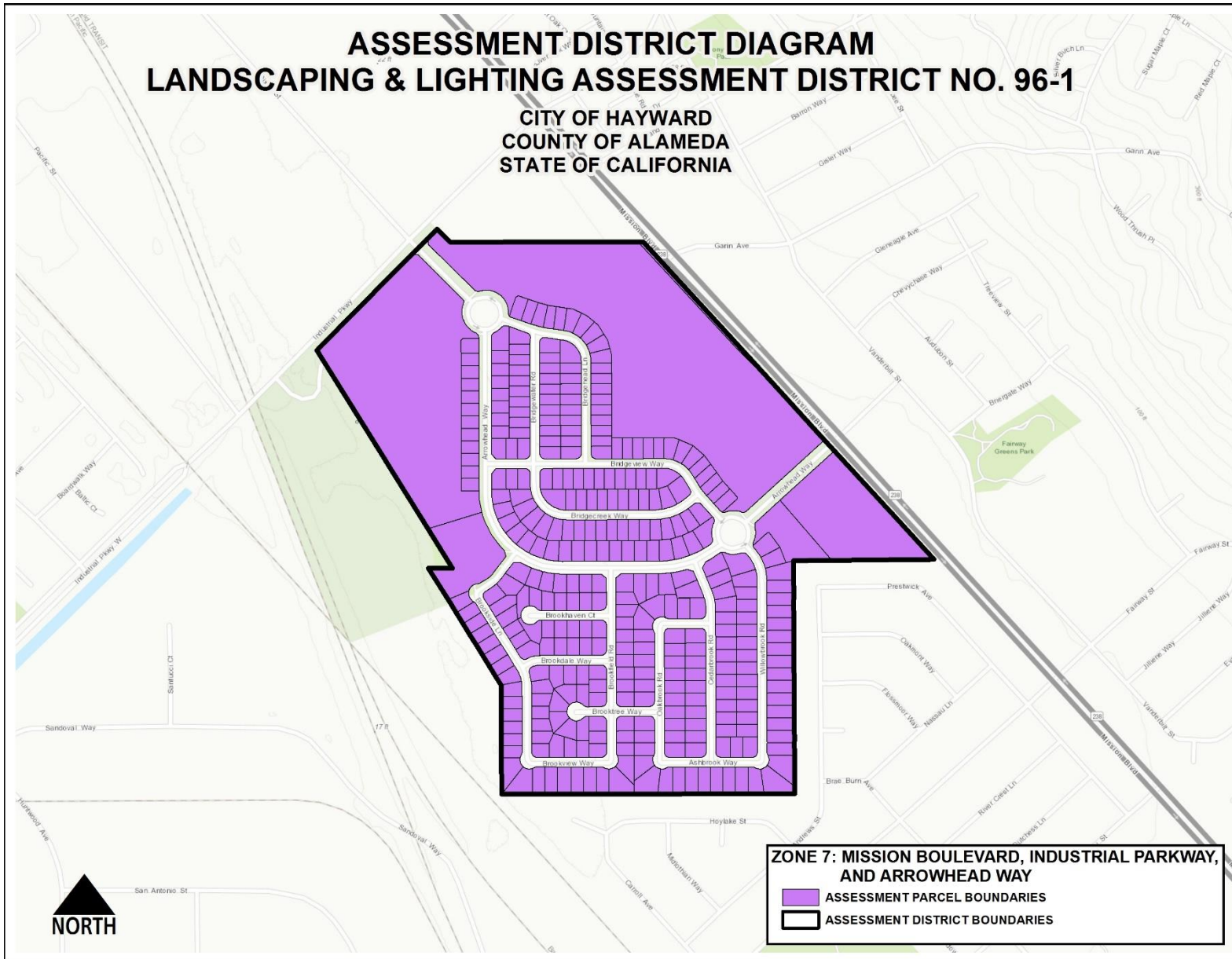


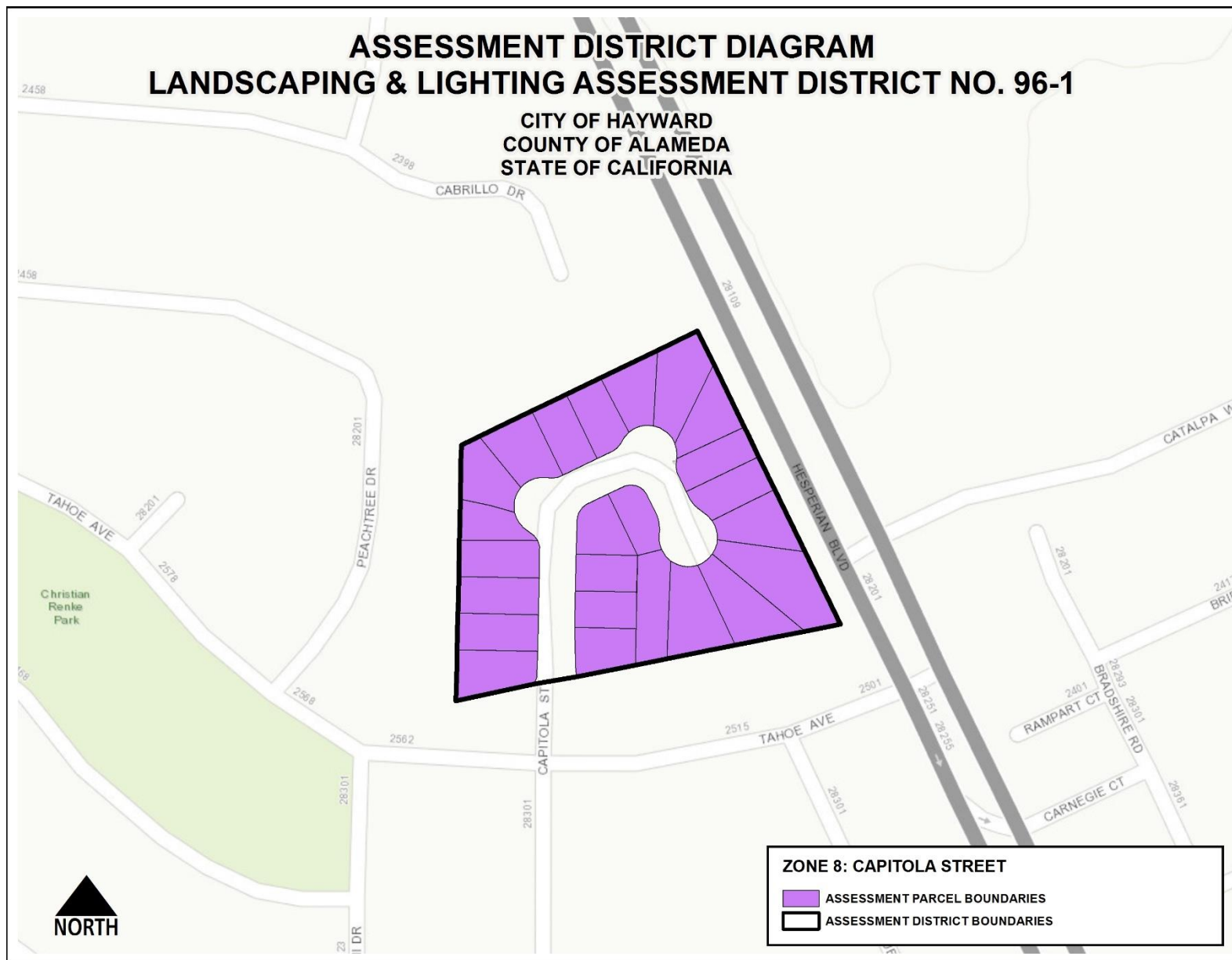


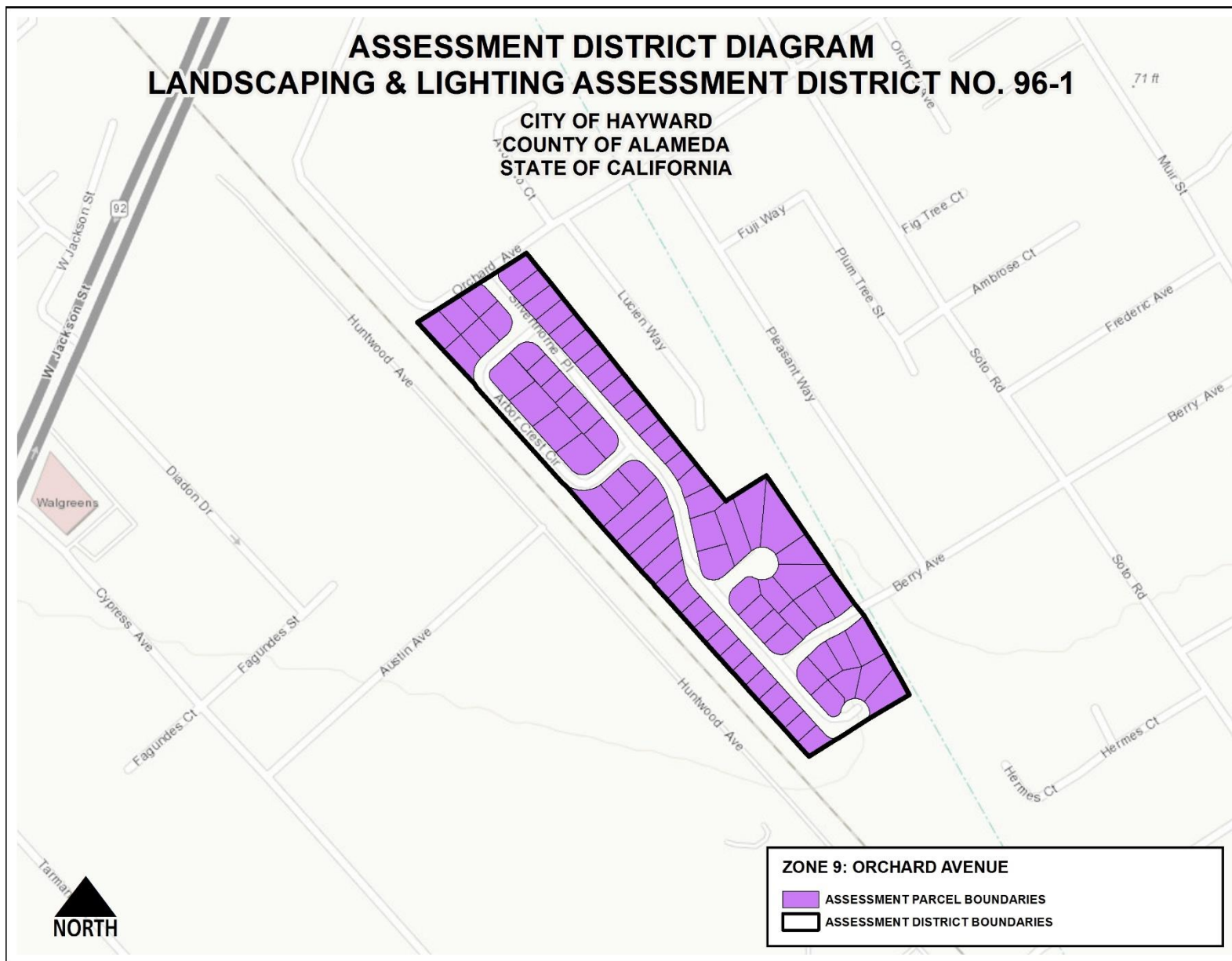


ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA









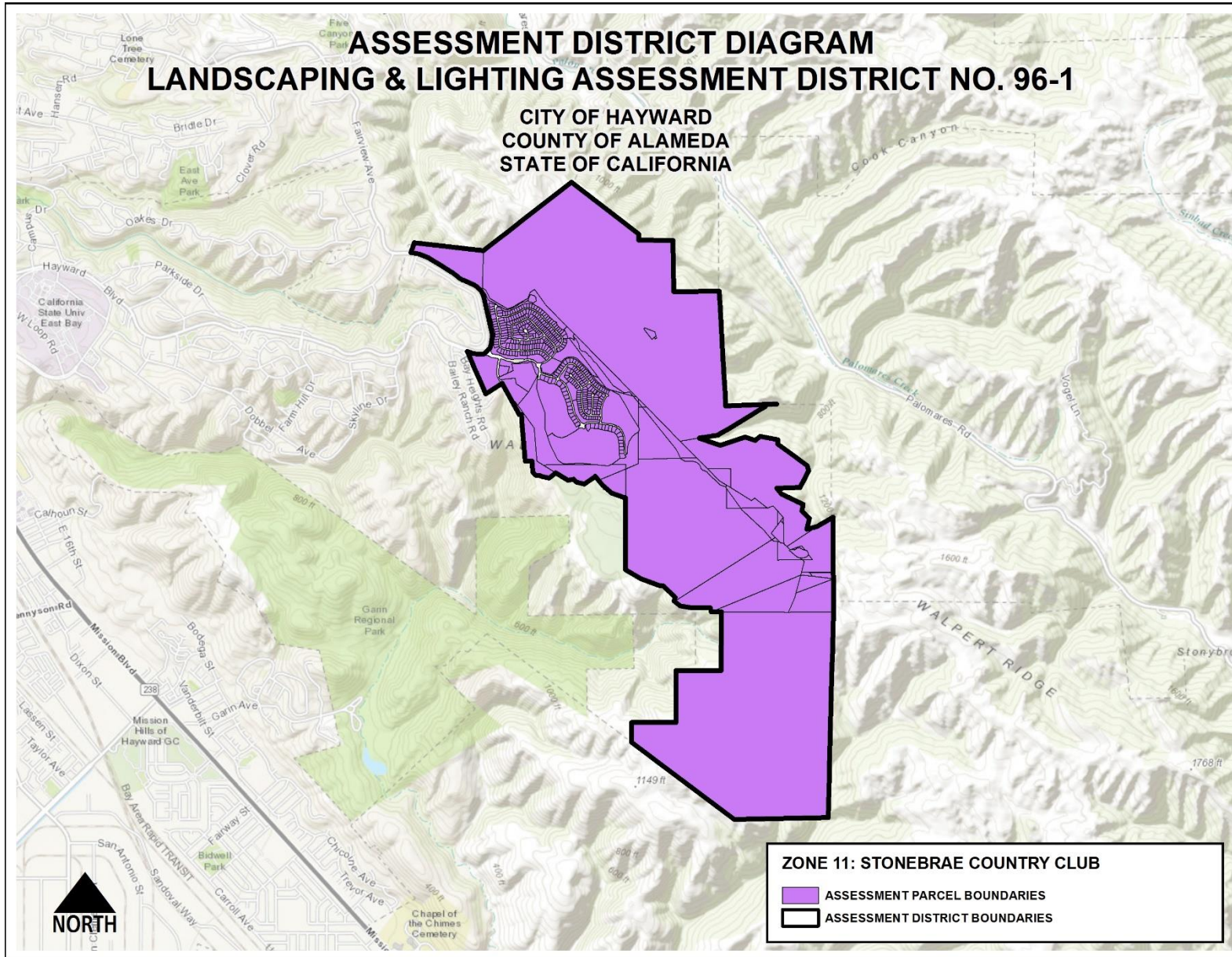
ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

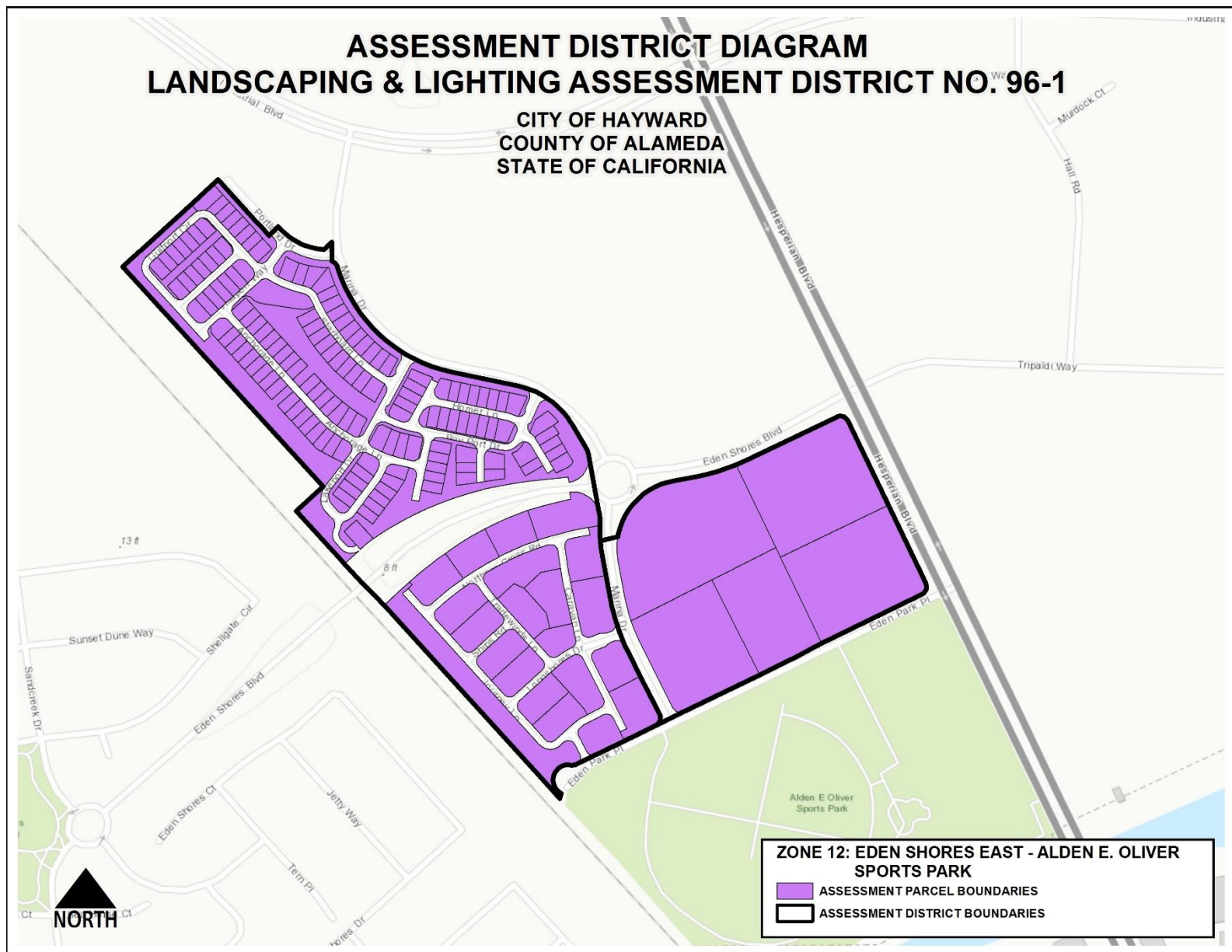
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

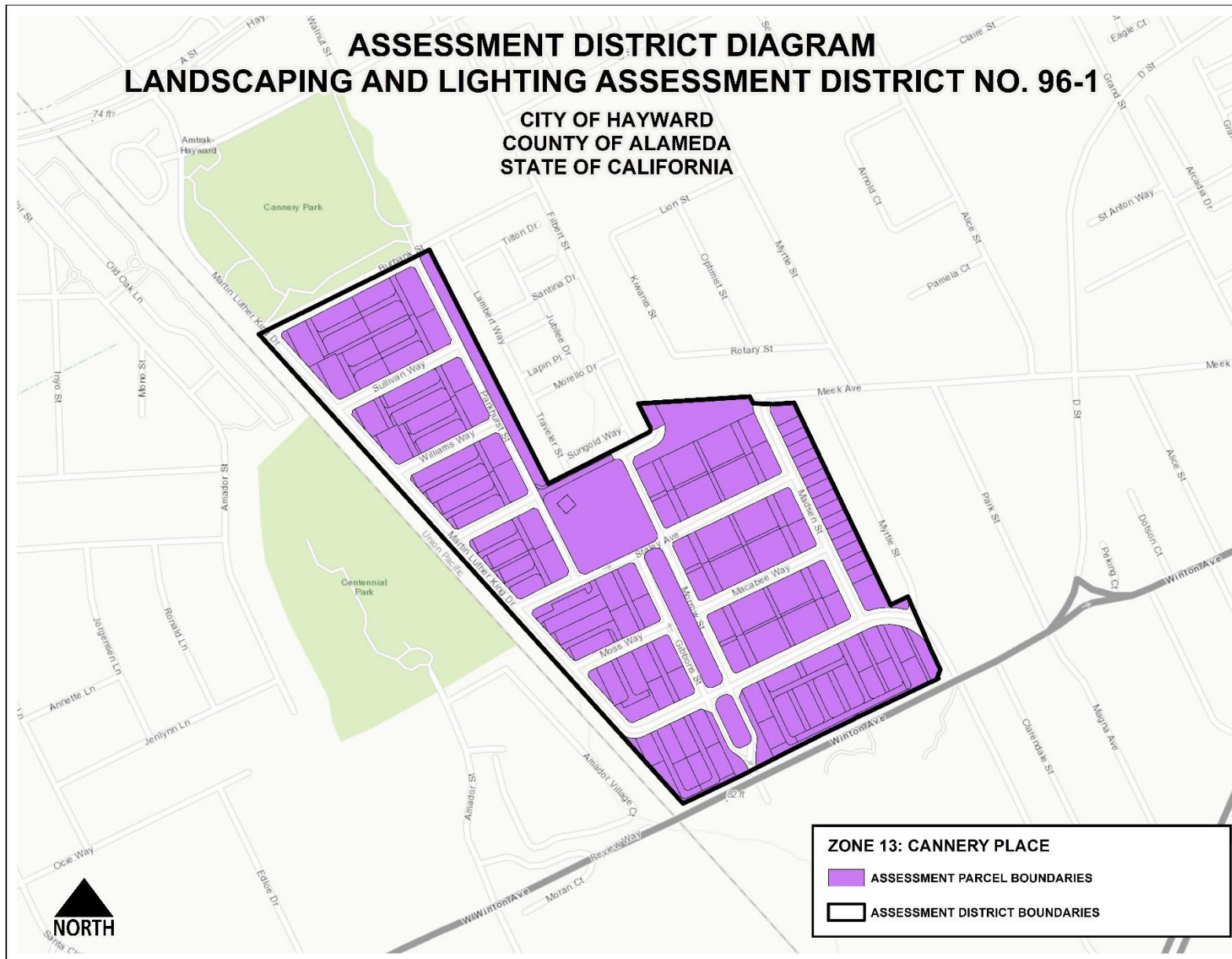


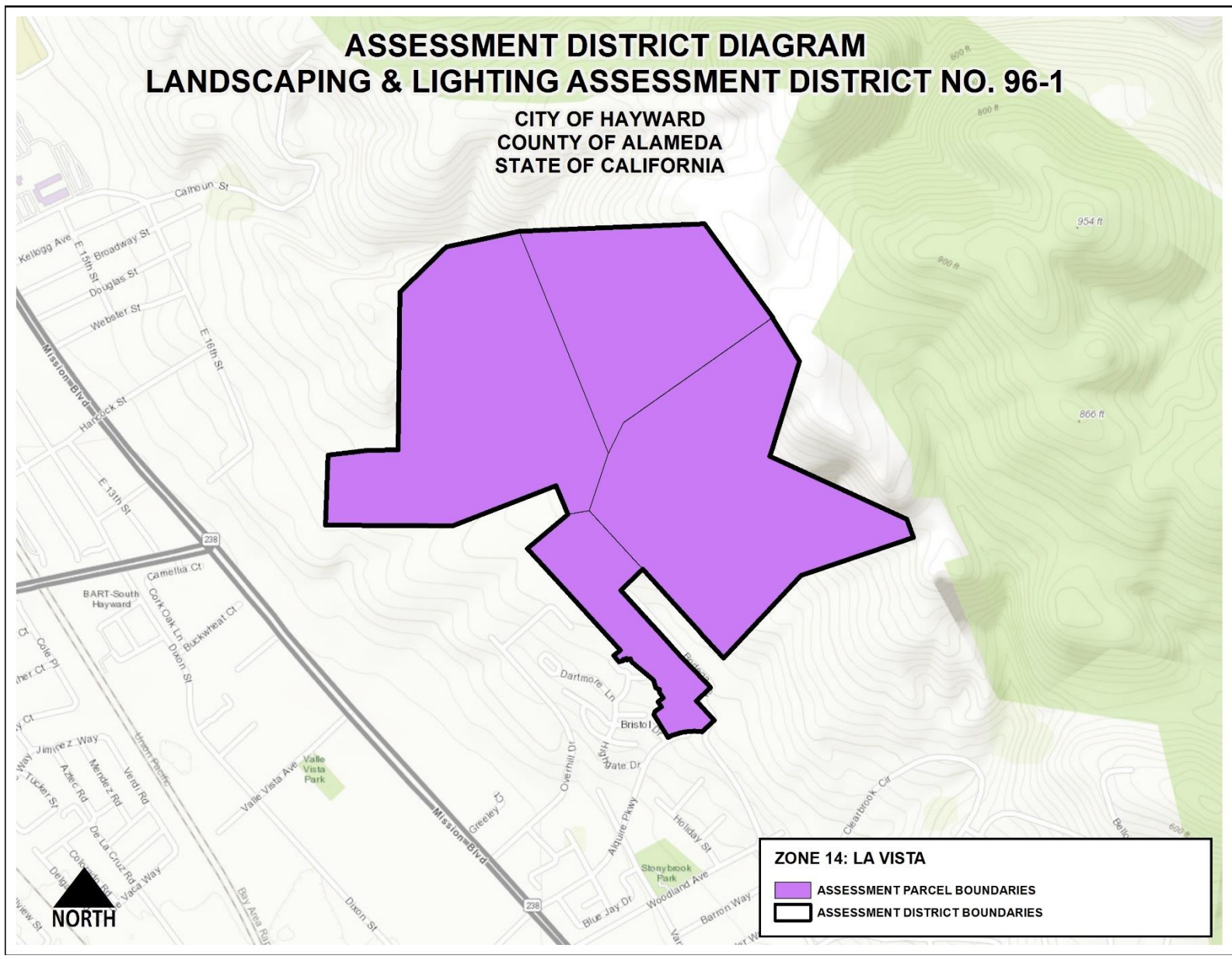
ZONE 10: EDEN SHORES - RESIDENTIAL

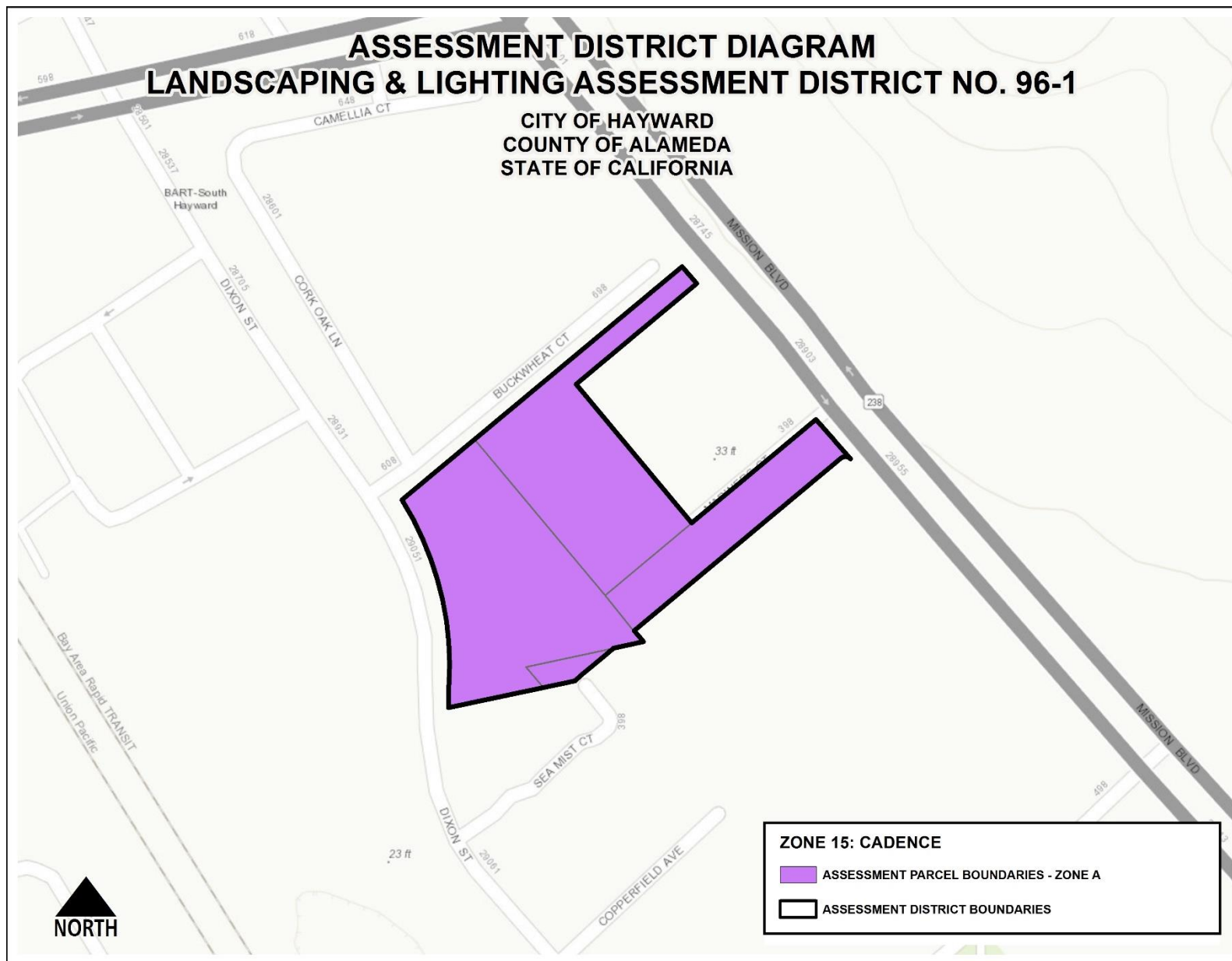
-  ASSESSMENT PARCEL BOUNDARIES
-  ASSESSMENT DISTRICT BOUNDARIES

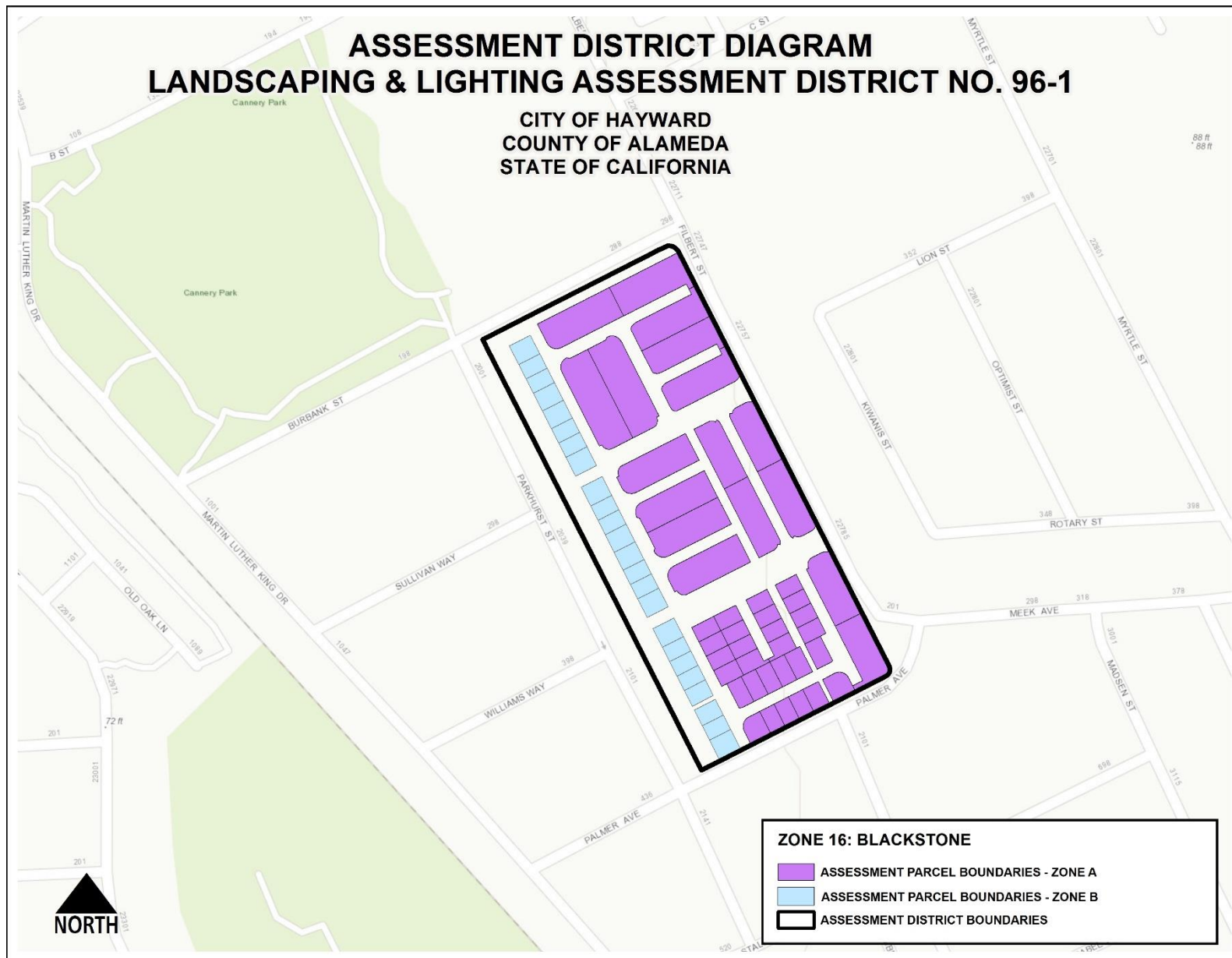












FY 2020 Assessment Roll
Zone 1 (Huntwood Ave. & Panjon Street)

30 Parcels Total Assessment: \$6,077.40

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
465 -0005-011-00	\$202.58	465 -0005-026-00	\$202.58
465 -0005-012-00	\$202.58	465 -0005-027-00	\$202.58
465 -0005-013-00	\$202.58	465 -0005-028-00	\$202.58
465 -0005-014-00	\$202.58	465 -0005-029-00	\$202.58
465 -0005-015-00	\$202.58	465 -0005-030-00	\$202.58
465 -0005-016-00	\$202.58	465 -0005-031-00	\$202.58
465 -0005-017-00	\$202.58	465 -0005-032-00	\$202.58
465 -0005-018-00	\$202.58	465 -0005-033-00	\$202.58
465 -0005-019-00	\$202.58	465 -0005-034-00	\$202.58
465 -0005-020-00	\$202.58	465 -0005-035-00	\$202.58
465 -0005-021-00	\$202.58	465 -0005-036-00	\$202.58
465 -0005-022-00	\$202.58	465 -0005-037-00	\$202.58
465 -0005-023-00	\$202.58	465 -0005-038-00	\$202.58
465 -0005-024-00	\$202.58	465 -0005-039-00	\$202.58
465 -0005-025-00	\$202.58	465 -0005-040-00	\$202.58

FY 2020 Assessment Roll

Zone 2 (Harder Road & Mocine Ave)

85 Parcels Total Assessment: \$10,443.10

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
452 -0004-006-00	\$122.86	452 -0004-046-00	\$122.86
452 -0004-007-00	\$122.86	452 -0004-047-00	\$122.86
452 -0004-008-00	\$122.86	452 -0004-048-00	\$122.86
452 -0004-009-00	\$122.86	452 -0004-049-00	\$122.86
452 -0004-010-00	\$122.86	452 -0004-050-00	\$122.86
452 -0004-011-00	\$122.86	452 -0004-051-00	\$122.86
452 -0004-012-00	\$122.86	452 -0004-052-00	\$122.86
452 -0004-013-00	\$122.86	452 -0004-053-00	\$122.86
452 -0004-014-00	\$122.86	452 -0004-054-00	\$122.86
452 -0004-015-00	\$122.86	452 -0004-055-00	\$122.86
452 -0004-016-00	\$122.86	452 -0004-056-00	\$122.86
452 -0004-017-00	\$122.86	452 -0004-057-00	\$122.86
452 -0004-018-00	\$122.86	452 -0004-058-00	\$122.86
452 -0004-019-00	\$122.86	452 -0004-059-00	\$122.86
452 -0004-020-00	\$122.86	452 -0004-060-00	\$122.86
452 -0004-021-00	\$122.86	452 -0004-061-00	\$122.86
452 -0004-022-00	\$122.86	452 -0004-062-00	\$122.86
452 -0004-023-00	\$122.86	452 -0004-063-00	\$122.86
452 -0004-024-00	\$122.86	452 -0004-064-00	\$122.86
452 -0004-025-00	\$122.86	452 -0004-065-00	\$122.86
452 -0004-026-00	\$122.86	452 -0004-066-00	\$122.86
452 -0004-027-00	\$122.86	452 -0004-067-00	\$122.86
452 -0004-028-00	\$122.86	452 -0004-068-00	\$122.86
452 -0004-029-00	\$122.86	452 -0004-069-00	\$122.86
452 -0004-030-00	\$122.86	452 -0004-070-00	\$122.86
452 -0004-031-00	\$122.86	452 -0004-071-00	\$122.86
452 -0004-032-00	\$122.86	452 -0004-072-00	\$122.86
452 -0004-033-00	\$122.86	452 -0004-073-00	\$122.86
452 -0004-034-00	\$122.86	452 -0004-074-00	\$122.86
452 -0004-035-00	\$122.86	452 -0004-075-00	\$122.86
452 -0004-036-00	\$122.86	452 -0004-076-00	\$122.86
452 -0004-037-00	\$122.86	452 -0004-077-00	\$122.86
452 -0004-038-00	\$122.86	452 -0004-078-00	\$122.86
452 -0004-039-00	\$122.86	452 -0004-079-00	\$122.86
452 -0004-040-00	\$122.86	452 -0004-080-00	\$122.86
452 -0004-041-00	\$122.86	452 -0004-081-00	\$122.86
452 -0004-042-00	\$122.86	452 -0004-082-00	\$122.86
452 -0004-043-00	\$122.86	452 -0004-083-00	\$122.86
452 -0004-045-00	\$122.86	452 -0004-084-00	\$122.86

FY 2020 Assessment Roll
Zone 2 (Harder Road & Mocine Ave)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
452 -0004-085-00	\$122.86	452 -0004-089-00	\$122.86
452 -0004-086-00	\$122.86	452 -0004-090-00	\$122.86
452 -0004-087-00	\$122.86	452 -0004-091-00	\$122.86
452 -0004-088-00	\$122.86		

FY 2020 Assessment Roll

Zone 3 (Prominence - Hayward Blvd. & Fairview Avenue)

155 Parcels Total Assessment: \$137,015.35

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
425 -0490-008-00	\$883.97	425 -0490-049-00	\$883.97
425 -0490-009-00	\$883.97	425 -0490-050-00	\$883.97
425 -0490-010-00	\$883.97	425 -0490-051-00	\$883.97
425 -0490-011-00	\$883.97	425 -0490-052-00	\$883.97
425 -0490-012-00	\$883.97	425 -0490-053-00	\$883.97
425 -0490-013-00	\$883.97	425 -0490-054-00	\$883.97
425 -0490-014-00	\$883.97	425 -0490-055-00	\$883.97
425 -0490-015-00	\$883.97	425 -0490-056-00	\$883.97
425 -0490-016-00	\$883.97	425 -0490-057-00	\$883.97
425 -0490-017-00	\$883.97	425 -0490-058-00	\$883.97
425 -0490-018-00	\$883.97	425 -0490-059-00	\$883.97
425 -0490-019-00	\$883.97	425 -0490-060-02	\$883.97
425 -0490-020-00	\$883.97	425 -0490-061-01	\$883.97
425 -0490-021-00	\$883.97	425 -0490-062-00	\$883.97
425 -0490-022-00	\$883.97	425 -0490-063-00	\$883.97
425 -0490-023-00	\$883.97	425 -0490-064-00	\$883.97
425 -0490-024-00	\$883.97	425 -0490-065-00	\$883.97
425 -0490-025-00	\$883.97	425 -0490-066-00	\$883.97
425 -0490-026-00	\$883.97	425 -0490-067-00	\$883.97
425 -0490-027-00	\$883.97	425 -0490-068-00	\$883.97
425 -0490-028-00	\$883.97	425 -0490-069-00	\$883.97
425 -0490-029-00	\$883.97	425 -0490-070-00	\$883.97
425 -0490-030-00	\$883.97	425 -0490-071-00	\$883.97
425 -0490-031-00	\$883.97	425 -0490-072-00	\$883.97
425 -0490-032-00	\$883.97	425 -0490-073-00	\$883.97
425 -0490-033-00	\$883.97	425 -0490-074-00	\$883.97
425 -0490-034-00	\$883.97	425 -0490-075-00	\$883.97
425 -0490-035-00	\$883.97	425 -0490-076-00	\$883.97
425 -0490-037-00	\$883.97	425 -0490-077-00	\$883.97
425 -0490-039-00	\$883.97	425 -0490-078-00	\$883.97
425 -0490-040-00	\$883.97	425 -0490-079-00	\$883.97
425 -0490-041-00	\$883.97	425 -0490-080-00	\$883.97
425 -0490-042-00	\$883.97	425 -0490-081-00	\$883.97
425 -0490-043-00	\$883.97	425 -0490-082-00	\$883.97
425 -0490-044-00	\$883.97	425 -0490-083-00	\$883.97
425 -0490-045-00	\$883.97	425 -0490-084-00	\$883.97
425 -0490-046-00	\$883.97	425 -0490-085-00	\$883.97
425 -0490-047-00	\$883.97	425 -0490-086-00	\$883.97
425 -0490-048-00	\$883.97	425 -0490-087-00	\$883.97

FY 2020 Assessment Roll
Zone 3 (Prominence - Hayward Blvd. & Fairview Avenue)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
425 -0490-088-00	\$883.97	425 -0490-137-00	\$883.97
425 -0490-091-01	\$883.97	425 -0490-138-00	\$883.97
425 -0490-093-00	\$883.97	425 -0490-139-00	\$883.97
425 -0490-095-00	\$883.97	425 -0490-140-00	\$883.97
425 -0490-097-00	\$883.97	425 -0490-141-00	\$883.97
425 -0490-098-00	\$883.97	425 -0490-142-00	\$883.97
425 -0490-099-00	\$883.97	425 -0490-143-00	\$883.97
425 -0490-101-00	\$883.97	425 -0490-144-00	\$883.97
425 -0490-102-00	\$883.97	425 -0490-145-00	\$883.97
425 -0490-103-00	\$883.97	425 -0490-146-00	\$883.97
425 -0490-104-00	\$883.97	425 -0490-147-00	\$883.97
425 -0490-105-00	\$883.97	425 -0490-148-00	\$883.97
425 -0490-106-00	\$883.97	425 -0490-149-00	\$883.97
425 -0490-109-00	\$883.97	425 -0490-150-00	\$883.97
425 -0490-111-00	\$883.97	425 -0490-151-00	\$883.97
425 -0490-112-00	\$883.97	425 -0490-152-00	\$883.97
425 -0490-113-00	\$883.97	425 -0490-153-00	\$883.97
425 -0490-114-00	\$883.97	425 -0490-154-00	\$883.97
425 -0490-115-00	\$883.97	425 -0490-155-00	\$883.97
425 -0490-116-00	\$883.97	425 -0490-156-00	\$883.97
425 -0490-117-00	\$883.97	425 -0490-157-00	\$883.97
425 -0490-118-00	\$883.97	425 -0490-158-00	\$883.97
425 -0490-119-00	\$883.97	425 -0490-159-00	\$883.97
425 -0490-120-00	\$883.97	425 -0490-160-00	\$883.97
425 -0490-121-00	\$883.97	425 -0490-161-00	\$883.97
425 -0490-122-00	\$883.97	425 -0490-162-00	\$883.97
425 -0490-123-00	\$883.97	425 -0490-163-00	\$883.97
425 -0490-124-00	\$883.97	425 -0490-164-00	\$883.97
425 -0490-125-00	\$883.97	425 -0490-165-00	\$883.97
425 -0490-127-00	\$883.97	425 -0490-166-00	\$883.97
425 -0490-128-00	\$883.97	425 -0490-167-00	\$883.97
425 -0490-129-00	\$883.97	425 -0490-168-00	\$883.97
425 -0490-130-00	\$883.97	425 -0490-169-00	\$883.97
425 -0490-131-00	\$883.97	425 -0490-170-00	\$883.97
425 -0490-132-00	\$883.97	425 -0490-171-00	\$883.97
425 -0490-133-00	\$883.97	425 -0490-175-00	\$883.97
425 -0490-134-00	\$883.97	425 -0490-177-00	\$883.97
425 -0490-135-00	\$883.97	425 -0490-178-01	\$883.97
425 -0490-136-00	\$883.97		

FY 2020 Assessment Roll

Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)

174 Parcels Total Assessment: \$20,211.84

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-001-00	\$116.16	464 -0121-040-00	\$116.16
464 -0121-002-00	\$116.16	464 -0121-041-00	\$116.16
464 -0121-003-00	\$116.16	464 -0121-042-00	\$116.16
464 -0121-004-00	\$116.16	464 -0121-049-00	\$116.16
464 -0121-005-00	\$116.16	464 -0121-050-00	\$116.16
464 -0121-006-00	\$116.16	464 -0121-051-00	\$116.16
464 -0121-007-00	\$116.16	464 -0121-052-00	\$116.16
464 -0121-008-00	\$116.16	464 -0121-053-00	\$116.16
464 -0121-009-00	\$116.16	464 -0121-054-00	\$116.16
464 -0121-010-00	\$116.16	464 -0121-055-00	\$116.16
464 -0121-011-00	\$116.16	464 -0121-056-00	\$116.16
464 -0121-012-00	\$116.16	464 -0121-057-00	\$116.16
464 -0121-013-00	\$116.16	464 -0121-058-00	\$116.16
464 -0121-014-00	\$116.16	464 -0121-059-00	\$116.16
464 -0121-015-00	\$116.16	464 -0121-060-00	\$116.16
464 -0121-016-00	\$116.16	464 -0121-061-00	\$116.16
464 -0121-017-00	\$116.16	464 -0121-062-00	\$116.16
464 -0121-018-00	\$116.16	464 -0121-063-00	\$116.16
464 -0121-019-00	\$116.16	464 -0121-064-00	\$116.16
464 -0121-020-00	\$116.16	464 -0121-065-00	\$116.16
464 -0121-021-00	\$116.16	464 -0121-066-00	\$116.16
464 -0121-022-00	\$116.16	464 -0121-067-00	\$116.16
464 -0121-023-00	\$116.16	464 -0121-068-00	\$116.16
464 -0121-024-00	\$116.16	464 -0121-069-00	\$116.16
464 -0121-025-00	\$116.16	464 -0121-070-00	\$116.16
464 -0121-026-00	\$116.16	464 -0121-071-00	\$116.16
464 -0121-027-00	\$116.16	464 -0121-072-00	\$116.16
464 -0121-028-00	\$116.16	464 -0121-073-00	\$116.16
464 -0121-029-00	\$116.16	464 -0121-074-00	\$116.16
464 -0121-030-00	\$116.16	464 -0121-075-00	\$116.16
464 -0121-031-00	\$116.16	464 -0121-076-00	\$116.16
464 -0121-032-00	\$116.16	464 -0121-077-00	\$116.16
464 -0121-033-00	\$116.16	464 -0121-078-00	\$116.16
464 -0121-034-00	\$116.16	464 -0121-080-00	\$116.16
464 -0121-035-00	\$116.16	464 -0121-081-00	\$116.16
464 -0121-036-00	\$116.16	464 -0121-082-00	\$116.16
464 -0121-037-00	\$116.16	464 -0121-083-00	\$116.16
464 -0121-038-00	\$116.16	464 -0121-084-00	\$116.16
464 -0121-039-00	\$116.16	464 -0121-085-00	\$116.16

FY 2020 Assessment Roll

Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-086-00	\$116.16	464 -0122-031-00	\$116.16
464 -0121-087-00	\$116.16	464 -0122-032-00	\$116.16
464 -0121-088-00	\$116.16	464 -0122-033-00	\$116.16
464 -0121-089-00	\$116.16	464 -0122-034-00	\$116.16
464 -0121-090-00	\$116.16	464 -0122-035-00	\$116.16
464 -0121-091-00	\$116.16	464 -0122-036-00	\$116.16
464 -0121-092-00	\$116.16	464 -0122-037-00	\$116.16
464 -0121-093-00	\$116.16	464 -0122-038-00	\$116.16
464 -0121-094-00	\$116.16	464 -0122-039-00	\$116.16
464 -0121-095-00	\$116.16	464 -0122-040-00	\$116.16
464 -0121-096-00	\$116.16	464 -0122-041-00	\$116.16
464 -0122-003-00	\$116.16	464 -0122-042-00	\$116.16
464 -0122-004-00	\$116.16	464 -0122-043-00	\$116.16
464 -0122-005-00	\$116.16	464 -0122-044-00	\$116.16
464 -0122-006-00	\$116.16	464 -0122-045-00	\$116.16
464 -0122-007-00	\$116.16	464 -0122-046-00	\$116.16
464 -0122-008-00	\$116.16	464 -0122-047-00	\$116.16
464 -0122-009-00	\$116.16	464 -0122-048-00	\$116.16
464 -0122-010-00	\$116.16	464 -0122-049-00	\$116.16
464 -0122-011-00	\$116.16	464 -0122-050-00	\$116.16
464 -0122-012-00	\$116.16	464 -0122-051-00	\$116.16
464 -0122-013-00	\$116.16	464 -0122-052-00	\$116.16
464 -0122-014-00	\$116.16	464 -0122-053-00	\$116.16
464 -0122-015-00	\$116.16	464 -0122-054-00	\$116.16
464 -0122-016-00	\$116.16	464 -0122-055-00	\$116.16
464 -0122-017-00	\$116.16	464 -0122-056-00	\$116.16
464 -0122-018-00	\$116.16	464 -0122-057-00	\$116.16
464 -0122-019-00	\$116.16	464 -0122-058-00	\$116.16
464 -0122-020-00	\$116.16	464 -0122-059-00	\$116.16
464 -0122-021-00	\$116.16	464 -0122-060-00	\$116.16
464 -0122-022-00	\$116.16	464 -0122-061-00	\$116.16
464 -0122-023-00	\$116.16	464 -0122-062-00	\$116.16
464 -0122-024-00	\$116.16	464 -0122-063-00	\$116.16
464 -0122-025-00	\$116.16	464 -0122-064-00	\$116.16
464 -0122-026-00	\$116.16	464 -0122-065-00	\$116.16
464 -0122-027-00	\$116.16	464 -0122-066-00	\$116.16
464 -0122-028-00	\$116.16	464 -0122-067-00	\$116.16
464 -0122-029-00	\$116.16	464 -0122-068-00	\$116.16
464 -0122-030-00	\$116.16	464 -0122-069-00	\$116.16

FY 2020 Assessment Roll**Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0122-070-00	\$116.16	464 -0122-079-00	\$116.16
464 -0122-071-00	\$116.16	464 -0122-080-00	\$116.16
464 -0122-072-00	\$116.16	464 -0122-081-00	\$116.16
464 -0122-073-00	\$116.16	464 -0122-082-00	\$116.16
464 -0122-074-00	\$116.16	464 -0122-083-00	\$116.16
464 -0122-075-00	\$116.16	464 -0122-084-00	\$116.16
464 -0122-076-00	\$116.16	464 -0122-085-00	\$116.16
464 -0122-077-00	\$116.16	464 -0122-086-00	\$116.16
464 -0122-078-00	\$116.16	464 -0122-087-00	\$116.16

FY 2020 Assessment Roll
Zone 5 (Soto Road & Plum Tree Street)

38 Parcels Total Assessment: \$9,696.46

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
444 -0048-078-00	\$255.17	444 -0048-101-00	\$255.17
444 -0048-079-00	\$255.17	444 -0048-102-00	\$255.17
444 -0048-080-00	\$255.17	444 -0048-103-00	\$255.17
444 -0048-081-00	\$255.17	444 -0048-104-00	\$255.17
444 -0048-082-00	\$255.17	444 -0048-105-00	\$255.17
444 -0048-083-00	\$255.17	444 -0048-106-00	\$255.17
444 -0048-084-00	\$255.17	444 -0048-107-00	\$255.17
444 -0048-085-00	\$255.17	444 -0048-108-00	\$255.17
444 -0048-086-00	\$255.17	444 -0048-109-00	\$255.17
444 -0048-087-00	\$255.17	444 -0048-110-00	\$255.17
444 -0048-088-00	\$255.17	444 -0048-111-00	\$255.17
444 -0048-089-00	\$255.17	444 -0048-112-00	\$255.17
444 -0048-090-00	\$255.17	444 -0048-113-00	\$255.17
444 -0048-091-00	\$255.17	444 -0048-114-00	\$255.17
444 -0048-092-00	\$255.17	444 -0048-115-00	\$255.17
444 -0048-097-00	\$255.17	444 -0048-116-00	\$255.17
444 -0048-098-00	\$255.17	444 -0048-117-00	\$255.17
444 -0048-099-00	\$255.17	444 -0048-118-00	\$255.17
444 -0048-100-00	\$255.17	444 -0048-119-00	\$255.17

FY 2020 Assessment Roll

Zone 6 (Peppertree Park)

11 Parcels 4,994 Linear Feet of Street Frontage Total Assessment: \$13,034.34

<u>Assessor's Parcel Number</u>	<u>Street Frontage (Linear Feet)</u>	<u>Assessment Amount</u>
475 -0174-011-05	477.22	\$1,245.54
475 -0174-014-01	464.34	\$1,211.94
475 -0174-017-01	391.79	\$1,022.56
475 -0174-019-02	455.60	\$1,189.12
475 -0174-022-01	302.29	\$788.98
475 -0174-025-01	405.59	\$1,058.58
475 -0174-027-01	244.73	\$638.74
475 -0174-033-00	322.24	\$841.04
475 -0174-034-00	329.29	\$859.44
475 -0174-042-00	437.35	\$1,141.48
475 -0174-043-00	1,163.55	\$3,036.86

FY 2020 Assessment Roll

Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

348 Parcels Total Assessment: \$205,911.60

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2651-016-00	\$591.70	078G-2652-036-00	\$591.70
078G-2651-017-02	\$591.70	078G-2652-037-00	\$591.70
078G-2651-018-01	\$591.70	078G-2652-038-00	\$591.70
078G-2651-018-02	\$591.70	078G-2652-039-00	\$591.70
078G-2651-019-00	\$591.70	078G-2652-040-00	\$591.70
078G-2652-002-00	\$591.70	078G-2652-041-00	\$591.70
078G-2652-003-00	\$591.70	078G-2652-042-00	\$591.70
078G-2652-004-00	\$591.70	078G-2652-043-00	\$591.70
078G-2652-005-00	\$591.70	078G-2652-044-00	\$591.70
078G-2652-006-00	\$591.70	078G-2652-045-00	\$591.70
078G-2652-007-00	\$591.70	078G-2652-046-00	\$591.70
078G-2652-008-00	\$591.70	078G-2652-047-00	\$591.70
078G-2652-009-00	\$591.70	078G-2652-048-00	\$591.70
078G-2652-010-00	\$591.70	078G-2652-049-00	\$591.70
078G-2652-011-00	\$591.70	078G-2652-050-00	\$591.70
078G-2652-012-00	\$591.70	078G-2652-051-00	\$591.70
078G-2652-013-00	\$591.70	078G-2652-052-00	\$591.70
078G-2652-014-00	\$591.70	078G-2652-053-00	\$591.70
078G-2652-015-00	\$591.70	078G-2652-054-00	\$591.70
078G-2652-016-00	\$591.70	078G-2652-055-00	\$591.70
078G-2652-017-00	\$591.70	078G-2652-056-00	\$591.70
078G-2652-018-00	\$591.70	078G-2652-057-00	\$591.70
078G-2652-019-00	\$591.70	078G-2652-058-00	\$591.70
078G-2652-020-00	\$591.70	078G-2652-059-00	\$591.70
078G-2652-021-00	\$591.70	078G-2652-060-00	\$591.70
078G-2652-022-00	\$591.70	078G-2652-061-00	\$591.70
078G-2652-023-00	\$591.70	078G-2652-062-00	\$591.70
078G-2652-024-00	\$591.70	078G-2652-063-00	\$591.70
078G-2652-025-00	\$591.70	078G-2652-064-00	\$591.70
078G-2652-026-00	\$591.70	078G-2652-065-00	\$591.70
078G-2652-027-00	\$591.70	078G-2652-066-00	\$591.70
078G-2652-028-00	\$591.70	078G-2652-067-00	\$591.70
078G-2652-029-00	\$591.70	078G-2652-068-00	\$591.70
078G-2652-030-00	\$591.70	078G-2652-069-00	\$591.70
078G-2652-031-00	\$591.70	078G-2652-070-00	\$591.70
078G-2652-032-00	\$591.70	078G-2652-071-00	\$591.70
078G-2652-033-00	\$591.70	078G-2652-072-00	\$591.70
078G-2652-034-00	\$591.70	078G-2652-073-00	\$591.70
078G-2652-035-00	\$591.70	078G-2652-074-00	\$591.70

FY 2020 Assessment Roll

Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2652-075-00	\$591.70	078G-2652-114-00	\$591.70
078G-2652-076-00	\$591.70	078G-2652-115-00	\$591.70
078G-2652-077-00	\$591.70	078G-2652-116-00	\$591.70
078G-2652-078-00	\$591.70	078G-2652-117-00	\$591.70
078G-2652-079-00	\$591.70	078G-2652-118-00	\$591.70
078G-2652-080-00	\$591.70	078G-2652-119-00	\$591.70
078G-2652-081-00	\$591.70	078G-2652-120-00	\$591.70
078G-2652-082-00	\$591.70	078G-2652-121-00	\$591.70
078G-2652-083-00	\$591.70	078G-2652-122-00	\$591.70
078G-2652-084-00	\$591.70	078G-2652-123-00	\$591.70
078G-2652-085-00	\$591.70	078G-2652-124-00	\$591.70
078G-2652-086-00	\$591.70	078G-2652-125-00	\$591.70
078G-2652-087-00	\$591.70	078G-2652-126-00	\$591.70
078G-2652-088-00	\$591.70	078G-2652-127-00	\$591.70
078G-2652-089-00	\$591.70	078G-2652-128-00	\$591.70
078G-2652-090-00	\$591.70	078G-2652-129-00	\$591.70
078G-2652-091-00	\$591.70	078G-2652-130-00	\$591.70
078G-2652-092-00	\$591.70	078G-2652-131-00	\$591.70
078G-2652-093-00	\$591.70	078G-2652-132-00	\$591.70
078G-2652-094-00	\$591.70	078G-2652-133-00	\$591.70
078G-2652-095-00	\$591.70	078G-2652-134-00	\$591.70
078G-2652-096-00	\$591.70	078G-2652-135-00	\$591.70
078G-2652-097-00	\$591.70	078G-2652-136-00	\$591.70
078G-2652-098-00	\$591.70	078G-2652-137-00	\$591.70
078G-2652-099-00	\$591.70	078G-2652-138-00	\$591.70
078G-2652-100-00	\$591.70	078G-2652-139-00	\$591.70
078G-2652-101-00	\$591.70	078G-2652-140-00	\$591.70
078G-2652-102-00	\$591.70	078G-2652-141-00	\$591.70
078G-2652-103-00	\$591.70	078G-2652-142-00	\$591.70
078G-2652-104-00	\$591.70	078G-2652-143-00	\$591.70
078G-2652-105-00	\$591.70	078G-2652-144-00	\$591.70
078G-2652-106-00	\$591.70	078G-2652-145-00	\$591.70
078G-2652-107-00	\$591.70	078G-2652-146-00	\$591.70
078G-2652-108-00	\$591.70	078G-2652-147-00	\$591.70
078G-2652-109-00	\$591.70	078G-2652-148-00	\$591.70
078G-2652-110-00	\$591.70	078G-2652-149-00	\$591.70
078G-2652-111-00	\$591.70	078G-2652-150-00	\$591.70
078G-2652-112-00	\$591.70	078G-2652-151-00	\$591.70
078G-2652-113-00	\$591.70	078G-2652-152-00	\$591.70

FY 2020 Assessment Roll

Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2652-153-00	\$591.70	078G-2653-031-00	\$591.70
078G-2652-154-00	\$591.70	078G-2653-032-00	\$591.70
078G-2652-155-00	\$591.70	078G-2653-033-00	\$591.70
078G-2652-156-00	\$591.70	078G-2653-034-00	\$591.70
078G-2652-157-00	\$591.70	078G-2653-035-00	\$591.70
078G-2652-158-00	\$591.70	078G-2653-036-00	\$591.70
078G-2652-159-00	\$591.70	078G-2653-037-00	\$591.70
078G-2652-160-00	\$591.70	078G-2653-038-00	\$591.70
078G-2652-161-00	\$591.70	078G-2653-039-00	\$591.70
078G-2653-001-00	\$591.70	078G-2653-040-00	\$591.70
078G-2653-002-00	\$591.70	078G-2653-041-00	\$591.70
078G-2653-003-00	\$591.70	078G-2653-042-00	\$591.70
078G-2653-004-00	\$591.70	078G-2653-043-00	\$591.70
078G-2653-005-00	\$591.70	078G-2653-044-00	\$591.70
078G-2653-006-00	\$591.70	078G-2653-045-00	\$591.70
078G-2653-007-00	\$591.70	078G-2653-046-00	\$591.70
078G-2653-008-00	\$591.70	078G-2653-047-00	\$591.70
078G-2653-009-00	\$591.70	078G-2653-048-00	\$591.70
078G-2653-010-00	\$591.70	078G-2653-049-00	\$591.70
078G-2653-011-00	\$591.70	078G-2653-050-00	\$591.70
078G-2653-012-00	\$591.70	078G-2653-051-00	\$591.70
078G-2653-013-00	\$591.70	078G-2653-052-00	\$591.70
078G-2653-014-00	\$591.70	078G-2653-053-00	\$591.70
078G-2653-015-00	\$591.70	078G-2653-054-00	\$591.70
078G-2653-016-00	\$591.70	078G-2653-055-00	\$591.70
078G-2653-017-00	\$591.70	078G-2653-056-00	\$591.70
078G-2653-018-00	\$591.70	078G-2653-057-00	\$591.70
078G-2653-019-00	\$591.70	078G-2653-058-00	\$591.70
078G-2653-020-00	\$591.70	078G-2653-059-00	\$591.70
078G-2653-021-00	\$591.70	078G-2653-060-00	\$591.70
078G-2653-022-00	\$591.70	078G-2653-061-00	\$591.70
078G-2653-023-00	\$591.70	078G-2653-062-00	\$591.70
078G-2653-024-00	\$591.70	078G-2653-063-00	\$591.70
078G-2653-025-00	\$591.70	078G-2653-064-00	\$591.70
078G-2653-026-00	\$591.70	078G-2653-065-00	\$591.70
078G-2653-027-00	\$591.70	078G-2653-066-00	\$591.70
078G-2653-028-00	\$591.70	078G-2653-067-00	\$591.70
078G-2653-029-00	\$591.70	078G-2653-068-00	\$591.70
078G-2653-030-00	\$591.70	078G-2653-069-00	\$591.70

FY 2020 Assessment Roll

Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2653-070-00	\$591.70	078G-2654-022-00	\$591.70
078G-2653-071-00	\$591.70	078G-2654-023-00	\$591.70
078G-2653-072-00	\$591.70	078G-2654-024-00	\$591.70
078G-2653-073-00	\$591.70	078G-2654-025-00	\$591.70
078G-2653-074-00	\$591.70	078G-2654-026-00	\$591.70
078G-2653-075-00	\$591.70	078G-2654-027-00	\$591.70
078G-2653-076-00	\$591.70	078G-2654-028-00	\$591.70
078G-2653-077-00	\$591.70	078G-2654-029-00	\$591.70
078G-2653-078-00	\$591.70	078G-2654-030-00	\$591.70
078G-2653-079-00	\$591.70	078G-2654-031-00	\$591.70
078G-2653-080-00	\$591.70	078G-2654-032-00	\$591.70
078G-2653-081-00	\$591.70	078G-2654-033-00	\$591.70
078G-2653-082-00	\$591.70	078G-2654-034-00	\$591.70
078G-2653-083-00	\$591.70	078G-2654-035-00	\$591.70
078G-2653-084-00	\$591.70	078G-2654-036-00	\$591.70
078G-2653-085-00	\$591.70	078G-2654-037-00	\$591.70
078G-2653-086-00	\$591.70	078G-2654-038-00	\$591.70
078G-2653-087-00	\$591.70	078G-2654-039-00	\$591.70
078G-2654-001-00	\$591.70	078G-2654-040-00	\$591.70
078G-2654-002-00	\$591.70	078G-2654-041-00	\$591.70
078G-2654-003-00	\$591.70	078G-2654-042-00	\$591.70
078G-2654-004-00	\$591.70	078G-2654-043-00	\$591.70
078G-2654-005-00	\$591.70	078G-2654-044-00	\$591.70
078G-2654-006-00	\$591.70	078G-2654-045-00	\$591.70
078G-2654-007-00	\$591.70	078G-2654-046-00	\$591.70
078G-2654-008-00	\$591.70	078G-2654-047-00	\$591.70
078G-2654-009-00	\$591.70	078G-2654-048-00	\$591.70
078G-2654-010-00	\$591.70	078G-2654-049-00	\$591.70
078G-2654-011-00	\$591.70	078G-2654-050-00	\$591.70
078G-2654-012-00	\$591.70	078G-2654-051-00	\$591.70
078G-2654-013-00	\$591.70	078G-2654-052-00	\$591.70
078G-2654-014-00	\$591.70	078G-2654-053-00	\$591.70
078G-2654-015-00	\$591.70	078G-2654-054-00	\$591.70
078G-2654-016-00	\$591.70	078G-2654-055-00	\$591.70
078G-2654-017-00	\$591.70	078G-2654-056-00	\$591.70
078G-2654-018-00	\$591.70	078G-2654-057-00	\$591.70
078G-2654-019-00	\$591.70	078G-2654-058-00	\$591.70
078G-2654-020-00	\$591.70	078G-2654-059-00	\$591.70
078G-2654-021-00	\$591.70	078G-2654-060-00	\$591.70

FY 2020 Assessment Roll

Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2654-061-00	\$591.70	078G-2654-079-00	\$591.70
078G-2654-062-00	\$591.70	078G-2654-080-00	\$591.70
078G-2654-063-00	\$591.70	078G-2654-081-00	\$591.70
078G-2654-064-00	\$591.70	078G-2654-082-00	\$591.70
078G-2654-065-00	\$591.70	078G-2654-083-00	\$591.70
078G-2654-066-00	\$591.70	078G-2654-084-00	\$591.70
078G-2654-067-00	\$591.70	078G-2654-085-00	\$591.70
078G-2654-068-00	\$591.70	078G-2654-086-00	\$591.70
078G-2654-069-00	\$591.70	078G-2654-087-00	\$591.70
078G-2654-070-00	\$591.70	078G-2654-088-00	\$591.70
078G-2654-071-00	\$591.70	078G-2654-089-00	\$591.70
078G-2654-072-00	\$591.70	078G-2654-090-00	\$591.70
078G-2654-073-00	\$591.70	078G-2654-091-00	\$591.70
078G-2654-074-00	\$591.70	078G-2654-092-00	\$591.70
078G-2654-075-00	\$591.70	078G-2654-093-00	\$591.70
078G-2654-076-00	\$591.70	078G-2654-094-03	\$591.70
078G-2654-077-00	\$591.70	078G-2654-095-03	\$591.70
078G-2654-078-00	\$591.70	078G-2654-096-00	\$591.70

FY 2020 Assessment Roll
Zone 8 (Capitola Street)

24 Parcels Total Assessment: \$4,347.12

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0096-002-00	\$181.13	456 -0096-014-00	\$181.13
456 -0096-003-00	\$181.13	456 -0096-015-00	\$181.13
456 -0096-004-00	\$181.13	456 -0096-016-00	\$181.13
456 -0096-005-00	\$181.13	456 -0096-017-00	\$181.13
456 -0096-006-00	\$181.13	456 -0096-018-00	\$181.13
456 -0096-007-00	\$181.13	456 -0096-019-00	\$181.13
456 -0096-008-00	\$181.13	456 -0096-020-00	\$181.13
456 -0096-009-00	\$181.13	456 -0096-021-00	\$181.13
456 -0096-010-00	\$181.13	456 -0096-022-00	\$181.13
456 -0096-011-00	\$181.13	456 -0096-023-00	\$181.13
456 -0096-012-00	\$181.13	456 -0096-024-00	\$181.13
456 -0096-013-00	\$181.13	456 -0096-025-00	\$181.13

FY 2020 Assessment Roll

Zone 9 (Orchard Avenue)

74 Parcels Total Assessment: \$2,530.06

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
444 -0049-001-00	\$34.19	444 -0049-038-00	\$34.19
444 -0049-002-00	\$34.19	444 -0049-039-00	\$34.19
444 -0049-003-00	\$34.19	444 -0049-040-00	\$34.19
444 -0049-004-00	\$34.19	444 -0049-041-00	\$34.19
444 -0049-005-00	\$34.19	444 -0049-042-00	\$34.19
444 -0049-006-00	\$34.19	444 -0049-043-00	\$34.19
444 -0049-007-00	\$34.19	444 -0049-044-00	\$34.19
444 -0049-008-00	\$34.19	444 -0049-045-00	\$34.19
444 -0049-009-00	\$34.19	444 -0049-046-00	\$34.19
444 -0049-010-00	\$34.19	444 -0049-047-00	\$34.19
444 -0049-011-00	\$34.19	444 -0049-048-00	\$34.19
444 -0049-012-00	\$34.19	444 -0049-049-00	\$34.19
444 -0049-013-00	\$34.19	444 -0049-050-00	\$34.19
444 -0049-014-00	\$34.19	444 -0049-051-00	\$34.19
444 -0049-015-00	\$34.19	444 -0049-052-00	\$34.19
444 -0049-016-00	\$34.19	444 -0049-053-00	\$34.19
444 -0049-017-00	\$34.19	444 -0049-054-00	\$34.19
444 -0049-018-00	\$34.19	444 -0049-055-00	\$34.19
444 -0049-019-00	\$34.19	444 -0049-056-00	\$34.19
444 -0049-020-00	\$34.19	444 -0049-057-00	\$34.19
444 -0049-021-00	\$34.19	444 -0049-058-00	\$34.19
444 -0049-022-00	\$34.19	444 -0049-059-00	\$34.19
444 -0049-023-00	\$34.19	444 -0049-060-00	\$34.19
444 -0049-024-00	\$34.19	444 -0049-061-00	\$34.19
444 -0049-025-00	\$34.19	444 -0049-062-00	\$34.19
444 -0049-026-00	\$34.19	444 -0049-063-00	\$34.19
444 -0049-027-00	\$34.19	444 -0049-064-00	\$34.19
444 -0049-028-00	\$34.19	444 -0049-065-00	\$34.19
444 -0049-029-00	\$34.19	444 -0049-066-00	\$34.19
444 -0049-030-00	\$34.19	444 -0049-067-00	\$34.19
444 -0049-031-00	\$34.19	444 -0049-068-00	\$34.19
444 -0049-032-00	\$34.19	444 -0049-069-00	\$34.19
444 -0049-033-00	\$34.19	444 -0049-070-00	\$34.19
444 -0049-034-00	\$34.19	444 -0049-071-00	\$34.19
444 -0049-035-00	\$34.19	444 -0049-072-00	\$34.19
444 -0049-036-00	\$34.19	444 -0049-073-00	\$34.19
444 -0049-037-00	\$34.19	444 -0049-074-00	\$34.19

FY 2020 Assessment Roll

Zone 10 (Eden Shores Residential)

534 Parcels Total Assessment: \$141,862.44

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0037-002-00	\$265.66	461 -0037-041-00	\$265.66
461 -0037-003-00	\$265.66	461 -0037-042-00	\$265.66
461 -0037-004-00	\$265.66	461 -0037-043-00	\$265.66
461 -0037-005-00	\$265.66	461 -0037-044-00	\$265.66
461 -0037-006-00	\$265.66	461 -0037-045-00	\$265.66
461 -0037-007-00	\$265.66	461 -0037-046-00	\$265.66
461 -0037-008-00	\$265.66	461 -0037-047-00	\$265.66
461 -0037-009-00	\$265.66	461 -0037-048-00	\$265.66
461 -0037-010-00	\$265.66	461 -0037-049-00	\$265.66
461 -0037-011-00	\$265.66	461 -0037-050-00	\$265.66
461 -0037-012-00	\$265.66	461 -0037-051-00	\$265.66
461 -0037-013-00	\$265.66	461 -0037-052-00	\$265.66
461 -0037-014-00	\$265.66	461 -0037-053-00	\$265.66
461 -0037-015-00	\$265.66	461 -0037-054-00	\$265.66
461 -0037-016-00	\$265.66	461 -0037-055-00	\$265.66
461 -0037-017-00	\$265.66	461 -0037-056-00	\$265.66
461 -0037-018-00	\$265.66	461 -0037-057-00	\$265.66
461 -0037-019-00	\$265.66	461 -0037-058-00	\$265.66
461 -0037-020-00	\$265.66	461 -0037-059-00	\$265.66
461 -0037-021-00	\$265.66	461 -0037-060-00	\$265.66
461 -0037-022-00	\$265.66	461 -0037-061-00	\$265.66
461 -0037-023-00	\$265.66	461 -0037-062-00	\$265.66
461 -0037-024-00	\$265.66	461 -0037-063-00	\$265.66
461 -0037-025-00	\$265.66	461 -0037-064-00	\$265.66
461 -0037-026-00	\$265.66	461 -0037-065-00	\$265.66
461 -0037-027-00	\$265.66	461 -0037-066-00	\$265.66
461 -0037-028-00	\$265.66	461 -0037-067-00	\$265.66
461 -0037-029-00	\$265.66	461 -0037-068-00	\$265.66
461 -0037-030-00	\$265.66	461 -0037-069-00	\$265.66
461 -0037-031-00	\$265.66	461 -0037-070-00	\$265.66
461 -0037-032-00	\$265.66	461 -0037-071-00	\$265.66
461 -0037-033-00	\$265.66	461 -0037-072-00	\$265.66
461 -0037-034-00	\$265.66	461 -0037-073-00	\$265.66
461 -0037-035-00	\$265.66	461 -0037-074-00	\$265.66
461 -0037-036-00	\$265.66	461 -0037-075-00	\$265.66
461 -0037-037-00	\$265.66	461 -0037-076-00	\$265.66
461 -0037-038-00	\$265.66	461 -0037-077-00	\$265.66
461 -0037-039-00	\$265.66	461 -0037-078-00	\$265.66
461 -0037-040-00	\$265.66	461 -0037-079-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's</u> <u>Parcel Number</u>	<u>Assessment</u> <u>Amount</u>	<u>Assessor's</u> <u>Parcel Number</u>	<u>Assessment</u> <u>Amount</u>
461 -0037-080-00	\$265.66	461 -0100-011-00	\$265.66
461 -0037-081-00	\$265.66	461 -0100-012-00	\$265.66
461 -0037-082-00	\$265.66	461 -0100-013-00	\$265.66
461 -0037-083-00	\$265.66	461 -0100-014-00	\$265.66
461 -0037-084-00	\$265.66	461 -0100-015-00	\$265.66
461 -0037-085-00	\$265.66	461 -0100-016-00	\$265.66
461 -0037-086-00	\$265.66	461 -0100-017-00	\$265.66
461 -0037-087-00	\$265.66	461 -0100-018-00	\$265.66
461 -0037-088-00	\$265.66	461 -0100-019-00	\$265.66
461 -0037-089-00	\$265.66	461 -0100-020-00	\$265.66
461 -0037-090-00	\$265.66	461 -0100-021-00	\$265.66
461 -0037-091-00	\$265.66	461 -0100-022-00	\$265.66
461 -0037-092-00	\$265.66	461 -0100-023-00	\$265.66
461 -0037-093-00	\$265.66	461 -0100-024-00	\$265.66
461 -0037-094-00	\$265.66	461 -0100-025-00	\$265.66
461 -0037-095-00	\$265.66	461 -0100-026-00	\$265.66
461 -0037-096-00	\$265.66	461 -0100-027-00	\$265.66
461 -0037-097-00	\$265.66	461 -0100-028-00	\$265.66
461 -0037-098-00	\$265.66	461 -0100-029-00	\$265.66
461 -0037-099-00	\$265.66	461 -0100-030-00	\$265.66
461 -0037-100-00	\$265.66	461 -0100-031-00	\$265.66
461 -0037-101-00	\$265.66	461 -0100-032-00	\$265.66
461 -0037-102-00	\$265.66	461 -0100-033-00	\$265.66
461 -0037-103-00	\$265.66	461 -0100-034-00	\$265.66
461 -0037-104-00	\$265.66	461 -0100-035-00	\$265.66
461 -0037-105-00	\$265.66	461 -0100-036-00	\$265.66
461 -0037-106-00	\$265.66	461 -0100-037-00	\$265.66
461 -0037-107-00	\$265.66	461 -0100-038-00	\$265.66
461 -0037-108-00	\$265.66	461 -0100-039-00	\$265.66
461 -0037-109-00	\$265.66	461 -0100-040-00	\$265.66
461 -0037-110-00	\$265.66	461 -0100-041-00	\$265.66
461 -0100-003-00	\$265.66	461 -0100-042-00	\$265.66
461 -0100-004-00	\$265.66	461 -0100-043-00	\$265.66
461 -0100-005-00	\$265.66	461 -0100-044-00	\$265.66
461 -0100-006-00	\$265.66	461 -0100-045-00	\$265.66
461 -0100-007-00	\$265.66	461 -0100-046-00	\$265.66
461 -0100-008-00	\$265.66	461 -0100-047-00	\$265.66
461 -0100-009-00	\$265.66	461 -0100-048-00	\$265.66
461 -0100-010-00	\$265.66	461 -0100-049-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0100-050-00	\$265.66	461 -0100-089-00	\$265.66
461 -0100-051-00	\$265.66	461 -0100-090-00	\$265.66
461 -0100-052-00	\$265.66	461 -0100-091-00	\$265.66
461 -0100-053-00	\$265.66	461 -0100-092-00	\$265.66
461 -0100-054-00	\$265.66	461 -0100-093-00	\$265.66
461 -0100-055-00	\$265.66	461 -0100-094-00	\$265.66
461 -0100-056-00	\$265.66	461 -0100-095-00	\$265.66
461 -0100-057-00	\$265.66	461 -0100-096-00	\$265.66
461 -0100-058-00	\$265.66	461 -0100-097-00	\$265.66
461 -0100-059-00	\$265.66	461 -0100-098-00	\$265.66
461 -0100-060-00	\$265.66	461 -0100-099-00	\$265.66
461 -0100-061-00	\$265.66	461 -0100-100-00	\$265.66
461 -0100-062-00	\$265.66	461 -0100-101-00	\$265.66
461 -0100-063-00	\$265.66	461 -0100-102-00	\$265.66
461 -0100-064-00	\$265.66	461 -0100-103-00	\$265.66
461 -0100-065-00	\$265.66	461 -0100-104-00	\$265.66
461 -0100-066-00	\$265.66	461 -0100-105-00	\$265.66
461 -0100-067-00	\$265.66	461 -0100-106-00	\$265.66
461 -0100-068-00	\$265.66	461 -0100-107-00	\$265.66
461 -0100-069-00	\$265.66	461 -0100-108-00	\$265.66
461 -0100-070-00	\$265.66	461 -0100-109-00	\$265.66
461 -0100-071-00	\$265.66	461 -0100-110-00	\$265.66
461 -0100-072-00	\$265.66	461 -0100-111-00	\$265.66
461 -0100-073-00	\$265.66	461 -0100-112-00	\$265.66
461 -0100-074-00	\$265.66	461 -0100-113-00	\$265.66
461 -0100-075-00	\$265.66	461 -0100-114-00	\$265.66
461 -0100-076-00	\$265.66	461 -0100-115-00	\$265.66
461 -0100-077-00	\$265.66	461 -0100-116-00	\$265.66
461 -0100-078-00	\$265.66	461 -0100-117-00	\$265.66
461 -0100-079-00	\$265.66	461 -0100-118-00	\$265.66
461 -0100-080-00	\$265.66	461 -0101-005-00	\$265.66
461 -0100-081-00	\$265.66	461 -0101-006-00	\$265.66
461 -0100-082-00	\$265.66	461 -0101-007-00	\$265.66
461 -0100-083-00	\$265.66	461 -0101-008-00	\$265.66
461 -0100-084-00	\$265.66	461 -0101-009-00	\$265.66
461 -0100-085-00	\$265.66	461 -0101-010-00	\$265.66
461 -0100-086-00	\$265.66	461 -0101-011-00	\$265.66
461 -0100-087-00	\$265.66	461 -0101-012-00	\$265.66
461 -0100-088-00	\$265.66	461 -0101-013-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-014-00	\$265.66	461 -0101-053-00	\$265.66
461 -0101-015-00	\$265.66	461 -0101-054-00	\$265.66
461 -0101-016-00	\$265.66	461 -0101-055-00	\$265.66
461 -0101-017-00	\$265.66	461 -0101-056-00	\$265.66
461 -0101-018-00	\$265.66	461 -0101-057-00	\$265.66
461 -0101-019-00	\$265.66	461 -0101-058-00	\$265.66
461 -0101-020-00	\$265.66	461 -0101-059-00	\$265.66
461 -0101-021-00	\$265.66	461 -0101-060-00	\$265.66
461 -0101-022-00	\$265.66	461 -0101-061-00	\$265.66
461 -0101-023-00	\$265.66	461 -0101-062-00	\$265.66
461 -0101-024-00	\$265.66	461 -0101-063-00	\$265.66
461 -0101-025-00	\$265.66	461 -0101-064-00	\$265.66
461 -0101-026-00	\$265.66	461 -0101-065-00	\$265.66
461 -0101-027-00	\$265.66	461 -0101-066-00	\$265.66
461 -0101-028-00	\$265.66	461 -0101-067-00	\$265.66
461 -0101-029-00	\$265.66	461 -0101-068-00	\$265.66
461 -0101-030-00	\$265.66	461 -0101-069-00	\$265.66
461 -0101-031-00	\$265.66	461 -0101-070-00	\$265.66
461 -0101-032-00	\$265.66	461 -0101-071-00	\$265.66
461 -0101-033-00	\$265.66	461 -0101-072-00	\$265.66
461 -0101-034-00	\$265.66	461 -0101-073-00	\$265.66
461 -0101-035-00	\$265.66	461 -0101-074-00	\$265.66
461 -0101-036-00	\$265.66	461 -0101-075-00	\$265.66
461 -0101-037-00	\$265.66	461 -0101-076-00	\$265.66
461 -0101-038-00	\$265.66	461 -0101-077-00	\$265.66
461 -0101-039-00	\$265.66	461 -0101-078-00	\$265.66
461 -0101-040-00	\$265.66	461 -0101-079-00	\$265.66
461 -0101-041-00	\$265.66	461 -0101-080-00	\$265.66
461 -0101-042-00	\$265.66	461 -0101-081-00	\$265.66
461 -0101-043-00	\$265.66	461 -0101-082-00	\$265.66
461 -0101-044-00	\$265.66	461 -0101-083-00	\$265.66
461 -0101-045-00	\$265.66	461 -0101-084-00	\$265.66
461 -0101-046-00	\$265.66	461 -0101-085-00	\$265.66
461 -0101-047-00	\$265.66	461 -0101-086-00	\$265.66
461 -0101-048-00	\$265.66	461 -0101-087-00	\$265.66
461 -0101-049-00	\$265.66	461 -0101-088-00	\$265.66
461 -0101-050-00	\$265.66	461 -0101-089-00	\$265.66
461 -0101-051-00	\$265.66	461 -0101-090-00	\$265.66
461 -0101-052-00	\$265.66	461 -0101-091-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-092-00	\$265.66	461 -0101-131-00	\$265.66
461 -0101-093-00	\$265.66	461 -0101-132-00	\$265.66
461 -0101-094-00	\$265.66	461 -0101-133-00	\$265.66
461 -0101-095-00	\$265.66	461 -0101-134-00	\$265.66
461 -0101-096-00	\$265.66	461 -0101-135-00	\$265.66
461 -0101-097-00	\$265.66	461 -0101-136-00	\$265.66
461 -0101-098-00	\$265.66	461 -0101-137-00	\$265.66
461 -0101-099-00	\$265.66	461 -0101-138-00	\$265.66
461 -0101-100-00	\$265.66	461 -0101-139-00	\$265.66
461 -0101-101-00	\$265.66	461 -0101-140-00	\$265.66
461 -0101-102-00	\$265.66	461 -0101-141-00	\$265.66
461 -0101-103-00	\$265.66	461 -0101-142-00	\$265.66
461 -0101-104-00	\$265.66	461 -0101-143-00	\$265.66
461 -0101-105-00	\$265.66	461 -0101-144-00	\$265.66
461 -0101-106-00	\$265.66	461 -0101-145-00	\$265.66
461 -0101-107-00	\$265.66	461 -0101-146-00	\$265.66
461 -0101-108-00	\$265.66	461 -0101-147-00	\$265.66
461 -0101-109-00	\$265.66	461 -0101-148-00	\$265.66
461 -0101-110-00	\$265.66	461 -0101-149-00	\$265.66
461 -0101-111-00	\$265.66	461 -0101-150-00	\$265.66
461 -0101-112-00	\$265.66	461 -0101-151-00	\$265.66
461 -0101-113-00	\$265.66	461 -0101-152-00	\$265.66
461 -0101-114-00	\$265.66	461 -0101-153-00	\$265.66
461 -0101-115-00	\$265.66	461 -0101-154-00	\$265.66
461 -0101-116-00	\$265.66	461 -0101-155-00	\$265.66
461 -0101-117-00	\$265.66	461 -0101-156-00	\$265.66
461 -0101-118-00	\$265.66	461 -0101-157-00	\$265.66
461 -0101-119-00	\$265.66	461 -0101-158-00	\$265.66
461 -0101-120-00	\$265.66	461 -0101-159-00	\$265.66
461 -0101-121-00	\$265.66	461 -0101-160-00	\$265.66
461 -0101-122-00	\$265.66	461 -0101-161-00	\$265.66
461 -0101-123-00	\$265.66	461 -0101-162-00	\$265.66
461 -0101-124-00	\$265.66	461 -0101-163-00	\$265.66
461 -0101-125-00	\$265.66	461 -0101-164-00	\$265.66
461 -0101-126-00	\$265.66	461 -0101-165-00	\$265.66
461 -0101-127-00	\$265.66	461 -0101-166-00	\$265.66
461 -0101-128-00	\$265.66	461 -0101-167-00	\$265.66
461 -0101-129-00	\$265.66	461 -0101-168-00	\$265.66
461 -0101-130-00	\$265.66	461 -0101-169-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-170-00	\$265.66	461 -0102-039-00	\$265.66
461 -0101-171-00	\$265.66	461 -0102-040-00	\$265.66
461 -0102-002-00	\$265.66	461 -0102-041-00	\$265.66
461 -0102-003-00	\$265.66	461 -0102-042-00	\$265.66
461 -0102-004-00	\$265.66	461 -0102-043-00	\$265.66
461 -0102-005-00	\$265.66	461 -0102-044-00	\$265.66
461 -0102-006-00	\$265.66	461 -0102-045-00	\$265.66
461 -0102-007-00	\$265.66	461 -0102-046-00	\$265.66
461 -0102-008-00	\$265.66	461 -0102-047-00	\$265.66
461 -0102-009-00	\$265.66	461 -0102-048-00	\$265.66
461 -0102-010-00	\$265.66	461 -0102-049-00	\$265.66
461 -0102-011-00	\$265.66	461 -0102-050-00	\$265.66
461 -0102-012-00	\$265.66	461 -0102-051-00	\$265.66
461 -0102-013-00	\$265.66	461 -0102-052-00	\$265.66
461 -0102-014-00	\$265.66	461 -0102-053-00	\$265.66
461 -0102-015-00	\$265.66	461 -0102-054-00	\$265.66
461 -0102-016-00	\$265.66	461 -0102-055-00	\$265.66
461 -0102-017-00	\$265.66	461 -0102-056-00	\$265.66
461 -0102-018-00	\$265.66	461 -0102-057-00	\$265.66
461 -0102-019-00	\$265.66	461 -0102-058-00	\$265.66
461 -0102-020-00	\$265.66	461 -0102-059-00	\$265.66
461 -0102-021-00	\$265.66	461 -0102-060-00	\$265.66
461 -0102-022-00	\$265.66	461 -0102-061-00	\$265.66
461 -0102-023-00	\$265.66	461 -0102-062-00	\$265.66
461 -0102-024-00	\$265.66	461 -0102-063-00	\$265.66
461 -0102-025-00	\$265.66	461 -0102-064-00	\$265.66
461 -0102-026-00	\$265.66	461 -0102-065-00	\$265.66
461 -0102-027-00	\$265.66	461 -0103-004-00	\$265.66
461 -0102-028-00	\$265.66	461 -0103-005-00	\$265.66
461 -0102-029-00	\$265.66	461 -0103-006-00	\$265.66
461 -0102-030-00	\$265.66	461 -0103-007-00	\$265.66
461 -0102-031-00	\$265.66	461 -0103-008-00	\$265.66
461 -0102-032-00	\$265.66	461 -0103-009-00	\$265.66
461 -0102-033-00	\$265.66	461 -0103-010-00	\$265.66
461 -0102-034-00	\$265.66	461 -0103-011-00	\$265.66
461 -0102-035-00	\$265.66	461 -0103-012-00	\$265.66
461 -0102-036-00	\$265.66	461 -0103-013-00	\$265.66
461 -0102-037-00	\$265.66	461 -0103-014-00	\$265.66
461 -0102-038-00	\$265.66	461 -0103-015-00	\$265.66

FY 2020 Assessment Roll
Zone 10 (Eden Shores Residential)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0103-016-00	\$265.66	461 -0103-049-00	\$265.66
461 -0103-017-00	\$265.66	461 -0103-050-00	\$265.66
461 -0103-018-00	\$265.66	461 -0103-051-00	\$265.66
461 -0103-019-00	\$265.66	461 -0103-052-00	\$265.66
461 -0103-020-00	\$265.66	461 -0103-053-00	\$265.66
461 -0103-021-00	\$265.66	461 -0103-054-00	\$265.66
461 -0103-022-00	\$265.66	461 -0103-055-00	\$265.66
461 -0103-023-00	\$265.66	461 -0103-056-00	\$265.66
461 -0103-024-00	\$265.66	461 -0103-057-00	\$265.66
461 -0103-025-00	\$265.66	461 -0103-058-00	\$265.66
461 -0103-026-00	\$265.66	461 -0103-059-00	\$265.66
461 -0103-027-00	\$265.66	461 -0103-060-00	\$265.66
461 -0103-028-00	\$265.66	461 -0103-061-00	\$265.66
461 -0103-029-00	\$265.66	461 -0103-062-00	\$265.66
461 -0103-030-00	\$265.66	461 -0103-063-00	\$265.66
461 -0103-031-00	\$265.66	461 -0103-064-00	\$265.66
461 -0103-032-00	\$265.66	461 -0103-065-00	\$265.66
461 -0103-033-00	\$265.66	461 -0103-066-00	\$265.66
461 -0103-034-00	\$265.66	461 -0103-067-00	\$265.66
461 -0103-035-00	\$265.66	461 -0103-068-00	\$265.66
461 -0103-036-00	\$265.66	461 -0103-069-00	\$265.66
461 -0103-037-00	\$265.66	461 -0103-070-00	\$265.66
461 -0103-038-00	\$265.66	461 -0103-071-00	\$265.66
461 -0103-039-00	\$265.66	461 -0103-072-00	\$265.66
461 -0103-040-00	\$265.66	461 -0103-073-00	\$265.66
461 -0103-041-00	\$265.66	461 -0103-074-00	\$265.66
461 -0103-042-00	\$265.66	461 -0103-075-00	\$265.66
461 -0103-043-00	\$265.66	461 -0103-076-00	\$265.66
461 -0103-044-00	\$265.66	461 -0103-077-00	\$265.66
461 -0103-045-00	\$265.66	461 -0103-078-00	\$265.66
461 -0103-046-00	\$265.66	461 -0103-079-00	\$265.66
461 -0103-047-00	\$265.66	461 -0103-080-00	\$265.66
461 -0103-048-00	\$265.66	461 -0103-081-00	\$265.66

FY 2020 Assessment Roll

Zone 11 (Stonebrae Country Club)

634 Parcels Total Assessment: \$161,059.43

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6428-030-00	\$273.72	085A-6430-043-00	\$273.72
085A-6430-005-00	\$273.72	085A-6430-044-00	\$273.72
085A-6430-006-00	\$273.72	085A-6430-045-00	\$273.72
085A-6430-007-00	\$273.72	085A-6430-046-00	\$273.72
085A-6430-008-00	\$273.72	085A-6430-047-00	\$273.72
085A-6430-009-00	\$273.72	085A-6430-048-00	\$273.72
085A-6430-010-00	\$273.72	085A-6430-049-00	\$273.72
085A-6430-011-00	\$273.72	085A-6430-050-00	\$273.72
085A-6430-012-00	\$273.72	085A-6430-051-00	\$273.72
085A-6430-013-00	\$273.72	085A-6430-052-00	\$273.72
085A-6430-014-00	\$273.72	085A-6430-053-00	\$273.72
085A-6430-015-00	\$273.72	085A-6430-054-00	\$273.72
085A-6430-016-00	\$273.72	085A-6430-055-00	\$273.72
085A-6430-017-00	\$273.72	085A-6430-056-00	\$273.72
085A-6430-018-00	\$273.72	085A-6430-057-00	\$273.72
085A-6430-019-00	\$273.72	085A-6430-058-00	\$273.72
085A-6430-020-00	\$273.72	085A-6430-059-00	\$273.72
085A-6430-021-00	\$273.72	085A-6430-060-00	\$273.72
085A-6430-022-00	\$273.72	085A-6430-061-00	\$273.72
085A-6430-023-00	\$273.72	085A-6430-062-00	\$273.72
085A-6430-024-00	\$273.72	085A-6430-063-00	\$273.72
085A-6430-025-00	\$273.72	085A-6430-064-00	\$273.72
085A-6430-026-00	\$273.72	085A-6430-065-00	\$273.72
085A-6430-027-00	\$273.72	085A-6430-066-00	\$273.72
085A-6430-028-00	\$273.72	085A-6430-067-00	\$273.72
085A-6430-029-00	\$273.72	085A-6430-068-00	\$273.72
085A-6430-030-00	\$273.72	085A-6430-069-00	\$273.72
085A-6430-031-00	\$273.72	085A-6430-070-00	\$273.72
085A-6430-032-00	\$273.72	085A-6430-071-00	\$273.72
085A-6430-033-00	\$273.72	085A-6430-072-00	\$273.72
085A-6430-034-00	\$273.72	085A-6430-073-00	\$273.72
085A-6430-035-00	\$273.72	085A-6430-074-00	\$273.72
085A-6430-036-00	\$273.72	085A-6430-075-00	\$273.72
085A-6430-037-00	\$273.72	085A-6430-076-00	\$273.72
085A-6430-038-00	\$273.72	085A-6430-077-00	\$273.72
085A-6430-039-00	\$273.72	085A-6430-078-00	\$273.72
085A-6430-040-00	\$273.72	085A-6430-079-00	\$273.72
085A-6430-041-00	\$273.72	085A-6430-080-00	\$273.72
085A-6430-042-00	\$273.72	085A-6430-081-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6430-082-00	\$273.72	085A-6431-008-00	\$273.72
085A-6430-083-00	\$273.72	085A-6431-009-00	\$273.72
085A-6430-084-00	\$273.72	085A-6431-010-00	\$273.72
085A-6430-085-00	\$273.72	085A-6431-011-00	\$273.72
085A-6430-086-00	\$273.72	085A-6431-012-00	\$273.72
085A-6430-087-00	\$273.72	085A-6431-013-00	\$273.72
085A-6430-088-00	\$273.72	085A-6431-014-00	\$273.72
085A-6430-089-00	\$273.72	085A-6431-015-00	\$273.72
085A-6430-090-00	\$273.72	085A-6431-016-00	\$273.72
085A-6430-091-00	\$273.72	085A-6431-017-00	\$273.72
085A-6430-092-00	\$273.72	085A-6431-018-00	\$273.72
085A-6430-093-00	\$273.72	085A-6431-019-00	\$273.72
085A-6430-094-00	\$273.72	085A-6431-020-00	\$273.72
085A-6430-095-00	\$273.72	085A-6431-021-00	\$273.72
085A-6430-096-00	\$273.72	085A-6431-022-00	\$273.72
085A-6430-097-00	\$273.72	085A-6431-023-00	\$273.72
085A-6430-098-00	\$273.72	085A-6431-024-00	\$273.72
085A-6430-099-00	\$273.72	085A-6431-025-00	\$273.72
085A-6430-100-00	\$273.72	085A-6431-026-00	\$273.72
085A-6430-101-00	\$273.72	085A-6431-027-00	\$273.72
085A-6430-102-00	\$273.72	085A-6431-028-00	\$273.72
085A-6430-103-00	\$273.72	085A-6431-029-00	\$273.72
085A-6430-104-00	\$273.72	085A-6431-030-00	\$273.72
085A-6430-105-00	\$273.72	085A-6431-031-00	\$273.72
085A-6430-106-00	\$273.72	085A-6431-032-00	\$273.72
085A-6430-107-00	\$273.72	085A-6431-033-00	\$273.72
085A-6430-108-00	\$273.72	085A-6431-034-00	\$273.72
085A-6430-109-00	\$273.72	085A-6431-035-00	\$273.72
085A-6430-110-00	\$273.72	085A-6431-036-00	\$273.72
085A-6430-111-00	\$273.72	085A-6431-037-00	\$273.72
085A-6430-112-00	\$273.72	085A-6431-038-00	\$273.72
085A-6430-113-00	\$273.72	085A-6431-039-00	\$273.72
085A-6430-114-00	\$273.72	085A-6431-040-00	\$273.72
085A-6430-115-00	\$273.72	085A-6431-041-00	\$273.72
085A-6430-116-00	\$273.72	085A-6431-042-00	\$273.72
085A-6431-004-00	\$273.72	085A-6431-043-00	\$273.72
085A-6431-005-00	\$273.72	085A-6431-044-00	\$273.72
085A-6431-006-00	\$273.72	085A-6431-045-00	\$273.72
085A-6431-007-00	\$273.72	085A-6431-046-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6431-047-00	\$273.72	085A-6431-086-00	\$273.72
085A-6431-048-00	\$273.72	085A-6431-087-00	\$273.72
085A-6431-049-00	\$273.72	085A-6431-088-00	\$273.72
085A-6431-050-00	\$273.72	085A-6431-089-00	\$273.72
085A-6431-051-00	\$273.72	085A-6431-090-00	\$273.72
085A-6431-052-00	\$273.72	085A-6431-091-00	\$273.72
085A-6431-053-00	\$273.72	085A-6431-092-00	\$273.72
085A-6431-054-00	\$273.72	085A-6431-093-00	\$273.72
085A-6431-055-00	\$273.72	085A-6431-094-00	\$273.72
085A-6431-056-00	\$273.72	085A-6431-095-00	\$273.72
085A-6431-057-00	\$273.72	085A-6431-096-00	\$273.72
085A-6431-058-00	\$273.72	085A-6431-097-00	\$273.72
085A-6431-059-00	\$273.72	085A-6431-098-00	\$273.72
085A-6431-060-00	\$273.72	085A-6431-099-00	\$273.72
085A-6431-061-00	\$273.72	085A-6431-100-00	\$273.72
085A-6431-062-00	\$273.72	085A-6431-101-00	\$273.72
085A-6431-063-00	\$273.72	085A-6431-102-00	\$273.72
085A-6431-064-00	\$273.72	085A-6431-103-00	\$273.72
085A-6431-065-00	\$273.72	085A-6431-104-00	\$273.72
085A-6431-066-00	\$273.72	085A-6431-105-00	\$273.72
085A-6431-067-00	\$273.72	085A-6432-006-00	\$273.72
085A-6431-068-00	\$273.72	085A-6432-007-00	\$273.72
085A-6431-069-00	\$273.72	085A-6432-008-00	\$273.72
085A-6431-070-00	\$273.72	085A-6432-009-00	\$273.72
085A-6431-071-00	\$273.72	085A-6432-010-00	\$273.72
085A-6431-072-00	\$273.72	085A-6432-011-00	\$273.72
085A-6431-073-00	\$273.72	085A-6432-012-00	\$273.72
085A-6431-074-00	\$273.72	085A-6432-013-00	\$273.72
085A-6431-075-00	\$273.72	085A-6432-014-00	\$273.72
085A-6431-076-00	\$273.72	085A-6432-015-00	\$273.72
085A-6431-077-00	\$273.72	085A-6432-016-00	\$273.72
085A-6431-078-00	\$273.72	085A-6432-017-00	\$273.72
085A-6431-079-00	\$273.72	085A-6432-018-00	\$273.72
085A-6431-080-00	\$273.72	085A-6432-019-00	\$273.72
085A-6431-081-00	\$273.72	085A-6432-020-00	\$273.72
085A-6431-082-00	\$273.72	085A-6432-021-00	\$273.72
085A-6431-083-00	\$273.72	085A-6432-022-00	\$273.72
085A-6431-084-00	\$273.72	085A-6432-023-00	\$273.72
085A-6431-085-00	\$273.72	085A-6432-024-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6432-025-00	\$273.72	085A-6432-064-00	\$273.72
085A-6432-026-00	\$273.72	085A-6432-065-00	\$273.72
085A-6432-027-00	\$273.72	085A-6432-066-00	\$273.72
085A-6432-028-00	\$273.72	085A-6432-067-00	\$273.72
085A-6432-029-00	\$273.72	085A-6432-068-00	\$273.72
085A-6432-030-00	\$273.72	085A-6432-069-00	\$273.72
085A-6432-031-00	\$273.72	085A-6432-070-00	\$273.72
085A-6432-032-00	\$273.72	085A-6432-071-00	\$273.72
085A-6432-033-00	\$273.72	085A-6432-072-00	\$273.72
085A-6432-034-00	\$273.72	085A-6432-073-01	\$273.72
085A-6432-035-00	\$273.72	085A-6432-074-02	\$273.72
085A-6432-036-00	\$273.72	085A-6432-075-00	\$273.72
085A-6432-037-00	\$273.72	085A-6432-076-00	\$273.72
085A-6432-038-00	\$273.72	085A-6432-077-00	\$273.72
085A-6432-039-00	\$273.72	085A-6432-078-00	\$273.72
085A-6432-040-00	\$273.72	085A-6432-079-00	\$273.72
085A-6432-041-00	\$273.72	085A-6432-080-00	\$273.72
085A-6432-042-00	\$273.72	085A-6432-081-00	\$273.72
085A-6432-043-00	\$273.72	085A-6432-082-00	\$273.72
085A-6432-044-00	\$273.72	085A-6432-083-00	\$273.72
085A-6432-045-00	\$273.72	085A-6432-084-00	\$273.72
085A-6432-046-00	\$273.72	085A-6432-085-00	\$273.72
085A-6432-047-00	\$273.72	085A-6432-086-00	\$273.72
085A-6432-048-00	\$273.72	085A-6432-087-00	\$273.72
085A-6432-049-00	\$273.72	085A-6432-088-00	\$273.72
085A-6432-050-00	\$273.72	085A-6432-089-00	\$273.72
085A-6432-051-00	\$273.72	085A-6432-090-00	\$273.72
085A-6432-052-00	\$273.72	085A-6433-002-00	\$273.72
085A-6432-053-00	\$273.72	085A-6433-003-00	\$273.72
085A-6432-054-00	\$273.72	085A-6433-004-00	\$273.72
085A-6432-055-00	\$273.72	085A-6433-005-00	\$273.72
085A-6432-056-00	\$273.72	085A-6433-006-00	\$273.72
085A-6432-057-00	\$273.72	085A-6433-007-00	\$273.72
085A-6432-058-00	\$273.72	085A-6433-008-00	\$273.72
085A-6432-059-00	\$273.72	085A-6433-009-00	\$273.72
085A-6432-060-00	\$273.72	085A-6433-010-00	\$273.72
085A-6432-061-00	\$273.72	085A-6433-011-00	\$273.72
085A-6432-062-00	\$273.72	085A-6433-012-00	\$273.72
085A-6432-063-00	\$273.72	085A-6433-013-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6433-014-00	\$273.72	085A-6434-002-00	\$273.72
085A-6433-015-00	\$273.72	085A-6434-003-00	\$273.72
085A-6433-016-00	\$273.72	085A-6434-004-00	\$273.72
085A-6433-017-00	\$273.72	085A-6434-005-00	\$273.72
085A-6433-018-00	\$273.72	085A-6434-006-00	\$273.72
085A-6433-019-00	\$273.72	085A-6434-007-00	\$273.72
085A-6433-020-00	\$273.72	085A-6434-008-00	\$273.72
085A-6433-021-00	\$273.72	085A-6434-009-00	\$273.72
085A-6433-022-00	\$273.72	085A-6434-010-00	\$273.72
085A-6433-023-00	\$273.72	085A-6434-011-00	\$273.72
085A-6433-024-00	\$273.72	085A-6434-012-00	\$273.72
085A-6433-025-00	\$273.72	085A-6434-013-00	\$273.72
085A-6433-026-00	\$273.72	085A-6434-014-00	\$273.72
085A-6433-027-00	\$273.72	085A-6434-024-00	\$273.72
085A-6433-028-00	\$273.72	085A-6434-025-00	\$273.72
085A-6433-029-00	\$273.72	085A-6434-026-00	\$273.72
085A-6433-030-00	\$273.72	085A-6434-027-00	\$273.72
085A-6433-031-00	\$273.72	085A-6434-028-00	\$273.72
085A-6433-032-00	\$273.72	085A-6434-029-00	\$273.72
085A-6433-033-00	\$273.72	085A-6434-030-00	\$273.72
085A-6433-034-00	\$273.72	085A-6434-031-00	\$273.72
085A-6433-035-00	\$273.72	085A-6434-032-00	\$273.72
085A-6433-036-00	\$273.72	085A-6434-033-00	\$273.72
085A-6433-037-00	\$273.72	085A-6434-034-00	\$273.72
085A-6433-038-00	\$273.72	085A-6434-035-00	\$273.72
085A-6433-039-00	\$273.72	085A-6434-036-00	\$273.72
085A-6433-040-00	\$273.72	085A-6434-037-00	\$273.72
085A-6433-041-00	\$273.72	085A-6434-038-00	\$273.72
085A-6433-042-00	\$273.72	085A-6434-039-00	\$273.72
085A-6433-043-00	\$273.72	085A-6434-040-00	\$273.72
085A-6433-044-00	\$273.72	085A-6434-041-00	\$273.72
085A-6433-045-00	\$273.72	085A-6434-042-00	\$273.72
085A-6433-046-00	\$273.72	085A-6434-043-00	\$273.72
085A-6433-047-00	\$273.72	085A-6434-044-00	\$273.72
085A-6433-048-00	\$273.72	085A-6434-045-00	\$273.72
085A-6433-049-00	\$145.07	085A-6434-046-00	\$273.72
085A-6433-050-00	\$273.72	085A-6434-047-00	\$273.72
085A-6433-051-00	\$145.07	085A-6434-048-00	\$273.72
085A-6433-052-00	\$145.07	085A-6434-049-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6434-050-00	\$273.72	085A-6441-011-00	\$273.72
085A-6434-051-00	\$273.72	085A-6441-012-00	\$273.72
085A-6434-052-00	\$273.72	085A-6441-013-00	\$273.72
085A-6434-053-00	\$273.72	085A-6441-014-00	\$273.72
085A-6434-054-00	\$273.72	085A-6441-015-00	\$273.72
085A-6434-055-00	\$273.72	085A-6441-016-00	\$273.72
085A-6434-056-00	\$273.72	085A-6441-017-00	\$273.72
085A-6434-057-00	\$273.72	085A-6441-018-00	\$273.72
085A-6434-058-00	\$273.72	085A-6441-019-00	\$273.72
085A-6434-059-00	\$273.72	085A-6441-020-00	\$273.72
085A-6434-060-00	\$273.72	085A-6441-021-00	\$273.72
085A-6434-061-00	\$273.72	085A-6441-022-00	\$273.72
085A-6434-062-00	\$273.72	085A-6441-023-00	\$273.72
085A-6434-063-00	\$273.72	085A-6441-024-00	\$273.72
085A-6434-064-00	\$273.72	085A-6441-025-00	\$273.72
085A-6434-065-00	\$273.72	085A-6441-026-00	\$273.72
085A-6434-066-00	\$273.72	085A-6441-027-00	\$273.72
085A-6434-067-00	\$273.72	085A-6441-028-00	\$273.72
085A-6434-068-00	\$273.72	085A-6441-029-00	\$273.72
085A-6434-069-00	\$273.72	085A-6441-030-00	\$273.72
085A-6434-070-00	\$273.72	085A-6441-031-00	\$273.72
085A-6434-071-00	\$273.72	085A-6441-032-00	\$273.72
085A-6434-072-00	\$273.72	085A-6441-033-00	\$273.72
085A-6434-073-00	\$273.72	085A-6441-034-00	\$273.72
085A-6434-074-00	\$273.72	085A-6441-035-00	\$273.72
085A-6434-075-00	\$273.72	085A-6441-036-00	\$273.72
085A-6434-076-00	\$273.72	085A-6441-037-00	\$273.72
085A-6434-077-00	\$273.72	085A-6441-038-00	\$273.72
085A-6434-078-00	\$273.72	085A-6441-039-00	\$273.72
085A-6434-079-00	\$273.72	085A-6441-040-00	\$273.72
085A-6434-080-00	\$273.72	085A-6441-041-00	\$273.72
085A-6434-081-00	\$273.72	085A-6441-042-00	\$273.72
085A-6434-082-00	\$273.72	085A-6441-043-00	\$273.72
085A-6434-083-00	\$273.72	085A-6441-044-00	\$273.72
085A-6434-084-00	\$273.72	085A-6441-045-00	\$273.72
085A-6434-085-00	\$273.72	085A-6441-046-00	\$273.72
085A-6434-086-00	\$273.72	085A-6441-047-00	\$273.72
085A-6434-087-00	\$273.72	085A-6441-048-00	\$273.72
085A-6434-088-00	\$273.72	085A-6441-049-00	\$273.72

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6441-050-00	\$273.72	085A-6441-089-00	\$273.72
085A-6441-051-00	\$273.72	085A-6441-090-00	\$273.72
085A-6441-052-00	\$273.72	085A-6441-091-00	\$273.72
085A-6441-053-00	\$273.72	085A-6441-092-00	\$273.72
085A-6441-054-00	\$273.72	085A-6441-093-00	\$273.72
085A-6441-055-00	\$273.72	085A-6441-094-00	\$273.72
085A-6441-056-00	\$273.72	085A-6441-095-00	\$273.72
085A-6441-057-00	\$273.72	085A-6441-096-00	\$273.72
085A-6441-058-00	\$273.72	085A-6441-097-00	\$273.72
085A-6441-059-00	\$273.72	085A-6441-098-00	\$273.72
085A-6441-060-00	\$273.72	085A-6441-099-00	\$273.72
085A-6441-061-00	\$273.72	085A-6441-100-00	\$273.72
085A-6441-062-00	\$273.72	085A-6441-101-00	\$273.72
085A-6441-063-00	\$273.72	085A-6441-102-00	\$273.72
085A-6441-064-00	\$273.72	085A-6441-103-00	\$273.72
085A-6441-065-00	\$273.72	085A-6441-104-00	\$273.72
085A-6441-066-00	\$273.72	085A-6441-105-00	\$273.72
085A-6441-067-00	\$273.72	085A-6441-106-00	\$273.72
085A-6441-068-00	\$273.72	085A-6441-107-00	\$273.72
085A-6441-069-00	\$273.72	085A-6441-108-00	\$273.72
085A-6441-070-00	\$273.72	085A-6441-109-00	\$273.72
085A-6441-071-00	\$273.72	085A-6441-110-00	\$273.72
085A-6441-072-00	\$273.72	085A-6441-111-00	\$273.72
085A-6441-073-00	\$273.72	085A-6441-112-00	\$273.72
085A-6441-074-00	\$273.72	085A-6441-113-00	\$273.72
085A-6441-075-00	\$273.72	085A-6441-114-00	\$273.72
085A-6441-076-00	\$273.72	085A-6441-115-00	\$273.72
085A-6441-077-00	\$273.72	085A-6441-116-00	\$273.72
085A-6441-078-00	\$273.72	085A-6441-117-00	\$273.72
085A-6441-079-00	\$273.72	085A-6441-118-00	\$273.72
085A-6441-080-00	\$273.72	085A-6441-119-00	\$273.72
085A-6441-081-00	\$273.72	085A-6442-011-00	\$145.07
085A-6441-082-00	\$273.72	085A-6442-012-00	\$145.07
085A-6441-083-00	\$273.72	085A-6442-013-00	\$273.72
085A-6441-084-00	\$273.72	085A-6442-014-00	\$145.07
085A-6441-085-00	\$273.72	085A-6442-015-00	\$145.07
085A-6441-086-00	\$273.72	085A-6442-016-00	\$145.07
085A-6441-087-00	\$273.72	085A-6442-017-00	\$145.07
085A-6441-088-00	\$273.72	085A-6442-018-00	\$145.07

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6442-019-00	\$145.07	085A-6442-058-00	\$145.07
085A-6442-020-00	\$145.07	085A-6442-059-00	\$145.07
085A-6442-021-00	\$145.07	085A-6442-060-00	\$145.07
085A-6442-022-00	\$145.07	085A-6442-061-00	\$145.07
085A-6442-023-00	\$145.07	085A-6442-062-00	\$145.07
085A-6442-024-00	\$145.07	085A-6442-063-00	\$145.07
085A-6442-025-00	\$145.07	085A-6442-064-00	\$145.07
085A-6442-026-00	\$145.07	085A-6442-065-00	\$145.07
085A-6442-027-00	\$145.07	085A-6442-066-00	\$145.07
085A-6442-028-00	\$145.07	085A-6442-067-00	\$145.07
085A-6442-029-00	\$145.07	085A-6442-068-00	\$145.07
085A-6442-030-00	\$145.07	085A-6442-069-00	\$145.07
085A-6442-031-00	\$145.07	085A-6442-070-00	\$145.07
085A-6442-032-00	\$145.07	085A-6442-071-00	\$145.07
085A-6442-033-00	\$145.07	085A-6442-072-00	\$145.07
085A-6442-034-00	\$145.07	085A-6442-073-00	\$145.07
085A-6442-035-00	\$273.72	085A-6442-074-00	\$145.07
085A-6442-036-00	\$145.07	085A-6442-075-00	\$145.07
085A-6442-037-00	\$145.07	085A-6442-076-00	\$145.07
085A-6442-038-00	\$145.07	085A-6442-077-00	\$145.07
085A-6442-039-00	\$145.07	085A-6442-078-00	\$145.07
085A-6442-040-00	\$145.07	085A-6442-079-00	\$145.07
085A-6442-041-00	\$145.07	085A-6442-080-00	\$145.07
085A-6442-042-00	\$145.07	085A-6442-081-00	\$145.07
085A-6442-043-00	\$145.07	085A-6442-082-00	\$145.07
085A-6442-044-00	\$145.07	085A-6442-083-00	\$145.07
085A-6442-045-00	\$145.07	085A-6442-084-00	\$145.07
085A-6442-046-00	\$145.07	085A-6442-085-00	\$145.07
085A-6442-047-00	\$145.07	085A-6442-086-00	\$145.07
085A-6442-048-00	\$145.07	085A-6442-087-00	\$145.07
085A-6442-049-00	\$145.07	085A-6442-088-00	\$145.07
085A-6442-050-00	\$145.07	085A-6442-089-00	\$145.07
085A-6442-051-00	\$145.07	085A-6442-090-00	\$145.07
085A-6442-052-00	\$145.07	085A-6442-091-00	\$145.07
085A-6442-053-00	\$145.07	085A-6442-092-00	\$145.07
085A-6442-054-00	\$145.07	085A-6442-093-00	\$145.07
085A-6442-055-00	\$145.07	085A-6443-007-00	\$145.07
085A-6442-056-00	\$145.07	085A-6443-008-00	\$145.07
085A-6442-057-00	\$145.07	085A-6443-009-00	\$145.07

FY 2020 Assessment Roll
Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6443-010-00	\$145.07	085A-6443-015-00	\$145.07
085A-6443-011-00	\$145.07	085A-6443-016-00	\$145.07
085A-6443-012-00	\$145.07	085A-6443-017-00	\$145.07
085A-6443-013-00	\$145.07	085A-6443-018-00	\$145.07
085A-6443-014-00	\$145.07	085A-6443-019-00	\$145.07

FY 2020 Assessment Roll
Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)

379 Parcels Total Assessment: \$32,547

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0098-023-00	\$95.00	456 -0098-067-00	\$95.00
456 -0098-024-00	\$95.00	456 -0098-068-00	\$95.00
456 -0098-025-00	\$95.00	456 -0098-069-00	\$95.00
456 -0098-026-00	\$95.00	456 -0098-071-00	\$95.00
456 -0098-027-00	\$95.00	456 -0098-072-00	\$95.00
456 -0098-028-00	\$95.00	456 -0098-073-00	\$95.00
456 -0098-030-00	\$95.00	456 -0098-074-00	\$95.00
456 -0098-031-00	\$95.00	456 -0098-075-00	\$95.00
456 -0098-032-00	\$95.00	456 -0098-076-00	\$95.00
456 -0098-033-00	\$95.00	456 -0098-077-00	\$95.00
456 -0098-034-00	\$95.00	456 -0098-078-00	\$95.00
456 -0098-035-00	\$95.00	456 -0098-080-00	\$95.00
456 -0098-036-00	\$95.00	456 -0098-081-00	\$95.00
456 -0098-037-00	\$95.00	456 -0098-082-00	\$95.00
456 -0098-039-00	\$95.00	456 -0098-083-00	\$95.00
456 -0098-040-00	\$95.00	456 -0098-084-00	\$95.00
456 -0098-041-00	\$95.00	456 -0098-085-00	\$95.00
456 -0098-042-00	\$95.00	456 -0098-086-00	\$95.00
456 -0098-043-00	\$95.00	456 -0098-087-00	\$95.00
456 -0098-044-00	\$95.00	456 -0098-089-00	\$95.00
456 -0098-045-00	\$95.00	456 -0098-090-00	\$95.00
456 -0098-046-00	\$95.00	456 -0098-091-00	\$95.00
456 -0098-048-00	\$95.00	456 -0098-092-00	\$95.00
456 -0098-049-00	\$95.00	456 -0098-093-00	\$95.00
456 -0098-050-00	\$95.00	456 -0098-094-00	\$95.00
456 -0098-051-00	\$95.00	456 -0098-096-00	\$95.00
456 -0098-052-00	\$95.00	456 -0098-097-00	\$95.00
456 -0098-053-00	\$95.00	456 -0098-098-00	\$95.00
456 -0098-054-00	\$95.00	456 -0098-099-00	\$95.00
456 -0098-055-00	\$95.00	456 -0098-100-00	\$95.00
456 -0098-057-00	\$95.00	456 -0098-101-00	\$95.00
456 -0098-058-00	\$95.00	456 -0098-103-00	\$95.00
456 -0098-059-00	\$95.00	456 -0098-104-00	\$95.00
456 -0098-060-00	\$95.00	456 -0098-105-00	\$95.00
456 -0098-061-00	\$95.00	456 -0098-106-00	\$95.00
456 -0098-062-00	\$95.00	456 -0098-107-00	\$95.00
456 -0098-064-00	\$95.00	456 -0098-108-00	\$95.00
456 -0098-065-00	\$95.00	456 -0098-110-00	\$95.00
456 -0098-066-00	\$95.00	456 -0098-111-00	\$95.00

FY 2020 Assessment Roll
Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0098-112-00	\$95.00	456 -0098-158-00	\$95.00
456 -0098-113-00	\$95.00	456 -0098-159-00	\$95.00
456 -0098-114-00	\$95.00	456 -0098-160-00	\$95.00
456 -0098-115-00	\$95.00	456 -0098-161-00	\$95.00
456 -0098-117-00	\$95.00	456 -0098-162-00	\$95.00
456 -0098-118-00	\$95.00	456 -0099-007-00	\$95.00
456 -0098-119-00	\$95.00	456 -0099-008-00	\$95.00
456 -0098-120-00	\$95.00	456 -0099-009-00	\$95.00
456 -0098-121-00	\$95.00	456 -0099-010-00	\$95.00
456 -0098-122-00	\$95.00	456 -0099-011-00	\$95.00
456 -0098-124-00	\$95.00	456 -0099-012-00	\$95.00
456 -0098-125-00	\$95.00	456 -0099-013-00	\$95.00
456 -0098-126-00	\$95.00	456 -0099-014-00	\$95.00
456 -0098-127-00	\$95.00	456 -0099-015-00	\$95.00
456 -0098-128-00	\$95.00	456 -0099-016-00	\$95.00
456 -0098-129-00	\$95.00	456 -0099-017-00	\$95.00
456 -0098-131-00	\$95.00	456 -0099-018-00	\$95.00
456 -0098-132-00	\$95.00	456 -0099-019-00	\$95.00
456 -0098-133-00	\$95.00	456 -0099-020-00	\$95.00
456 -0098-134-00	\$95.00	456 -0099-021-00	\$95.00
456 -0098-135-00	\$95.00	456 -0099-022-00	\$95.00
456 -0098-136-00	\$95.00	456 -0099-023-00	\$95.00
456 -0098-138-00	\$95.00	456 -0099-024-00	\$95.00
456 -0098-139-00	\$95.00	456 -0099-025-00	\$95.00
456 -0098-140-00	\$95.00	456 -0099-026-00	\$95.00
456 -0098-141-00	\$95.00	456 -0099-027-00	\$95.00
456 -0098-143-00	\$95.00	456 -0099-028-00	\$95.00
456 -0098-144-00	\$95.00	456 -0099-029-00	\$95.00
456 -0098-145-00	\$95.00	456 -0099-030-00	\$95.00
456 -0098-146-00	\$95.00	456 -0099-031-00	\$95.00
456 -0098-147-00	\$95.00	456 -0099-032-00	\$95.00
456 -0098-148-00	\$95.00	456 -0099-033-00	\$95.00
456 -0098-150-00	\$95.00	456 -0099-034-00	\$95.00
456 -0098-151-00	\$95.00	456 -0099-035-00	\$95.00
456 -0098-152-00	\$95.00	456 -0099-036-00	\$95.00
456 -0098-153-00	\$95.00	456 -0099-037-00	\$95.00
456 -0098-154-00	\$95.00	456 -0099-038-00	\$95.00
456 -0098-155-00	\$95.00	456 -0099-039-00	\$95.00
456 -0098-157-00	\$95.00	456 -0099-040-00	\$95.00

FY 2020 Assessment Roll
Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0099-041-00	\$95.00	456 -0099-080-00	\$95.00
456 -0099-042-00	\$95.00	456 -0099-081-00	\$95.00
456 -0099-043-00	\$95.00	456 -0099-082-00	\$95.00
456 -0099-044-00	\$95.00	456 -0099-083-00	\$95.00
456 -0099-045-00	\$95.00	456 -0099-084-00	\$95.00
456 -0099-046-00	\$95.00	456 -0099-085-00	\$95.00
456 -0099-047-00	\$95.00	456 -0099-086-00	\$95.00
456 -0099-048-00	\$95.00	456 -0099-087-00	\$95.00
456 -0099-049-00	\$95.00	456 -0099-088-00	\$95.00
456 -0099-050-00	\$95.00	456 -0099-089-00	\$95.00
456 -0099-051-00	\$95.00	456 -0099-090-00	\$95.00
456 -0099-052-00	\$95.00	456 -0099-091-00	\$95.00
456 -0099-053-00	\$95.00	456 -0099-092-00	\$95.00
456 -0099-054-00	\$95.00	456 -0100-007-00	\$95.00
456 -0099-055-00	\$95.00	456 -0100-008-00	\$95.00
456 -0099-056-00	\$95.00	456 -0100-009-00	\$95.00
456 -0099-057-00	\$95.00	456 -0100-010-00	\$95.00
456 -0099-058-00	\$95.00	456 -0100-011-00	\$95.00
456 -0099-059-00	\$95.00	456 -0100-012-00	\$95.00
456 -0099-060-00	\$95.00	456 -0100-013-00	\$95.00
456 -0099-061-00	\$95.00	456 -0100-014-00	\$95.00
456 -0099-062-00	\$95.00	456 -0100-015-00	\$95.00
456 -0099-063-00	\$95.00	456 -0100-016-00	\$95.00
456 -0099-064-00	\$95.00	456 -0100-017-00	\$95.00
456 -0099-065-00	\$95.00	456 -0100-018-00	\$95.00
456 -0099-066-00	\$95.00	456 -0100-019-00	\$95.00
456 -0099-067-00	\$95.00	456 -0100-020-00	\$95.00
456 -0099-068-00	\$95.00	456 -0100-021-00	\$95.00
456 -0099-069-00	\$95.00	456 -0100-022-00	\$95.00
456 -0099-070-00	\$95.00	456 -0100-023-00	\$95.00
456 -0099-071-00	\$95.00	456 -0100-024-00	\$95.00
456 -0099-072-00	\$95.00	456 -0100-025-00	\$95.00
456 -0099-073-00	\$95.00	456 -0100-026-00	\$95.00
456 -0099-074-00	\$95.00	456 -0100-027-00	\$95.00
456 -0099-075-00	\$95.00	456 -0100-028-00	\$95.00
456 -0099-076-00	\$95.00	456 -0100-029-00	\$95.00
456 -0099-077-00	\$95.00	456 -0100-030-00	\$95.00
456 -0099-078-00	\$95.00	456 -0100-031-00	\$95.00
456 -0099-079-00	\$95.00	456 -0100-032-00	\$95.00

FY 2020 Assessment Roll
Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0100-033-00	\$95.00	456 -0102-041-00	\$95.00
456 -0100-034-00	\$95.00	456 -0102-042-00	\$95.00
456 -0100-035-00	\$95.00	456 -0102-043-00	\$95.00
456 -0100-036-00	\$95.00	456 -0102-044-00	\$95.00
456 -0100-037-00	\$95.00	456 -0102-045-00	\$95.00
456 -0100-038-00	\$95.00	456 -0102-046-00	\$95.00
456 -0100-039-00	\$95.00	456 -0102-047-00	\$95.00
456 -0100-040-00	\$95.00	456 -0102-048-00	\$95.00
456 -0100-041-00	\$95.00	456 -0102-049-00	\$95.00
456 -0100-042-00	\$95.00	456 -0102-050-00	\$95.00
456 -0100-043-00	\$95.00	456 -0102-051-00	\$95.00
456 -0100-044-01	\$95.00	456 -0102-052-00	\$95.00
456 -0100-045-00	\$95.00	456 -0102-053-00	\$95.00
456 -0100-046-00	\$95.00	456 -0102-054-00	\$95.00
456 -0100-047-00	\$95.00	456 -0102-055-00	\$95.00
456 -0100-048-00	\$95.00	456 -0102-056-00	\$95.00
456 -0100-049-00	\$95.00	456 -0102-057-00	\$95.00
456 -0100-050-00	\$95.00	456 -0102-058-00	\$95.00
456 -0100-051-00	\$95.00	456 -0102-059-00	\$95.00
456 -0100-052-00	\$95.00	456 -0102-060-00	\$95.00
456 -0100-053-00	\$95.00	456 -0102-061-00	\$95.00
456 -0100-054-00	\$95.00	456 -0102-062-00	\$95.00
456 -0100-055-00	\$95.00	456 -0102-063-00	\$95.00
456 -0100-056-00	\$95.00	456 -0102-064-00	\$95.00
456 -0100-057-00	\$95.00	456 -0102-065-00	\$95.00
456 -0100-058-00	\$95.00	456 -0102-066-00	\$95.00
456 -0100-059-00	\$95.00	456 -0102-067-00	\$95.00
456 -0101-012-00	\$741.00	456 -0102-068-00	\$95.00
456 -0101-013-06	\$741.00	456 -0102-069-00	\$95.00
456 -0102-031-00	\$95.00	456 -0102-070-00	\$95.00
456 -0102-032-00	\$95.00	456 -0102-071-00	\$95.00
456 -0102-033-00	\$95.00	456 -0102-072-00	\$95.00
456 -0102-034-00	\$95.00	456 -0102-073-00	\$95.00
456 -0102-035-00	\$95.00	456 -0102-074-00	\$95.00
456 -0102-036-00	\$95.00	456 -0102-075-00	\$95.00
456 -0102-037-00	\$95.00	456 -0102-076-00	\$95.00
456 -0102-038-00	\$95.00	456 -0102-077-00	\$95.00
456 -0102-039-00	\$95.00	456 -0102-078-00	\$95.00
456 -0102-040-00	\$95.00	456 -0102-079-00	\$95.00

FY 2020 Assessment Roll
Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0102-080-00	\$95.00	456 -0102-089-00	\$95.00
456 -0102-081-00	\$95.00	456 -0102-090-00	\$95.00
456 -0102-082-00	\$95.00	456 -0102-091-00	\$95.00
456 -0102-083-00	\$95.00	456 -0102-092-00	\$95.00
456 -0102-084-00	\$95.00	456 -0102-093-00	\$95.00
456 -0102-085-00	\$95.00	456 -0102-094-00	\$95.00
456 -0102-086-00	\$95.00	456 -0102-095-00	\$95.00
456 -0102-087-00	\$95.00	456 -0102-096-00	\$95.00
456 -0102-088-00	\$95.00		

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

599 Parcels Total Assessment: \$216,239.00

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-003-00	\$361.00	431 -0108-098-00	\$361.00
431 -0108-058-00	\$361.00	431 -0108-099-00	\$361.00
431 -0108-059-00	\$361.00	431 -0108-100-00	\$361.00
431 -0108-060-00	\$361.00	431 -0108-102-00	\$361.00
431 -0108-061-00	\$361.00	431 -0108-103-00	\$361.00
431 -0108-062-00	\$361.00	431 -0108-104-00	\$361.00
431 -0108-063-00	\$361.00	431 -0108-105-00	\$361.00
431 -0108-064-00	\$361.00	431 -0108-106-00	\$361.00
431 -0108-065-00	\$361.00	431 -0108-107-00	\$361.00
431 -0108-066-00	\$361.00	431 -0108-108-00	\$361.00
431 -0108-067-00	\$361.00	431 -0108-110-00	\$361.00
431 -0108-068-00	\$361.00	431 -0108-111-00	\$361.00
431 -0108-069-00	\$361.00	431 -0108-112-00	\$361.00
431 -0108-070-00	\$361.00	431 -0108-113-00	\$361.00
431 -0108-071-00	\$361.00	431 -0108-114-00	\$361.00
431 -0108-072-00	\$361.00	431 -0108-115-00	\$361.00
431 -0108-073-00	\$361.00	431 -0108-116-00	\$361.00
431 -0108-074-00	\$361.00	431 -0108-117-00	\$361.00
431 -0108-075-00	\$361.00	431 -0108-118-00	\$361.00
431 -0108-076-00	\$361.00	431 -0108-119-00	\$361.00
431 -0108-077-00	\$361.00	431 -0108-121-00	\$361.00
431 -0108-078-00	\$361.00	431 -0108-122-00	\$361.00
431 -0108-079-00	\$361.00	431 -0108-123-00	\$361.00
431 -0108-080-00	\$361.00	431 -0108-124-00	\$361.00
431 -0108-081-00	\$361.00	431 -0108-125-00	\$361.00
431 -0108-082-00	\$361.00	431 -0108-126-00	\$361.00
431 -0108-083-00	\$361.00	431 -0108-128-00	\$361.00
431 -0108-085-00	\$361.00	431 -0108-129-00	\$361.00
431 -0108-086-00	\$361.00	431 -0108-130-00	\$361.00
431 -0108-087-00	\$361.00	431 -0108-131-00	\$361.00
431 -0108-088-00	\$361.00	431 -0108-132-00	\$361.00
431 -0108-089-00	\$361.00	431 -0108-133-00	\$361.00
431 -0108-091-00	\$361.00	431 -0108-134-00	\$361.00
431 -0108-092-00	\$361.00	431 -0108-135-00	\$361.00
431 -0108-093-00	\$361.00	431 -0108-136-00	\$361.00
431 -0108-094-00	\$361.00	431 -0108-137-00	\$361.00
431 -0108-095-00	\$361.00	431 -0108-139-00	\$361.00
431 -0108-096-00	\$361.00	431 -0108-140-00	\$361.00
431 -0108-097-00	\$361.00	431 -0108-141-00	\$361.00

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-142-00	\$361.00	431 -0108-186-00	\$361.00
431 -0108-143-00	\$361.00	431 -0108-187-00	\$361.00
431 -0108-144-00	\$361.00	431 -0108-188-00	\$361.00
431 -0108-145-00	\$361.00	431 -0108-189-00	\$361.00
431 -0108-147-00	\$361.00	431 -0108-190-00	\$361.00
431 -0108-148-00	\$361.00	431 -0108-191-00	\$361.00
431 -0108-149-00	\$361.00	431 -0108-192-00	\$361.00
431 -0108-150-00	\$361.00	431 -0108-194-00	\$361.00
431 -0108-151-00	\$361.00	431 -0108-195-00	\$361.00
431 -0108-152-00	\$361.00	431 -0108-196-00	\$361.00
431 -0108-153-00	\$361.00	431 -0108-197-00	\$361.00
431 -0108-154-00	\$361.00	431 -0108-198-00	\$361.00
431 -0108-155-00	\$361.00	431 -0108-200-00	\$361.00
431 -0108-156-00	\$361.00	431 -0108-201-00	\$361.00
431 -0108-158-00	\$361.00	431 -0108-202-00	\$361.00
431 -0108-159-00	\$361.00	431 -0108-203-00	\$361.00
431 -0108-160-00	\$361.00	431 -0108-204-00	\$361.00
431 -0108-161-00	\$361.00	431 -0108-205-00	\$361.00
431 -0108-162-00	\$361.00	431 -0108-206-00	\$361.00
431 -0108-163-00	\$361.00	431 -0108-207-00	\$361.00
431 -0108-164-00	\$361.00	431 -0108-208-00	\$361.00
431 -0108-166-00	\$361.00	431 -0108-209-00	\$361.00
431 -0108-167-00	\$361.00	431 -0108-211-00	\$361.00
431 -0108-168-00	\$361.00	431 -0108-212-00	\$361.00
431 -0108-169-00	\$361.00	431 -0108-213-00	\$361.00
431 -0108-170-00	\$361.00	431 -0108-214-00	\$361.00
431 -0108-171-00	\$361.00	431 -0108-215-00	\$361.00
431 -0108-172-00	\$361.00	431 -0108-216-00	\$361.00
431 -0108-173-00	\$361.00	431 -0108-218-00	\$361.00
431 -0108-174-00	\$361.00	431 -0108-219-00	\$361.00
431 -0108-175-00	\$361.00	431 -0108-220-00	\$361.00
431 -0108-177-00	\$361.00	431 -0108-221-00	\$361.00
431 -0108-178-00	\$361.00	431 -0108-222-00	\$361.00
431 -0108-179-00	\$361.00	431 -0108-223-00	\$361.00
431 -0108-180-00	\$361.00	431 -0108-224-00	\$361.00
431 -0108-181-00	\$361.00	431 -0108-225-00	\$361.00
431 -0108-183-00	\$361.00	431 -0108-226-00	\$361.00
431 -0108-184-00	\$361.00	431 -0108-227-00	\$361.00
431 -0108-185-00	\$361.00	431 -0108-229-00	\$361.00

FY 2020 Assessment Roll
Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-230-00	\$361.00	431 -0108-274-00	\$361.00
431 -0108-231-00	\$361.00	431 -0108-275-00	\$361.00
431 -0108-232-00	\$361.00	431 -0108-276-00	\$361.00
431 -0108-233-00	\$361.00	431 -0108-277-00	\$361.00
431 -0108-234-00	\$361.00	431 -0108-278-00	\$361.00
431 -0108-236-00	\$361.00	431 -0108-279-00	\$361.00
431 -0108-237-00	\$361.00	431 -0108-280-00	\$361.00
431 -0108-238-00	\$361.00	431 -0108-282-00	\$361.00
431 -0108-239-00	\$361.00	431 -0108-283-00	\$361.00
431 -0108-240-00	\$361.00	431 -0108-284-00	\$361.00
431 -0108-241-00	\$361.00	431 -0108-285-00	\$361.00
431 -0108-242-00	\$361.00	431 -0108-286-00	\$361.00
431 -0108-243-00	\$361.00	431 -0108-287-00	\$361.00
431 -0108-244-00	\$361.00	431 -0112-031-00	\$361.00
431 -0108-245-00	\$361.00	431 -0112-032-00	\$361.00
431 -0108-247-00	\$361.00	431 -0112-033-00	\$361.00
431 -0108-248-00	\$361.00	431 -0112-034-00	\$361.00
431 -0108-249-00	\$361.00	431 -0112-035-00	\$361.00
431 -0108-250-00	\$361.00	431 -0112-036-00	\$361.00
431 -0108-251-00	\$361.00	431 -0112-037-00	\$361.00
431 -0108-252-00	\$361.00	431 -0112-038-00	\$361.00
431 -0108-254-00	\$361.00	431 -0112-040-00	\$361.00
431 -0108-255-00	\$361.00	431 -0112-041-00	\$361.00
431 -0108-256-00	\$361.00	431 -0112-042-00	\$361.00
431 -0108-257-00	\$361.00	431 -0112-043-00	\$361.00
431 -0108-258-00	\$361.00	431 -0112-044-00	\$361.00
431 -0108-260-00	\$361.00	431 -0112-045-00	\$361.00
431 -0108-261-00	\$361.00	431 -0112-047-00	\$361.00
431 -0108-262-00	\$361.00	431 -0112-048-00	\$361.00
431 -0108-263-00	\$361.00	431 -0112-049-00	\$361.00
431 -0108-264-00	\$361.00	431 -0112-050-00	\$361.00
431 -0108-265-00	\$361.00	431 -0112-051-00	\$361.00
431 -0108-266-00	\$361.00	431 -0112-052-00	\$361.00
431 -0108-267-00	\$361.00	431 -0112-054-00	\$361.00
431 -0108-268-00	\$361.00	431 -0112-055-00	\$361.00
431 -0108-269-00	\$361.00	431 -0112-056-00	\$361.00
431 -0108-271-00	\$361.00	431 -0112-057-00	\$361.00
431 -0108-272-00	\$361.00	431 -0112-058-00	\$361.00
431 -0108-273-00	\$361.00	431 -0112-059-00	\$361.00

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0112-060-00	\$361.00	431 -0112-104-00	\$361.00
431 -0112-061-00	\$361.00	431 -0112-105-00	\$361.00
431 -0112-063-00	\$361.00	431 -0112-106-00	\$361.00
431 -0112-064-00	\$361.00	431 -0112-107-00	\$361.00
431 -0112-065-00	\$361.00	431 -0112-108-00	\$361.00
431 -0112-066-00	\$361.00	431 -0112-109-00	\$361.00
431 -0112-067-00	\$361.00	431 -0112-111-00	\$361.00
431 -0112-068-00	\$361.00	431 -0112-112-00	\$361.00
431 -0112-069-00	\$361.00	431 -0112-113-00	\$361.00
431 -0112-070-00	\$361.00	431 -0112-114-00	\$361.00
431 -0112-072-00	\$361.00	431 -0112-115-00	\$361.00
431 -0112-073-00	\$361.00	431 -0112-116-00	\$361.00
431 -0112-074-00	\$361.00	431 -0112-117-00	\$361.00
431 -0112-075-00	\$361.00	431 -0112-118-00	\$361.00
431 -0112-076-00	\$361.00	431 -0112-119-00	\$361.00
431 -0112-077-00	\$361.00	431 -0112-121-00	\$361.00
431 -0112-078-00	\$361.00	431 -0112-122-00	\$361.00
431 -0112-079-00	\$361.00	431 -0112-123-00	\$361.00
431 -0112-080-00	\$361.00	431 -0112-124-00	\$361.00
431 -0112-082-00	\$361.00	431 -0112-125-00	\$361.00
431 -0112-083-00	\$361.00	431 -0112-126-00	\$361.00
431 -0112-084-00	\$361.00	431 -0112-127-00	\$361.00
431 -0112-085-00	\$361.00	431 -0112-128-00	\$361.00
431 -0112-086-00	\$361.00	431 -0112-130-00	\$361.00
431 -0112-087-00	\$361.00	431 -0112-131-00	\$361.00
431 -0112-088-00	\$361.00	431 -0112-132-00	\$361.00
431 -0112-089-00	\$361.00	431 -0112-133-00	\$361.00
431 -0112-090-00	\$361.00	431 -0112-134-00	\$361.00
431 -0112-092-00	\$361.00	431 -0112-135-00	\$361.00
431 -0112-093-00	\$361.00	431 -0112-136-00	\$361.00
431 -0112-094-00	\$361.00	431 -0112-137-00	\$361.00
431 -0112-095-00	\$361.00	431 -0112-139-00	\$361.00
431 -0112-096-00	\$361.00	431 -0112-140-00	\$361.00
431 -0112-097-00	\$361.00	431 -0112-141-00	\$361.00
431 -0112-098-00	\$361.00	431 -0112-142-00	\$361.00
431 -0112-099-00	\$361.00	431 -0112-143-00	\$361.00
431 -0112-101-00	\$361.00	431 -0112-144-00	\$361.00
431 -0112-102-00	\$361.00	431 -0113-022-00	\$361.00
431 -0112-103-00	\$361.00	431 -0113-023-00	\$361.00

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0113-024-00	\$361.00	431 -0113-067-00	\$361.00
431 -0113-025-00	\$361.00	431 -0113-068-00	\$361.00
431 -0113-026-00	\$361.00	431 -0113-069-00	\$361.00
431 -0113-027-00	\$361.00	431 -0113-071-00	\$361.00
431 -0113-028-00	\$361.00	431 -0113-072-00	\$361.00
431 -0113-030-00	\$361.00	431 -0113-073-00	\$361.00
431 -0113-031-00	\$361.00	431 -0113-074-00	\$361.00
431 -0113-032-00	\$361.00	431 -0113-075-00	\$361.00
431 -0113-033-00	\$361.00	431 -0113-076-00	\$361.00
431 -0113-034-00	\$361.00	431 -0113-077-00	\$361.00
431 -0113-035-00	\$361.00	431 -0113-078-00	\$361.00
431 -0113-036-00	\$361.00	431 -0113-080-00	\$361.00
431 -0113-038-00	\$361.00	431 -0113-081-00	\$361.00
431 -0113-039-00	\$361.00	431 -0113-082-00	\$361.00
431 -0113-040-00	\$361.00	431 -0113-083-00	\$361.00
431 -0113-041-00	\$361.00	431 -0113-084-00	\$361.00
431 -0113-042-00	\$361.00	431 -0113-085-00	\$361.00
431 -0113-043-00	\$361.00	431 -0114-035-00	\$361.00
431 -0113-044-00	\$361.00	431 -0114-036-00	\$361.00
431 -0113-045-00	\$361.00	431 -0114-037-00	\$361.00
431 -0113-046-00	\$361.00	431 -0114-039-00	\$361.00
431 -0113-047-00	\$361.00	431 -0114-040-00	\$361.00
431 -0113-048-00	\$361.00	431 -0114-041-00	\$361.00
431 -0113-050-00	\$361.00	431 -0114-042-00	\$361.00
431 -0113-051-00	\$361.00	431 -0114-044-00	\$361.00
431 -0113-052-00	\$361.00	431 -0114-045-00	\$361.00
431 -0113-053-00	\$361.00	431 -0114-046-00	\$361.00
431 -0113-054-00	\$361.00	431 -0114-048-00	\$361.00
431 -0113-055-00	\$361.00	431 -0114-049-00	\$361.00
431 -0113-056-00	\$361.00	431 -0114-050-00	\$361.00
431 -0113-057-00	\$361.00	431 -0114-051-00	\$361.00
431 -0113-058-00	\$361.00	431 -0114-053-00	\$361.00
431 -0113-059-00	\$361.00	431 -0114-054-00	\$361.00
431 -0113-061-00	\$361.00	431 -0114-055-00	\$361.00
431 -0113-062-00	\$361.00	431 -0114-056-00	\$361.00
431 -0113-063-00	\$361.00	431 -0114-058-00	\$361.00
431 -0113-064-00	\$361.00	431 -0114-059-00	\$361.00
431 -0113-065-00	\$361.00	431 -0114-060-00	\$361.00
431 -0113-066-00	\$361.00	431 -0114-061-00	\$361.00

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0114-063-00	\$361.00	431 -0117-019-00	\$361.00
431 -0114-064-00	\$361.00	431 -0117-020-00	\$361.00
431 -0114-065-00	\$361.00	431 -0117-021-00	\$361.00
431 -0114-066-00	\$361.00	431 -0117-022-00	\$361.00
431 -0114-067-00	\$361.00	431 -0117-023-00	\$361.00
431 -0114-069-00	\$361.00	431 -0117-024-00	\$361.00
431 -0114-070-00	\$361.00	431 -0117-025-00	\$361.00
431 -0114-071-00	\$361.00	431 -0117-026-00	\$361.00
431 -0114-072-00	\$361.00	431 -0117-027-00	\$361.00
431 -0115-009-00	\$361.00	431 -0117-029-00	\$361.00
431 -0115-010-00	\$361.00	431 -0117-030-00	\$361.00
431 -0115-011-00	\$361.00	431 -0117-031-00	\$361.00
431 -0115-012-00	\$361.00	431 -0117-032-00	\$361.00
431 -0115-013-00	\$361.00	431 -0117-033-00	\$361.00
431 -0115-014-00	\$361.00	431 -0117-034-00	\$361.00
431 -0115-016-00	\$361.00	431 -0118-056-00	\$361.00
431 -0115-017-00	\$361.00	431 -0118-057-00	\$361.00
431 -0115-018-00	\$361.00	431 -0118-058-00	\$361.00
431 -0115-019-00	\$361.00	431 -0118-059-00	\$361.00
431 -0115-020-00	\$361.00	431 -0118-060-00	\$361.00
431 -0115-022-00	\$361.00	431 -0118-062-00	\$361.00
431 -0115-023-00	\$361.00	431 -0118-063-00	\$361.00
431 -0115-024-00	\$361.00	431 -0118-064-00	\$361.00
431 -0115-025-00	\$361.00	431 -0118-065-00	\$361.00
431 -0115-026-00	\$361.00	431 -0118-066-00	\$361.00
431 -0115-028-00	\$361.00	431 -0118-068-00	\$361.00
431 -0115-029-00	\$361.00	431 -0118-069-00	\$361.00
431 -0115-030-00	\$361.00	431 -0118-070-00	\$361.00
431 -0115-031-00	\$361.00	431 -0118-071-00	\$361.00
431 -0117-008-00	\$361.00	431 -0118-072-00	\$361.00
431 -0117-009-00	\$361.00	431 -0118-074-00	\$361.00
431 -0117-010-00	\$361.00	431 -0118-075-00	\$361.00
431 -0117-011-00	\$361.00	431 -0118-076-00	\$361.00
431 -0117-012-00	\$361.00	431 -0118-077-00	\$361.00
431 -0117-013-00	\$361.00	431 -0118-078-00	\$361.00
431 -0117-014-00	\$361.00	431 -0118-079-00	\$361.00
431 -0117-015-00	\$361.00	431 -0118-081-00	\$361.00
431 -0117-016-00	\$361.00	431 -0118-082-00	\$361.00
431 -0117-017-00	\$361.00	431 -0118-083-00	\$361.00

FY 2020 Assessment Roll

Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0118-084-00	\$361.00	431 -0118-131-00	\$361.00
431 -0118-085-00	\$361.00	431 -0118-132-00	\$361.00
431 -0118-086-00	\$361.00	431 -0118-133-00	\$361.00
431 -0118-088-00	\$361.00	431 -0118-134-00	\$361.00
431 -0118-089-00	\$361.00	431 -0118-135-00	\$361.00
431 -0118-090-00	\$361.00	431 -0118-137-00	\$361.00
431 -0118-091-00	\$361.00	431 -0118-138-00	\$361.00
431 -0118-092-00	\$361.00	431 -0118-139-00	\$361.00
431 -0118-093-00	\$361.00	431 -0118-140-00	\$361.00
431 -0118-095-00	\$361.00	431 -0118-142-00	\$361.00
431 -0118-096-00	\$361.00	431 -0118-143-00	\$361.00
431 -0118-097-00	\$361.00	431 -0118-144-00	\$361.00
431 -0118-098-00	\$361.00	431 -0118-145-00	\$361.00
431 -0118-099-00	\$361.00	431 -0118-147-00	\$361.00
431 -0118-101-00	\$361.00	431 -0118-148-00	\$361.00
431 -0118-102-00	\$361.00	431 -0118-149-00	\$361.00
431 -0118-103-00	\$361.00	431 -0118-150-00	\$361.00
431 -0118-104-00	\$361.00	431 -0118-151-00	\$361.00
431 -0118-105-00	\$361.00	431 -0118-153-00	\$361.00
431 -0118-106-00	\$361.00	431 -0118-154-00	\$361.00
431 -0118-108-00	\$361.00	431 -0118-155-00	\$361.00
431 -0118-109-00	\$361.00	431 -0118-156-00	\$361.00
431 -0118-110-00	\$361.00	431 -0118-158-00	\$361.00
431 -0118-111-00	\$361.00	431 -0118-159-00	\$361.00
431 -0118-113-00	\$361.00	431 -0118-160-00	\$361.00
431 -0118-114-00	\$361.00	431 -0118-161-00	\$361.00
431 -0118-115-00	\$361.00	431 -0118-162-00	\$361.00
431 -0118-116-00	\$361.00	431 -0118-164-00	\$361.00
431 -0118-117-00	\$361.00	431 -0118-165-00	\$361.00
431 -0118-119-00	\$361.00	431 -0118-166-00	\$361.00
431 -0118-120-00	\$361.00	431 -0118-167-00	\$361.00
431 -0118-121-00	\$361.00	431 -0118-168-00	\$361.00
431 -0118-122-00	\$361.00	431 -0118-170-00	\$361.00
431 -0118-123-00	\$361.00	431 -0118-171-00	\$361.00
431 -0118-125-00	\$361.00	431 -0118-172-00	\$361.00
431 -0118-126-00	\$361.00	431 -0118-173-00	\$361.00
431 -0118-127-00	\$361.00	431 -0118-175-00	\$361.00
431 -0118-128-00	\$361.00	431 -0118-176-00	\$361.00
431 -0118-129-00	\$361.00	431 -0118-177-00	\$361.00

FY 2020 Assessment Roll
Zone 13 (Cannery Place)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0118-178-00	\$361.00	431 -0118-211-00	\$361.00
431 -0118-180-00	\$361.00	431 -0118-212-00	\$361.00
431 -0118-181-00	\$361.00	431 -0118-214-00	\$361.00
431 -0118-182-00	\$361.00	431 -0118-215-00	\$361.00
431 -0118-183-00	\$361.00	431 -0118-216-00	\$361.00
431 -0118-185-00	\$361.00	431 -0118-217-00	\$361.00
431 -0118-186-00	\$361.00	431 -0118-218-00	\$361.00
431 -0118-187-00	\$361.00	431 -0118-219-00	\$361.00
431 -0118-188-00	\$361.00	431 -0118-221-00	\$361.00
431 -0118-190-00	\$361.00	431 -0118-222-00	\$361.00
431 -0118-191-00	\$361.00	431 -0118-223-00	\$361.00
431 -0118-192-00	\$361.00	431 -0118-224-00	\$361.00
431 -0118-193-00	\$361.00	431 -0118-226-00	\$361.00
431 -0118-194-00	\$361.00	431 -0118-227-00	\$361.00
431 -0118-196-00	\$361.00	431 -0118-228-00	\$361.00
431 -0118-197-00	\$361.00	431 -0118-229-00	\$361.00
431 -0118-198-00	\$361.00	431 -0118-230-00	\$361.00
431 -0118-199-00	\$361.00	431 -0118-231-00	\$361.00
431 -0118-200-00	\$361.00	431 -0118-233-00	\$361.00
431 -0118-202-00	\$361.00	431 -0118-234-00	\$361.00
431 -0118-203-00	\$361.00	431 -0118-235-00	\$361.00
431 -0118-204-00	\$361.00	431 -0118-236-00	\$361.00
431 -0118-205-00	\$361.00	431 -0118-238-00	\$361.00
431 -0118-207-00	\$361.00	431 -0118-239-00	\$361.00
431 -0118-208-00	\$361.00	431 -0118-240-00	\$361.00
431 -0118-209-00	\$361.00	431 -0118-241-00	\$361.00
431 -0118-210-00	\$361.00		

FY 2020 Assessment Roll

Zone 14 (La Vista)

179 Parcels Total Assessment: \$73,027.50

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0478-008-00	\$525.00	083 -0478-047-00	\$525.00
083 -0478-009-00	\$525.00	083 -0478-048-00	\$157.50
083 -0478-010-00	\$525.00	083 -0478-049-00	\$157.50
083 -0478-011-00	\$525.00	083 -0478-050-00	\$157.50
083 -0478-012-00	\$525.00	083 -0478-051-00	\$157.50
083 -0478-013-00	\$525.00	083 -0478-052-00	\$157.50
083 -0478-014-00	\$525.00	083 -0478-053-00	\$157.50
083 -0478-015-00	\$525.00	083 -0478-054-00	\$157.50
083 -0478-016-00	\$525.00	083 -0478-055-00	\$157.50
083 -0478-017-00	\$525.00	083 -0478-056-00	\$157.50
083 -0478-018-00	\$525.00	083 -0478-057-00	\$157.50
083 -0478-019-00	\$157.50	083 -0478-058-00	\$157.50
083 -0478-020-00	\$157.50	083 -0478-059-00	\$157.50
083 -0478-021-00	\$157.50	083 -0478-060-00	\$157.50
083 -0478-022-00	\$157.50	083 -0478-061-00	\$157.50
083 -0478-023-00	\$157.50	083 -0478-062-00	\$157.50
083 -0478-024-00	\$157.50	083 -0478-063-00	\$157.50
083 -0478-025-00	\$157.50	083 -0478-064-00	\$157.50
083 -0478-026-00	\$157.50	083 -0478-065-00	\$157.50
083 -0478-027-00	\$157.50	083 -0478-066-00	\$157.50
083 -0478-028-00	\$157.50	083 -0478-067-00	\$157.50
083 -0478-029-00	\$157.50	083 -0478-068-00	\$157.50
083 -0478-030-00	\$157.50	083 -0478-069-00	\$157.50
083 -0478-031-00	\$157.50	083 -0478-070-00	\$157.50
083 -0478-032-00	\$525.00	083 -0478-071-00	\$157.50
083 -0478-033-00	\$525.00	083 -0478-072-00	\$157.50
083 -0478-034-00	\$525.00	083 -0478-073-00	\$157.50
083 -0478-035-00	\$525.00	083 -0478-074-00	\$157.50
083 -0478-036-00	\$525.00	083 -0478-075-00	\$157.50
083 -0478-037-00	\$525.00	083 -0478-076-00	\$157.50
083 -0478-038-00	\$525.00	083 -0478-077-00	\$157.50
083 -0478-039-00	\$525.00	083 -0478-078-00	\$157.50
083 -0478-040-00	\$525.00	083 -0478-079-00	\$157.50
083 -0478-041-00	\$525.00	083 -0478-080-00	\$157.50
083 -0478-042-00	\$525.00	083 -0478-081-00	\$157.50
083 -0478-043-00	\$525.00	083 -0478-082-00	\$157.50
083 -0478-044-00	\$525.00	083 -0478-083-00	\$157.50
083 -0478-045-00	\$525.00	083 -0478-084-00	\$525.00
083 -0478-046-00	\$525.00	083 -0478-085-00	\$525.00

FY 2020 Assessment Roll

Zone 14 (La Vista)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0478-086-00	\$525.00	083 -0479-027-00	\$525.00
083 -0478-087-00	\$525.00	083 -0479-028-00	\$525.00
083 -0478-088-00	\$525.00	083 -0479-029-00	\$525.00
083 -0478-089-00	\$525.00	083 -0479-030-00	\$525.00
083 -0478-090-00	\$525.00	083 -0479-031-00	\$525.00
083 -0478-091-00	\$525.00	083 -0479-032-00	\$525.00
083 -0478-092-00	\$525.00	083 -0479-033-00	\$525.00
083 -0478-093-00	\$525.00	083 -0479-034-00	\$525.00
083 -0478-094-00	\$525.00	083 -0479-035-00	\$525.00
083 -0478-095-00	\$525.00	083 -0479-036-00	\$525.00
083 -0478-096-00	\$525.00	083 -0479-037-00	\$525.00
083 -0478-097-00	\$525.00	083 -0479-038-00	\$525.00
083 -0478-098-00	\$525.00	083 -0479-039-00	\$525.00
083 -0478-099-00	\$525.00	083 -0479-040-00	\$525.00
083 -0478-100-00	\$525.00	083 -0479-041-00	\$525.00
083 -0478-101-00	\$525.00	083 -0479-042-00	\$525.00
083 -0478-102-00	\$525.00	083 -0479-043-00	\$525.00
083 -0479-005-00	\$525.00	083 -0479-044-00	\$525.00
083 -0479-006-00	\$525.00	083 -0479-045-00	\$525.00
083 -0479-007-00	\$525.00	083 -0479-046-00	\$525.00
083 -0479-008-00	\$525.00	083 -0479-047-00	\$525.00
083 -0479-009-00	\$525.00	083 -0479-048-00	\$525.00
083 -0479-010-00	\$525.00	083 -0479-049-00	\$525.00
083 -0479-011-00	\$525.00	083 -0479-050-00	\$525.00
083 -0479-012-00	\$525.00	083 -0479-051-00	\$525.00
083 -0479-013-00	\$525.00	083 -0479-052-00	\$525.00
083 -0479-014-00	\$525.00	083 -0479-053-00	\$525.00
083 -0479-015-00	\$525.00	083 -0479-054-00	\$525.00
083 -0479-016-00	\$525.00	083 -0479-055-00	\$525.00
083 -0479-017-00	\$525.00	083 -0479-056-00	\$525.00
083 -0479-018-00	\$525.00	083 -0479-057-00	\$525.00
083 -0479-019-00	\$525.00	083 -0479-058-00	\$525.00
083 -0479-020-00	\$525.00	083 -0479-059-00	\$525.00
083 -0479-021-00	\$525.00	083 -0479-060-00	\$525.00
083 -0479-022-00	\$525.00	083 -0479-061-00	\$525.00
083 -0479-023-00	\$525.00	083 -0479-062-00	\$525.00
083 -0479-024-00	\$525.00	083 -0479-063-00	\$525.00
083 -0479-025-00	\$525.00	083 -0479-064-00	\$525.00
083 -0479-026-00	\$525.00	083 -0479-065-00	\$525.00

FY 2020 Assessment Roll
Zone 14 (La Vista)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0479-066-00	\$525.00	083 -0479-078-00	\$525.00
083 -0479-067-00	\$525.00	083 -0479-079-00	\$525.00
083 -0479-068-00	\$525.00	083 -0479-080-00	\$525.00
083 -0479-069-00	\$525.00	083 -0480-005-00	\$157.50
083 -0479-070-00	\$525.00	083 -0480-006-00	\$157.50
083 -0479-071-00	\$525.00	083 -0480-007-00	\$157.50
083 -0479-072-00	\$525.00	083 -0480-008-00	\$157.50
083 -0479-073-00	\$525.00	083 -0480-009-00	\$157.50
083 -0479-074-00	\$525.00	083 -0480-010-00	\$157.50
083 -0479-075-00	\$525.00	083 -0480-011-00	\$157.50
083 -0479-076-00	\$525.00	083 -0480-012-00	\$157.50
083 -0479-077-00	\$525.00		

FY 2020 Assessment Roll

Zone 16 (Blackstone at Cannery Place)

157 Parcels Total Assessment: \$70,506.00

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0120-031-00	\$467.94	431 -0120-070-00	\$445.68
431 -0120-032-00	\$467.94	431 -0120-071-00	\$445.68
431 -0120-033-00	\$467.94	431 -0120-072-00	\$445.68
431 -0120-034-00	\$467.94	431 -0120-073-00	\$445.68
431 -0120-035-00	\$467.94	431 -0120-074-00	\$445.68
431 -0120-036-00	\$467.94	431 -0120-075-00	\$445.68
431 -0120-037-00	\$467.94	431 -0120-076-00	\$445.68
431 -0120-038-00	\$467.94	431 -0120-077-00	\$445.68
431 -0120-039-00	\$467.94	431 -0120-078-00	\$445.68
431 -0120-040-00	\$467.94	431 -0120-079-00	\$445.68
431 -0120-041-00	\$467.94	431 -0120-080-00	\$445.68
431 -0120-042-00	\$467.94	431 -0120-081-00	\$445.68
431 -0120-043-00	\$467.94	431 -0120-082-00	\$445.68
431 -0120-044-00	\$467.94	431 -0120-100-00	\$445.68
431 -0120-045-00	\$467.94	431 -0120-101-00	\$445.68
431 -0120-046-00	\$467.94	431 -0120-102-00	\$445.68
431 -0120-047-00	\$467.94	431 -0120-103-00	\$445.68
431 -0120-048-00	\$467.94	431 -0120-104-00	\$445.68
431 -0120-049-00	\$467.94	431 -0120-106-00	\$445.68
431 -0120-050-00	\$467.94	431 -0120-107-00	\$445.68
431 -0120-051-00	\$467.94	431 -0120-108-00	\$445.68
431 -0120-052-00	\$467.94	431 -0120-109-00	\$445.68
431 -0120-053-00	\$467.94	431 -0120-110-00	\$445.68
431 -0120-054-00	\$467.94	431 -0120-112-00	\$445.68
431 -0120-055-00	\$445.68	431 -0120-113-00	\$445.68
431 -0120-056-00	\$445.68	431 -0120-114-00	\$445.68
431 -0120-057-00	\$445.68	431 -0120-115-00	\$445.68
431 -0120-058-00	\$445.68	431 -0120-116-00	\$445.68
431 -0120-059-00	\$445.68	431 -0120-117-00	\$445.68
431 -0120-060-00	\$445.68	431 -0120-118-00	\$445.68
431 -0120-061-00	\$445.68	431 -0120-120-00	\$445.68
431 -0120-062-00	\$445.68	431 -0120-121-00	\$445.68
431 -0120-063-00	\$445.68	431 -0120-122-00	\$445.68
431 -0120-064-00	\$445.68	431 -0120-123-00	\$445.68
431 -0120-065-00	\$445.68	431 -0120-124-00	\$445.68
431 -0120-066-00	\$445.68	431 -0120-125-00	\$445.68
431 -0120-067-00	\$445.68	431 -0120-126-00	\$445.68
431 -0120-068-00	\$445.68	431 -0120-128-00	\$445.68
431 -0120-069-00	\$445.68	431 -0120-129-00	\$445.68

FY 2020 Assessment Roll
Zone 16 (Blackstone at Cannery Place)

(Continued)

<u>Assessor's</u> <u>Parcel Number</u>	<u>Assessment</u> <u>Amount</u>	<u>Assessor's</u> <u>Parcel Number</u>	<u>Assessment</u> <u>Amount</u>
431 -0120-130-00	\$445.68	431 -0120-176-00	\$445.68
431 -0120-131-00	\$445.68	431 -0120-177-00	\$445.68
431 -0120-132-00	\$445.68	431 -0120-179-00	\$445.68
431 -0120-133-00	\$445.68	431 -0120-180-00	\$445.68
431 -0120-135-00	\$445.68	431 -0120-181-00	\$445.68
431 -0120-136-00	\$445.68	431 -0120-182-00	\$445.68
431 -0120-137-00	\$445.68	431 -0120-183-00	\$445.68
431 -0120-138-00	\$445.68	431 -0120-184-00	\$445.68
431 -0120-139-00	\$445.68	431 -0120-185-00	\$445.68
431 -0120-140-00	\$445.68	431 -0120-186-00	\$445.68
431 -0120-141-00	\$445.68	431 -0120-187-00	\$445.68
431 -0120-143-00	\$445.68	431 -0120-189-00	\$445.68
431 -0120-144-00	\$445.68	431 -0120-190-00	\$445.68
431 -0120-145-00	\$445.68	431 -0120-191-00	\$445.68
431 -0120-146-00	\$445.68	431 -0120-192-00	\$445.68
431 -0120-147-00	\$445.68	431 -0120-193-00	\$445.68
431 -0120-148-00	\$445.68	431 -0120-194-00	\$445.68
431 -0120-150-00	\$445.68	431 -0120-196-00	\$445.68
431 -0120-151-00	\$445.68	431 -0120-197-00	\$445.68
431 -0120-152-00	\$445.68	431 -0120-198-00	\$445.68
431 -0120-153-00	\$445.68	431 -0120-199-00	\$445.68
431 -0120-154-00	\$445.68	431 -0120-200-00	\$445.68
431 -0120-155-00	\$445.68	431 -0120-202-00	\$445.68
431 -0120-157-00	\$445.68	431 -0120-203-00	\$445.68
431 -0120-158-00	\$445.68	431 -0120-204-00	\$445.68
431 -0120-159-00	\$445.68	431 -0120-205-00	\$445.68
431 -0120-160-00	\$445.68	431 -0120-206-00	\$445.68
431 -0120-161-00	\$445.68	431 -0120-207-00	\$445.68
431 -0120-163-00	\$445.68	431 -0120-209-00	\$445.68
431 -0120-164-00	\$445.68	431 -0120-210-00	\$445.68
431 -0120-165-00	\$445.68	431 -0120-211-00	\$445.68
431 -0120-166-00	\$445.68	431 -0120-212-00	\$445.68
431 -0120-167-00	\$445.68	431 -0120-213-00	\$445.68
431 -0120-169-00	\$445.68	431 -0120-214-00	\$445.68
431 -0120-170-00	\$445.68	431 -0120-216-00	\$445.68
431 -0120-171-00	\$445.68	431 -0120-217-00	\$445.68
431 -0120-172-00	\$445.68	431 -0120-218-00	\$445.68
431 -0120-173-00	\$445.68	431 -0120-219-00	\$445.68
431 -0120-174-00	\$445.68	431 -0120-220-00	\$445.68
431 -0120-175-00	\$445.68		



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 19-040

DATE: June 4, 2019
TO: Mayor and City Council
FROM: Maintenance Services Director

SUBJECT

Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Revenue Funds for Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - for Fiscal Year 2020

RECOMMENDATION

That the City Council adopts the attached resolutions (Attachment II and III).

1. Approving the Engineer's Report,
2. Reconfirming the Maximum Base Assessment Rate,
3. Confirming the Assessment Diagram and Fiscal Assessment,
4. Ordering the Levy and Collection of Fiscal Assessments,
5. Approving the Funding Recommendations, and
6. Appropriating Revenue and Expenditure budgets for Maintenance District No. 1.

SUMMARY

Maintenance District No. 1 (MD 1) was established in 1995 to pay for the operation, maintenance, repair, and replacement of a storm drain pumping facility near Stratford Road and Ruus Lane. The City subsequently signed an agreement with the Alameda County Flood Control and Water Conservation District (County) to transfer ownership of the facility to the County, and for the County to operate and maintain the facility. The City acts as an intermediary, whereas the City established the maintenance district and receives the annual assessment revenue, and then annually reimburses the County for their operation, maintenance, repair, and replacement services.

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office allowing the assessments to be included in the FY 2020 tax roll. In addition, staff will plan for and conduct a Proposition 218 election in FY 2020.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution (Approving the Engineer's Report)
Attachment III	Resolution (Approving the Budget)
Attachment IV	Engineer's Report
Attachment V	Assessment Roll



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Maintenance Services Director

SUBJECT: Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Revenue Funds for Maintenance District No. 1- Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - for Fiscal Year 2020

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6. Appropriating Revenue and Expenditure budgets for Maintenance District No. 1.

SUMMARY

Maintenance District No. 1 (MD 1) was established in 1995 to pay for the operation, maintenance, repair, and replacement of a storm drain pumping facility near Stratford Road and Ruus Lane. The City subsequently signed an agreement with the Alameda County Flood Control and Water Conservation District (County) to transfer ownership of the facility to the County, and for the County to operate and maintain the facility. The City acts as an intermediary, whereas the City established the maintenance district and receives the annual assessment revenue, and then annually reimburses the County for their operation, maintenance, repair, and replace services.

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office allowing the assessments to be included in the FY 2020 tax roll. In addition, staff will plan for and conduct a Proposition 218 election in FY 2020.

BACKGROUND

On May 23, 1995, the City Council ordered the formation of MD 1 to provide for the maintenance, operation, and capital replacement of storm drainage improvements. The Storm Water Lift Station (SWLS) was constructed to pump storm water run-off for the District. The drainage basin includes 29.1 acres, of which 24.7 acres are residential, 1.9 acres are for a park site, and 2.5 acres are for the collector streets of Stratford Road and Ruus Lane. Pacheco Way does not drain into this basin system nor does the industrial property to the south. The total number of lots in the drainage basin is 174. The SWLS includes a masonry building that houses the Supervisory Control and Data Acquisition (SCADA) System, generator, and four pumps.

In August 1995, the City and County signed an agreement that allowed the County to take over ownership, maintenance, and operation of the SWLS, since the County operated similar facilities within the City. The agreement signed by both parties calls for the County to submit an itemized budget estimate to the City before December 1 preceding each fiscal year, and for the City to provide monies no later than March 1 and July 1 for the operation, maintenance, and capital equipment replacement of the SWLS.

In compliance with Section 10-10.25 of the Hayward Municipal Code, an annual Engineer's Report is required to be submitted to the City Council. The report is attached (Attachment IV) and includes:

1. A description of the improvements to be operated, maintained, and serviced;
2. The FY 2020 recommended assessment rate;
3. The FY 2020 recommended budget; and
4. Map of the benefit zone (assessment diagram).

DISCUSSION

In FY 2018, the County hired two consultants to conduct a countywide SWLS assessment and to design and construct a new countywide SCADA system. Subsequently, the County issued a \$108,000 invoice to the City based on agreements the County had entered without communicating the expense to the City. This same fiscal year, the SWLS maintenance and operation costs tripled from the prior two fiscal years. In response to these unexpected and unbudgeted cost increases, the City delayed the FY 2018 payment pending further discussions with the County.

The City and the County have been in discussions over the past year regarding the increased cost of maintenance and operation, facility consultant studies, and the design and construction of a new SCADA system. The two parties agreed that in FY 2019, the City will issue payment for FY 2018 and FY 2019 maintenance and operating costs (\$45,379, \$34,624 respectively) and that the \$65,115 consultant costs incurred to date will be paid from the District's capital account (resulting in a remaining capital account balance of \$22,195). The two parties have agreed that the City will not make annual \$5,500 capital contributions to the District's capital account until all consultant and SCADA costs have been paid.

Moving forward, the County estimates that the SCADA construction cost for this District's single pump station will be \$270,000. Discussions between the City and County regarding the large SCADA construction cost and payment options are ongoing. The SCADA upgrade is anticipated to be constructed in CY 2020.

For FY 2020, the budget includes maintenance and operation expense, along with the cost for a Proposition 218 election. The budget does not include the SCADA construction costs, estimated at \$270,000. Including only operational expenses in the FY 2020 budget, the District is estimated to end FY 2020 in the negative (-\$24,298). The negative account balance estimate is based in part to the volatile nature of maintenance and operation charges, which can vary greatly from year to year. Secondly, the negative balance is due to the lack of including an annual inflation factor in the original establishment of the MBA rate calculation in 1995.

When the district was formed, a base, annual maintenance and operation budget was established, along with a capital replacement estimate. These figures established the base MBA rate, which is the legal maximum charge that a parcel can be assessed annually. As costs generally increase over time with inflation, many MBAs include an annual inflation factor in the original calculation so that the annual rate can keep up with typical increases in expenses. In the case of this district, an inflation adjustment factor was not included in the original calculation, therefore, the MBA cannot be increased without holding a Proposition 218 election of the 174 property owners. For the ballot measure to pass, a total of 50% plus 1 of the weighted ballots returned to the City would need to be approved.

To address this maintenance district's negative account balance, the City will:

1. Request Payment Plan Options – The City has requested that the County spread the payments for the estimated \$270,000 SCADA construction costs over several years. In 2001, the County did allow the City to repay a \$37,001 SCADA cost over eight years.
2. Community Engagement – In partnership with the County, the City will conduct community meetings with the maintenance district's property owners to inform them of the reason for the proposed increased in their annual assessment rate.
3. Proposition 218 Election – The City will conduct a Proposition 218 election to request that property owner vote to consider an assessment rate increase.

Staff has retained SCI as the Engineer of Record to conduct the Proposition 218 election and is prepared to perform community engagement, together with the County and the City's Community and Media Relations Office.

FISCAL AND ECONOMIC IMPACT

Staff has evaluated the District's operating and capital account balances and concurs that the combined account balances are not adequate. The fiscal impact to the City could be as much as

\$270,000, depending on the outcome of a Proposition 218 election; and agreement, acceptance, and approval by the County to allow a multi-year repayment plan for the new SCADA system. Should this item require additional funding in the future, staff would present a recommendation and funding options to the City Council for approval.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to any of the Council's Strategic Initiatives.

PUBLIC CONTACT

City staff: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2020 assessment rate, and to inform them about three meetings where they could provide input (April 11, May 14, and June 4); 2) held a public meeting on April 11 at City Hall; 3) provided an online survey to measure maintenance satisfaction; 4) published a legal notice in the East Bay Times on May 17, 2019; and 5) presented a Consent Item to the City Council on May 14, 2019, setting this public hearing date.

NEXT STEPS

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office allowing the assessments to be included in the FY 2020 tax roll.

Prepared by: Denise Blohm, Management Analyst II

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-__

Introduced by Council Member _____

RESOLUTION APPROVING THE ENGINEER'S REPORT, RECONFIRMING MAXIMUM BASE ASSESSEMENT RATE, CONFIRMING THE ASSESSMENT DIAGRAM AND FISCAL ASSESSMENT, AND ORDERING LEVY AND COLLECTION OF FISCAL ASSESSMENTS FOR FISCAL YEAR 2020 FOR MAINTENANCE DISTRICT NO. 1: STORM DRAINAGE PUMPING STATION AND STORM DRAIN -PACHECO WAY, STRATFORD ROAD, AND RUUS LANE

WHEREAS, by adopting Resolution No. 19-088 on May 14, 2019, this City Council approved the preliminary Engineer's Report and declared intention to levy assessments for Fiscal Year 2020 in accordance with the provisions of Section 10-10.25 of the Hayward Municipal Code; and

WHEREAS, a noticed public meeting was held on April 11, 2019, to provide information and allow affected property owners an opportunity to speak on the proposed levy of assessment; and

WHEREAS, said report was duly made and filed, and duly considered by this City Council and found to be sufficient in every particular, whereupon it was determined that said report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 4, 2019, at the hour of 7:00 p.m., in the regular meeting place of this Council, City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, has been appointed as the time and place for a hearing by this City Council for approval of the Engineer's Report and levy of assessments; and

WHEREAS, at the appointed time and place, said hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said levy were fully heard and considered by this City Council; and

WHEREAS, the Maximum Base Assessment Rate is clarified to be \$243.92 per parcel, based upon a review of the originally adopted district formation budget which included a Maximum Base Assessment Rate of \$243.92 per parcel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward, as follows:

1. The public interest, convenience, and necessity require that the levy be assessed;
2. The properties benefitted by the improvements and to be assessed in order to reimburse the costs and expenses thereof, and the exterior boundaries thereof, are shown on the maintenance district diagram attached hereto as Exhibit "A" and included in the Engineer's Report;
3. Said Engineer's Report as a whole and each part thereof, to wit:
 - (a) The engineer's estimate of the itemized and total costs and expenses of the improvements and of the incidental expenses in connection therewith and the method of cost allocation and schedule of assessments;
 - (b) Assessment roll, identifying the property within the district and setting the base monetary obligation of each property owner;
 - (c) The maintenance district diagram;
 - (d) The map of the maintenance district showing the boundaries and the respective parcels within the district; is finally approved and confirmed and incorporated herein.
4. The public interest, convenience, and necessity require that a levy on each parcel in the District, the exterior boundaries of which are shown by a map thereof filed in the office of the City Clerk and made a part hereof by reference, which is benefitted by the Maximum Base Assessment Rate, be made at \$243.92 per parcel.
5. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram, the assessment and the collection of fees as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted by or made by this City Council.
6. The fiscal assessment in the amount of \$243.92 per parcel to pay the costs and expenses of the maintenance of the improvements is hereby levied, and the remaining funds on deposit in the improvement fund are to cover the expenses for Fiscal Year 2020, and the City of Hayward Director of Finance is hereby directed to expend said money for the maintenance of the improvements set forth in this resolution and described in the Engineer's Report, and it is hereby determined to order the collection of \$243.92 per parcel.

7. Based on the oral and documentary evidence offered and received, including the Engineer's Report, this City Council expressly finds and determines:

(a) That each of the parcels in the district will be specially benefitted by the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the parcel;

(b) That there is substantial evidence to support this finding and determination as to special benefit;

(c) Any public property owned by any public agency and in use in the performance of a public function with the district shall not be assessed.

8. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, SCI Consulting Group shall file a certified copy of this resolution, the diagram, and the assessment with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.

9. Upon receipt of monies representing assessments collected by the county, the Director of Finance of the City of Hayward shall deposit the monies in the City treasury to the credit of a Special Revenue Fund, under the distinctive designation of said Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane. Monies in said improvement fund shall be expended only for said maintenance of the improvements set forth in the Engineer's Report, referenced in this resolution.

IN COUNCIL, HAYWARD, CALIFORNIA June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Exhibit A



HAYWARD CITY COUNCIL

RESOLUTION NO. 19-__

Introduced by Council Member _____

RESOLUTION APPROVING FUNDING RECOMMENDATIONS AND APPROPRIATING THE SPECIAL REVENUE FUNDS FOR MAINTENANCE DISTRICT NO.1 FOR FISCAL YEAR 2020

BE IT RESOLVED that the City Council of the City of Hayward hereby approves and adopts the Maintenance District No. 1 funding recommendations for Fiscal Year 2020, as shown in the attached Exhibit A, in a total expenditure amount not to exceed \$74,112, which is incorporated by reference herein.

BE IT FURTHER RESOLVED that except as may be otherwise provided, any and all expenditures relating to the objectives described in the Maintenance District No. 1 budget are hereby approved and authorized and payments therefore may be made by the Director of Finance of the City of Hayward without further action of Council.

IN COUNCIL, HAYWARD, CALIFORNIA June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Exhibit A

FY 2020 Fund Appropriation City Operating Budget Special Revenue Fund

270	MD 1	<u> </u>	<u>\$74,112</u>
Special Revenue Fund Total			\$74,112



CITY OF HAYWARD

MAINTENANCE DISTRICT No.1

FINAL ENGINEER'S REPORT

FISCAL YEAR 2020

JUNE 2019

PURSUANT TO CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND CHAPTER 10, ARTICLE 10, SECTION 10-10.25 OF THE HAYWARD MUNICIPAL CODE AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:

SCIConsultingGroup

4745 MANGELS BLVD.

FAIRFIELD, CALIFORNIA 94534

PHONE 707.430.4300

FAX 707.426.4319

WWW.SCI-CG.COM

CITY OF HAYWARD

CITY COUNCIL

Barbara Halliday, Mayor
Elisa Márquez, Council Member
Al Mendall, Council Member
Sara Lamnin, Council Member
Mark Salinas, Council Member
Aisha Wahab, Council Member
Francisco Zermeño, Council Member

CLERK OF THE COUNCIL

Miriam Lens

CITY MANAGER

Kelly McAdoo

CITY ATTORNEY

Michael Lawson

ENGINEER OF WORK

SCI Consulting Group

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FIGURE 1 – 2020 COST ESTIMATE 7

INTRODUCTION

OVERVIEW

On January 5, 1993, by Resolution No. 93-010, the City Council approved the vesting tentative map of Tract 6472 for a 148-lot single-family residential subdivision located on the northerly side of Industrial Parkway West adjacent to the collector streets of Pacheco Way, Stratford Road and Ruus Lane. The final subdivision consisted of 143 lots.

Conditions of approval for Tentative Map Tract 6472, which included Final Tract Maps 6472, 6560, 6682 and 6683, included provisions for storm drainage improvements and construction of an approved stormwater pumping facility. The drainage area and the stormwater pumping facility were analyzed in documents prepared by Wilsey & Ham, Civil Engineers. These documents indicated the following: the drainage basin includes 29.1 acres, of which 24.7 acres are residential, 1.9 acres are for a park site, and 2.5 acres are for the collector streets associated with Stratford Road and Ruus Lane. Pacheco Way does not drain into this drainage basin system nor does the industrial property to the south.

In addition to the 143 lots identified above, final Tract Map 6682, with a total of 31 lots located immediately to the east of Chutney Road, was also approved. Therefore, the total number of residential lots in the drainage basin is 174. In addition to the residential lots, there is a park located on one parcel of land.

On June 6, 1995, by Resolution No. 95-103, the City Council ordered the formation of Maintenance District No. 1 to provide for the operation and maintenance of the storm drainage improvements and the stormwater pumping facility to serve the drainage basin. The FY 1996 Engineer's Report (formation report) included a FY 1996 budget which proposed \$22,557.36 in expenditures which equated to \$129.64/parcel (174 assessable parcels). This is the maximum annual assessment rate and it may not be increased to reflect change in the Consumer Price Index.

A Storm Water Lift Station (SWLS) has been constructed to pump storm water run-off for the developed area which is adjacent to the Alameda County Flood Control and Water Conservation District's ("Flood Control District") Line B, Zone No. 3A. The plans for the lift station were approved by the City and the Flood Control District. The SWLS was designed with capacity for only the development of the area encompassing the 174 parcels. No added capacity was constructed for run-off from other areas such as the Georgian Manor and Spanish Ranch Mobile Home Parks, which are presently served by a privately owned and operated pumping facility located within each park.

An agreement between the City and the Flood Control District transferred ownership of the SWLS to the Flood Control District. The agreement states that the Flood Control District concurred with the SWLS transfer subject to the City providing the Flood Control District with

the funds to operate, maintain, and provide for capital equipment replacement and for modifications that may become necessary for the optimal performance of the SWLS.

Each year the City will be evaluating the need to increase assessments to ensure there are adequate funds to continue to provide proper operation, maintenance, and capital replacement of the storm water pumping facilities within Maintenance District No. 1. As part of this effort, the County of Alameda updated their capital replacement study to determine if the Maintenance District No. 1 is adequately funded. Currently there are not currently sufficient funds to replace the Maintenance District No. 1 capital facilities when they reach the end of their useful lives.

LEGISLATIVE ANALYSIS

PROPOSITION 218 COMPLIANCE

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

Proposition 218 stated that any existing assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control on or before November 6, 1996 shall be exempt from the procedures and approval process of Proposition 218, unless the assessments are increased. Maintenance District No. 1 imposes an assessment exclusively for flood control and drainage improvements.

Proposition 218 defines increased, when applied to an assessment, as a decision by an agency that does either of the following:

- a) Increases any applicable rate used to calculate the assessment.
- b) Revises the methodology by which the assessment is calculated, if that revision results in an increased amount being levied on any person or parcel.

For Fiscal Year 2020, the collection rate is proposed to be \$243.92 per parcel, which is the same rate as the previous fiscal year. The Fiscal Year 2020 collection rate is at the maximum base assessment rate of \$243.92 per parcel, which was established at the time the District was formed.

Based upon the review of the formation documents by the City Attorney, since the formation budgeted assessment rate was set at \$243.92 per assessable parcel and the proposed FY 2020 assessment rate will be at the budgeted formation rate of \$243.92 per assessable parcel, the proposed FY 2020 assessment rate is not considered an increase and does not require Proposition 218 proceedings.

PLANS & SPECIFICATIONS

INTRODUCTION

The agreement between the City and the Flood Control District calls for the City each year to deposit with the Flood Control District the funds to maintain, operate, and set aside assessment revenue to provide for a capital replacement fund.

Each year, no later than December 1, the Flood Control District furnishes the City with an itemized estimate of the cost to operate, maintain and supplement the capital equipment replacement fund for the fiscal year commencing on the next July 1. Should the capital equipment replacement fund be inadequate to cover unscheduled/emergency repairs, equipment replacement or modifications that are found to be necessary for the normal and safe performance of the Storm Water Lift Station (SWLS), the Flood Control District will provide the City with written notice of the need for additional funding.

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate to be levied upon each assessable lot or parcel.

In order to receive public comment, City staff 1) mailed a notice to property owners to let them know of the April 11 community input meeting and two Council dates; 2) held a community input meeting on April 11, and 3) conducted an online survey to measure maintenance satisfaction.

The City of Hayward is proposing to hold a public hearing on June 4, 2019, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2020 tax roll.

Payment of the assessment levied upon each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 1 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

Maintenance District No. 1

Tract No. 6472, 6560, 6682, 6683 & 6682

Formed: June 6, 1995

Resolution Number: 95-103

174 Parcels

FY 2020 Assessment Amount per Parcel: **\$243.92**

The following is an overview of the FY 2020 District assessment, along with a description of any one-time items budgeted in FY 2020:

- **Maximum base assessment amount:** is unchanged from the original amount of **\$243.92** per parcel, set when the District was created.
- **Annual CPI increase:** the maximum base assessment amount cannot be increased annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2020 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$42,442.08**.
- **Annual assessment charge:** Each of the **174** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2020 per parcel charge **will remain the same** as the FY 2019 amount of **\$243.92** per parcel. This amount is at the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- **FY 2019: Alameda County Maintenance Contract, Facility Evaluation, and SCADA Upgrade**
The City and Alameda County Flood Control District "County" have been in discussions over the past year regarding the increased cost of maintenance, facility assessment consultant contract costs, and the design and construction expense for a new SCADA system. The two parties have agreed that the City will issue payment for FY 2018 and FY 2019 maintenance and operating costs (\$45,379, \$34,624) in FY 2019. The two parties have agreed that the FY 2018 and FY 2019 consultant costs totaling \$65,115 will be paid from the District's capital account (maintained by the County), which will result in an ending capital account balance of \$22,195. The two parties have agreed that the City will not make annual capital account contributions of \$5,500 per year until all consultant and SCADA costs have been paid. The County estimates that the SCADA construction cost for this pump station will be \$270,000. Discussions between the City and County regarding the large

SCADA construction cost and payment options are ongoing. SCADA construction is anticipated to begin in 2020.

- **FY 2020: Proposition 218 Election**

For FY 2020, the following tasks are planned: 1) conduct a Proposition 218 Ballot Election to request an increase to the annual special assessment fee per parcel.

The following improvements are proposed to be operated, maintained and serviced in Maintenance District No. 1 for Fiscal Year 2020:

The Stratford Village Storm Water Lift Station (SWLS):

The facilities include:

- 2 - 15 H.P. Pumps
- 1 - 5 H.P. Pump
- 1 - 3 H.P. Dewatering Pump
- 1 - Generator
- 1 - Supervisory Control and Data Acquisition (SCADA) System
- 1 - Masonry Building to House the SCADA System and Generator

The operation and servicing of these facilities include, but are not limited to: personnel; electrical energy; materials, including diesel fuel and oil; hazardous materials clean up; and appurtenant facilities as required to provide sufficient run-off capacity.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the SWLS, including repair, removal or replacement of all or part of any of the SWLS.

In FY 2001 the Flood Control District staff evaluated and approved the purchase of a Supervisory Control and Data Acquisition (SCADA) system. This system allows Alameda County Flood Control staff to respond much faster in emergencies and allows staff to remotely observe, troubleshoot, and operate the facility. For instance, during heavy rains, the operator can observe pumping actions, start and stop the pumps, and reset alarms remotely. The cost of purchasing this system has been spread over an eight (8) year period. The last payment for the SCADA system was paid from the FY 2009 assessment proceeds.

For Fiscal Year 2020, the collection rate remains at the same rate from the previous fiscal year, which is \$243.92 per parcel. This amount is the maximum base assessment amount for the District, and it is not indexed to the Consumer Price Index. Any future increases in the assessment rate would require noticing and balloting of property owners per the requirements of Proposition 218.

FISCAL YEAR 2020 ESTIMATE OF COST AND BUDGET

ESTIMATE OF COSTS

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the storm drainage improvements and storm water pumping station can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The costs for Fiscal Year 2020 are summarized in the table on the following page. These cost estimates are based on Alameda County budget projections for Fiscal Year 2020.

FIGURE 1 – 2020 COST ESTIMATE

City of Hayward
Maintenance District No. 1 - Pacheco Wy., Stratford Rd., Russ Ln., & Ward Crk.
Fund 270, Project 3745
Established 1993, 174 Parcels

	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 EOY Est	FY 2020 Projected
Assessment					
a. Maximum Base Assessment Amount	244	244	244	244	244
b. Annual Per Parcel Assessment	244	244	244	244	244
c. # of Parcels	174	174	174	174	174
d. Total Amount Assessed for the District:	42,442	42,442	42,442	42,442	42,442
Income					
a. Annual Assessment Revenue	42,442	42,442	42,442	42,442	42,442
b. Minus County Tax Collection Fee (1.7%)	(722)	(722)	(722)	(722)	(722)
c. Adjustment for Delinquencies	-	-	(330)	-	-
d. Other	-	-	-	-	-
e. Total Revenue:	41,721	41,721	41,391	41,721	41,721
Services					
a. Utilities: PGE	1,512	1,745	1,542	1,800	1,854
b. Pump Station O&M - ACFCD	14,374	14,044	-	85,000	40,000
c. Pump Station One-Time Repair - ACFCD	-	-	-	-	-
d. Pump Station - ACFCD Capital Reserve	-	5,500	-	-	-
e. Proposition 218 Election	-	-	-	-	27,500
f. Property Owner Noticing	159	177	84	105	108
g. Annual Reporting	1,120	1,067	1,159	1,479	1,150
h. City Administration	1,939	4,064	2,000	4,000	3,500
i. Total Expenditures:	19,103	26,597	4,785	92,384	74,112
Account Balance					
a. Beginning Account Balance	(19,528)	3,812	19,657	57,314	7,372
b. Net Change (Revenue - Expenditures)	23,339	15,845	37,657	(49,942)	(31,670)
c. Ending Account Balance:	3,812	19,657	57,314	7,372	(24,298)

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF APPORTIONMENT

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies to finance the maintenance and operation of drainage and flood control services, which include the operation, maintenance and servicing of pump stations.

Article XIID of the California Constitution provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways.

The land uses within Maintenance District No. 1 consist of 174 residential parcels and one park parcel. These parcels receive a special benefit in that the pumping station and the storm drains protect the residential parcels and park parcel from storm water flooding. Even though there are only minor structures located on the park parcel it does receive special benefit from flood control improvements and services.

It is estimated that all residential and park parcels derive similar benefits from the flood control improvements and services, therefore the method for spreading the annual costs is on a per parcel basis.

The projected Fiscal Year 2020 operation, maintenance and capital replacement costs, including funds allocated to operating and capital reserve funds, are estimated to be \$42,442.08. Therefore, the collection rate for Fiscal Year 2020 will be at the maximum assessment rate of \$243.92 per parcel.

ASSESSMENT

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. XX, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on May 14, 2019, and in connection with the proceedings for:

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment District, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

As required, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within Assessment District, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

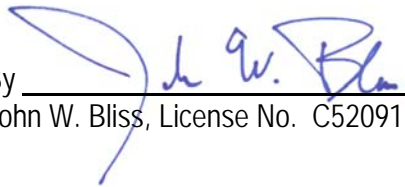
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2020. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2020 for each parcel or lot of land within said Maintenance District No. 1.

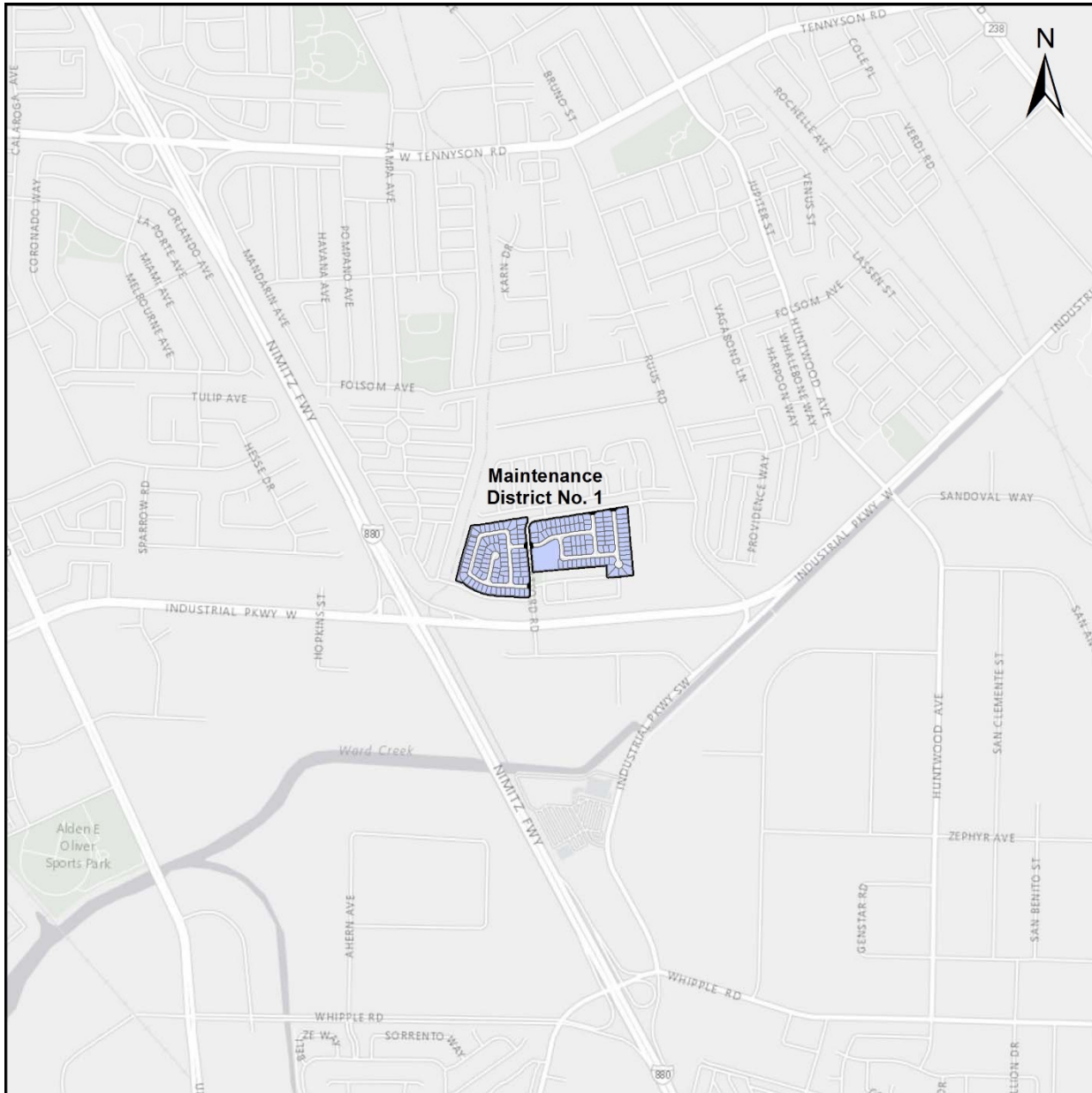
Dated: May 3, 2019



Engineer of Work

By  _____
John W. Bliss, License No. C52091

VICINITY MAP

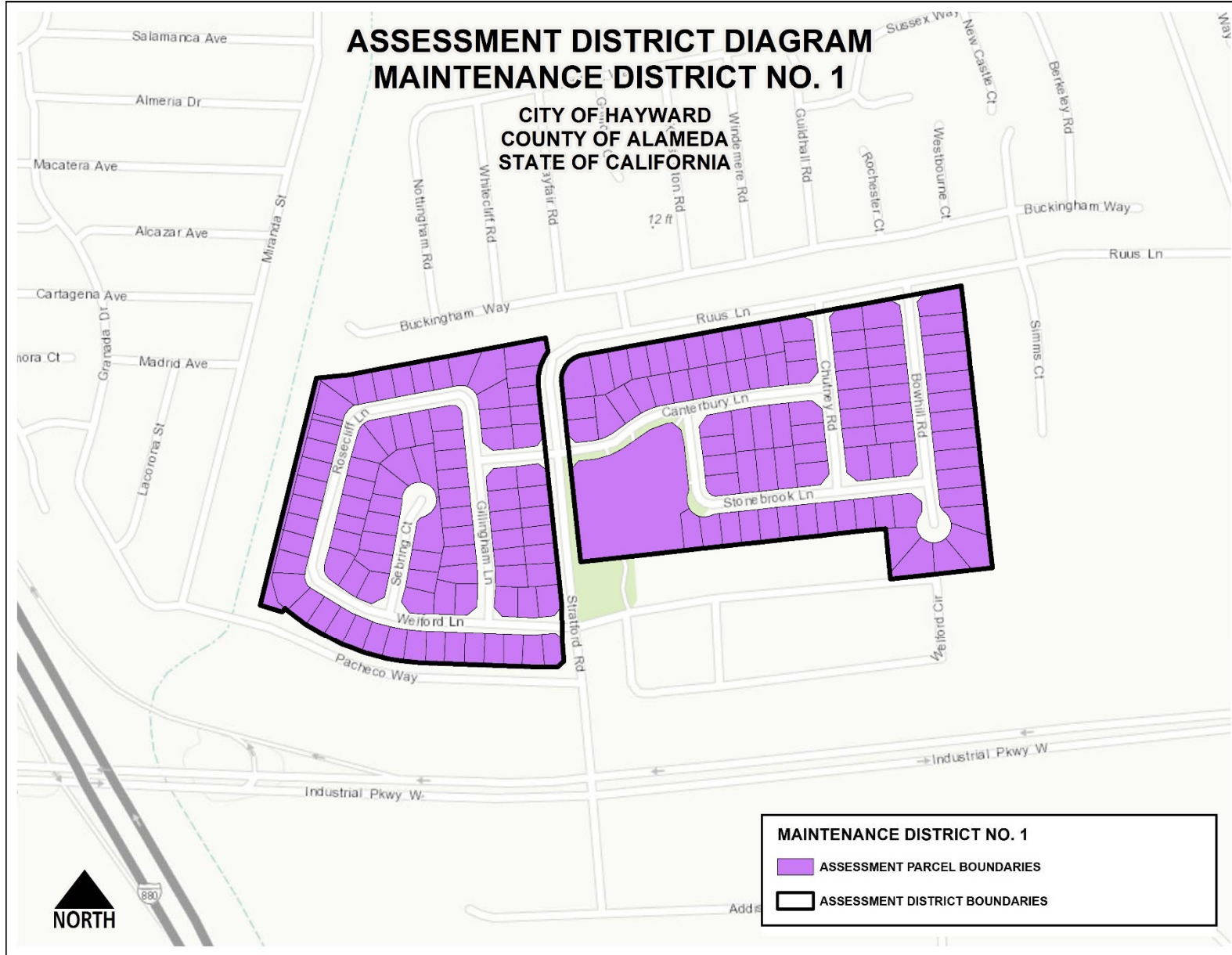


ASSESSMENT DIAGRAM

The boundary of the City of Hayward's Maintenance District No. 1 is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2020.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tract Maps No. 6472, 6560, 6682 and 6683 filed in the Office of the Recorder of Alameda County.



ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 1 are shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2020 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 Alameda and these records are, by reference, made a part of this report. The total assessment amount proposed to be collected for Fiscal Year 2020 is \$42,442.08. The Assessment Roll for Fiscal Year 2020 is included as Attachment V and is on file in the Office of the Hayward City Clerk.

FY 2020 Assessment Roll

Maintenance District No. 1

174 Parcels Total Assessment: \$42,442.08

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-001-00	\$243.92	464 -0121-040-00	\$243.92
464 -0121-002-00	\$243.92	464 -0121-041-00	\$243.92
464 -0121-003-00	\$243.92	464 -0121-042-00	\$243.92
464 -0121-004-00	\$243.92	464 -0121-049-00	\$243.92
464 -0121-005-00	\$243.92	464 -0121-050-00	\$243.92
464 -0121-006-00	\$243.92	464 -0121-051-00	\$243.92
464 -0121-007-00	\$243.92	464 -0121-052-00	\$243.92
464 -0121-008-00	\$243.92	464 -0121-053-00	\$243.92
464 -0121-009-00	\$243.92	464 -0121-054-00	\$243.92
464 -0121-010-00	\$243.92	464 -0121-055-00	\$243.92
464 -0121-011-00	\$243.92	464 -0121-056-00	\$243.92
464 -0121-012-00	\$243.92	464 -0121-057-00	\$243.92
464 -0121-013-00	\$243.92	464 -0121-058-00	\$243.92
464 -0121-014-00	\$243.92	464 -0121-059-00	\$243.92
464 -0121-015-00	\$243.92	464 -0121-060-00	\$243.92
464 -0121-016-00	\$243.92	464 -0121-061-00	\$243.92
464 -0121-017-00	\$243.92	464 -0121-062-00	\$243.92
464 -0121-018-00	\$243.92	464 -0121-063-00	\$243.92
464 -0121-019-00	\$243.92	464 -0121-064-00	\$243.92
464 -0121-020-00	\$243.92	464 -0121-065-00	\$243.92
464 -0121-021-00	\$243.92	464 -0121-066-00	\$243.92
464 -0121-022-00	\$243.92	464 -0121-067-00	\$243.92
464 -0121-023-00	\$243.92	464 -0121-068-00	\$243.92
464 -0121-024-00	\$243.92	464 -0121-069-00	\$243.92
464 -0121-025-00	\$243.92	464 -0121-070-00	\$243.92
464 -0121-026-00	\$243.92	464 -0121-071-00	\$243.92
464 -0121-027-00	\$243.92	464 -0121-072-00	\$243.92
464 -0121-028-00	\$243.92	464 -0121-073-00	\$243.92
464 -0121-029-00	\$243.92	464 -0121-074-00	\$243.92
464 -0121-030-00	\$243.92	464 -0121-075-00	\$243.92
464 -0121-031-00	\$243.92	464 -0121-076-00	\$243.92
464 -0121-032-00	\$243.92	464 -0121-077-00	\$243.92
464 -0121-033-00	\$243.92	464 -0121-078-00	\$243.92
464 -0121-034-00	\$243.92	464 -0121-080-00	\$243.92
464 -0121-035-00	\$243.92	464 -0121-081-00	\$243.92
464 -0121-036-00	\$243.92	464 -0121-082-00	\$243.92
464 -0121-037-00	\$243.92	464 -0121-083-00	\$243.92
464 -0121-038-00	\$243.92	464 -0121-084-00	\$243.92
464 -0121-039-00	\$243.92	464 -0121-085-00	\$243.92

FY 2020 Assessment Roll
Maintenance District No. 1

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-086-00	\$243.92	464 -0122-031-00	\$243.92
464 -0121-087-00	\$243.92	464 -0122-032-00	\$243.92
464 -0121-088-00	\$243.92	464 -0122-033-00	\$243.92
464 -0121-089-00	\$243.92	464 -0122-034-00	\$243.92
464 -0121-090-00	\$243.92	464 -0122-035-00	\$243.92
464 -0121-091-00	\$243.92	464 -0122-036-00	\$243.92
464 -0121-092-00	\$243.92	464 -0122-037-00	\$243.92
464 -0121-093-00	\$243.92	464 -0122-038-00	\$243.92
464 -0121-094-00	\$243.92	464 -0122-039-00	\$243.92
464 -0121-095-00	\$243.92	464 -0122-040-00	\$243.92
464 -0121-096-00	\$243.92	464 -0122-041-00	\$243.92
464 -0122-003-00	\$243.92	464 -0122-042-00	\$243.92
464 -0122-004-00	\$243.92	464 -0122-043-00	\$243.92
464 -0122-005-00	\$243.92	464 -0122-044-00	\$243.92
464 -0122-006-00	\$243.92	464 -0122-045-00	\$243.92
464 -0122-007-00	\$243.92	464 -0122-046-00	\$243.92
464 -0122-008-00	\$243.92	464 -0122-047-00	\$243.92
464 -0122-009-00	\$243.92	464 -0122-048-00	\$243.92
464 -0122-010-00	\$243.92	464 -0122-049-00	\$243.92
464 -0122-011-00	\$243.92	464 -0122-050-00	\$243.92
464 -0122-012-00	\$243.92	464 -0122-051-00	\$243.92
464 -0122-013-00	\$243.92	464 -0122-052-00	\$243.92
464 -0122-014-00	\$243.92	464 -0122-053-00	\$243.92
464 -0122-015-00	\$243.92	464 -0122-054-00	\$243.92
464 -0122-016-00	\$243.92	464 -0122-055-00	\$243.92
464 -0122-017-00	\$243.92	464 -0122-056-00	\$243.92
464 -0122-018-00	\$243.92	464 -0122-057-00	\$243.92
464 -0122-019-00	\$243.92	464 -0122-058-00	\$243.92
464 -0122-020-00	\$243.92	464 -0122-059-00	\$243.92
464 -0122-021-00	\$243.92	464 -0122-060-00	\$243.92
464 -0122-022-00	\$243.92	464 -0122-061-00	\$243.92
464 -0122-023-00	\$243.92	464 -0122-062-00	\$243.92
464 -0122-024-00	\$243.92	464 -0122-063-00	\$243.92
464 -0122-025-00	\$243.92	464 -0122-064-00	\$243.92
464 -0122-026-00	\$243.92	464 -0122-065-00	\$243.92
464 -0122-027-00	\$243.92	464 -0122-066-00	\$243.92
464 -0122-028-00	\$243.92	464 -0122-067-00	\$243.92
464 -0122-029-00	\$243.92	464 -0122-068-00	\$243.92
464 -0122-030-00	\$243.92	464 -0122-069-00	\$243.92

FY 2020 Assessment Roll
Maintenance District No. 1

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0122-070-00	\$243.92	464 -0122-079-00	\$243.92
464 -0122-071-00	\$243.92	464 -0122-080-00	\$243.92
464 -0122-072-00	\$243.92	464 -0122-081-00	\$243.92
464 -0122-073-00	\$243.92	464 -0122-082-00	\$243.92
464 -0122-074-00	\$243.92	464 -0122-083-00	\$243.92
464 -0122-075-00	\$243.92	464 -0122-084-00	\$243.92
464 -0122-076-00	\$243.92	464 -0122-085-00	\$243.92
464 -0122-077-00	\$243.92	464 -0122-086-00	\$243.92
464 -0122-078-00	\$243.92	464 -0122-087-00	\$243.92



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 19-041

DATE: June 4, 2019
TO: Mayor and City Council
FROM: Maintenance Services Director

SUBJECT

Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Revenue Funds for Maintenance District No. 2 - Eden Shores Storm Water Buffer and Facilities, for Fiscal Year 2020

RECOMMENDATION

That the City Council adopts the attached resolutions (Attachment II and III).

1. Approving the Engineer's Report,
2. Reconfirming the Maximum Base Assessment Rate,
3. Confirming the Assessment Diagram and Fiscal Assessment,
4. Ordering the Levy and Collection of Fiscal Assessments,
5. Approving the Funding Recommendations, and
6. Appropriating Revenue and Expenditure budgets for Maintenance District No. 2.

SUMMARY

Maintenance District No. 2 (MD 2) was established in 2003 to fund the operation, maintenance, and replacement of the water buffer and storm water facility that borders the Eden Shores residential community. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2020 assessment rate from the previous year, set at \$198.95. If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office, allowing the assessments to be included in the FY 2020 tax roll.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution (Approving the Engineer's Report)
Attachment III	Resolution (Approving the Budget)

File #: PH 19-041

Attachment IV Engineer's Report
Attachment V Assessment Roll



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Maintenance Services Director

SUBJECT: Adopt Resolutions to Approve the Engineer's Report, Reconfirm Maximum Base Assessment Rate, Confirm the Assessment Diagram and Fiscal Assessment, Order the Levy and Collection of Fiscal Assessments, and Approve Funding Recommendations and Appropriate Special Revenue Funds for Maintenance District No. 2 - Eden Shores Storm Water Buffer and Facilities, for Fiscal Year 2020

RECOMMENDATION

That the City Council adopts the attached resolutions (Attachment II and III):

1. Approving the Engineer's Report,
2. Reconfirming the Maximum Base Assessment Rate,
3. Confirming the Assessment Diagram and Fiscal Assessment,
4. Ordering the Levy and Collection of Fiscal Assessments,
5. Approving the Funding Recommendations, and
6. Appropriating Revenue and Expenditure budgets for Maintenance District No. 2.

SUMMARY

Maintenance District No. 2 (MD 2) was established in 2003 to fund the operation, maintenance, and replacement of a water buffer and storm water pre-treatment pond that borders the Eden Shores residential community. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2020 assessment rate from the previous year, set at \$198.95.

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office, allowing the assessments to be included in the FY 2020 tax roll.

BACKGROUND

In compliance with Section 10-10.25 of the Hayward Municipal Code, an annual Engineer's Report is required to be submitted to the City Council for approval of annual Maintenance District budgets. The report is attached and includes:

1. A description of the improvements to be operated, maintained, and serviced;
2. The FY 2020 recommended assessment rate;
3. The FY 2020 recommended budget; and
4. Map of the benefit zone (assessment diagram).

This Maintenance District was formed on June 24, 2003 to fund the operation and maintenance of a water buffer zone and storm water pre-treatment pond. The benefit zone includes three residential tracts in Eden Shores (7317, 7360, 7361) totaling 534 homes. The funds collected from the property owners within MD 2 pay for annual operations and maintenance of the water buffer and storm water pre-treatment pond, along with contributing to a capital reserve fund, which would be utilized to repair or replace sections of fencing, pumps, or bridge components in the future.

The water buffer consists of landscaping, recirculating pumps and filters, maintenance roads, a pedestrian bridge, and anti-predator and perimeter fencing. The storm water facility, a pre-treatment pond, is located adjacent to the pumping station in the business park. The pond is maintained by the Alameda County Flood Control and Water Conservation District through a November 2010 agreement.

In FY 2019, the following improvements were completed: 1) Installed a weather-based irrigation controller to monitor and adjust water distributed into the water buffer - the controller was identified in response to a large water leak that occurred this year; 2) Completed a one-time clean-up of the east side of the water buffer; 3) Installed gates on the north and south side of the water buffer to allow for easier equipment access to complete maintenance activities; and 4) Removed silt build-up along the bottom of the water buffer.

DISCUSSION

Based on staff's review of the district's financial position, staff is recommending no change to the FY 2020 assessment rate from the previous year, set at \$198.95. In FY 2020, staff is planning to complete an environmentally friendly vegetation management clean-up of the west side of the water buffer, employing goats.

ECONOMIC IMPACT

There is no estimated economic impact associated with this action.

FISCAL IMPACT

Staff has evaluated the district's account balances and concluded that the fund balance in MD2 is adequate for FY 2020. There is no anticipated fiscal impact to the City's General Fund associated with this action, as all expenses for the district will be paid using funds held in reserve by MD 2.

STRATEGIC INITIATIVES

This is a routine operational item and does not relate to any of the three Council Strategic Initiatives.

PUBLIC CONTACT

City staff: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2020 assessment rate, and to inform them about three meetings where they could provide input (April 11, May 14, and June 4); 2) held a public meeting on April 11 at City Hall; 3) provided an online survey to measure maintenance satisfaction; 4) published a legal notice in the East Bay Times on May 17, 2019; and 5) presented a Consent Item to the City Council on May 14, 2019 setting this public hearing date.

NEXT STEPS

If the City Council adopts the attached resolutions, the revenue and expenditure budgets will be appropriated, and the final Assessor's tax roll will be prepared and filed with the County Auditor's Office, allowing the assessments to be included in the FY 2020 tax roll.

Prepared by: Denise Blohm, Management Analyst II

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION APPROVING THE ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND FISCAL ASSESSMENT, AND ORDERING LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2020 FOR MAINTENANCE DISTRICT NO. 2: EDEN SHORES WATER BUFFER ZONE AND PRE-TREATMENT POND

WHEREAS, by adopting Resolution No. 19-089 on May 14, 2019, this City Council approved the preliminary Engineer's Report and declared intention to levy assessments for FY 2020 in accordance with the provisions of Section 10-10.25 of the Hayward Municipal Code; and

WHEREAS, a noticed public meeting was held on April 11, 2019, to provide information and allow affected property owners an opportunity to speak on the proposed levy of assessments; and

WHEREAS, said report was duly made and filed, and duly considered by this City Council and found to be sufficient in every particular, whereupon it was determined that said report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 4, 2019, at the hour of 7:00 p.m., in the regular meeting place of this Council, City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, has been appointed as the time and place for a hearing by this City Council for approval of the Engineer's Report and levy of assessments; and

WHEREAS, at the appointed time and place said hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said levy were fully heard and considered by this City Council; and

WHEREAS, the Maximum Base Assessment Rate is clarified and adjusted to be \$972.38 per parcel.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hayward, as follows:

1. The public interest, convenience, and necessity require that the levy be assessed;

2. The properties benefitted by the improvements and to be assessed in order to reimburse the costs and expenses thereof, and the exterior boundaries thereof are shown on the maintenance district diagram attached hereto as Exhibit "A" and included in the Engineer's Report;
3. Said Engineer's Report as a whole and each part thereof, to wit:
 - (a) The engineer's estimate of the itemized and total costs and expenses of the improvements and of the incidental expenses in connection therewith and the method of cost allocation and schedule of assessments;
 - (b) Assessment roll, identifying the property within the district and setting the base monetary obligation of each property owner;
 - (c) The maintenance district diagram;
 - (d) The map of the maintenance district showing the boundaries and the respective parcels within the district; is finally approved and confirmed and incorporated herein.
4. The public interest, convenience and necessity require that a levy on each parcel in the District, the exterior boundaries of which are shown by a map thereof filed in the office of the City Clerk and made a part hereof by reference, be made at \$198.95 per parcel.
5. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram, the assessment and the collection of fees, as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted by or made by this City Council.
6. The fiscal assessment in the amount of \$198.95 per parcel to pay the costs and expenses of the maintenance of the improvements is hereby levied, and the remaining funds on deposit in the improvement fund are to cover the expenses for Fiscal Year 2020, and the City of Hayward Director of Finance is hereby directed to expend said money for the maintenance of the improvements set forth in this resolution and described in the Engineer's Report, and it is hereby determined to order the collection of \$198.95 per parcel.

7. Based on the oral and documentary evidence offered and received, including the Engineer's Report, this City Council expressly finds and determines:
 - (a) That each of the parcels in the district will be specially benefitted by the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the parcel;
 - (b) That there is substantial evidence to support this finding and determination as to special benefit;
 - (c) Any public property owned by any public agency and in use in the performance of a public function with the district shall not be assessed.
8. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, SCI Consulting Group shall file a certified copy of this resolution, the diagram, and the assessment with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.
9. Upon receipt of monies representing assessments collected by the County, the Director of Finance of the City of Hayward shall deposit the monies in the City treasury to the credit of a Special Revenue Fund, under the distinctive designation of said Maintenance District No. 2 - Eden Shores Water Buffer Zone and Pre-treatment Pond. Monies in said improvement fund shall be expended only for said maintenance of the improvements set forth in the Engineer's Report, referenced in this resolution.

IN COUNCIL, HAYWARD, CALIFORNIA, June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
 MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

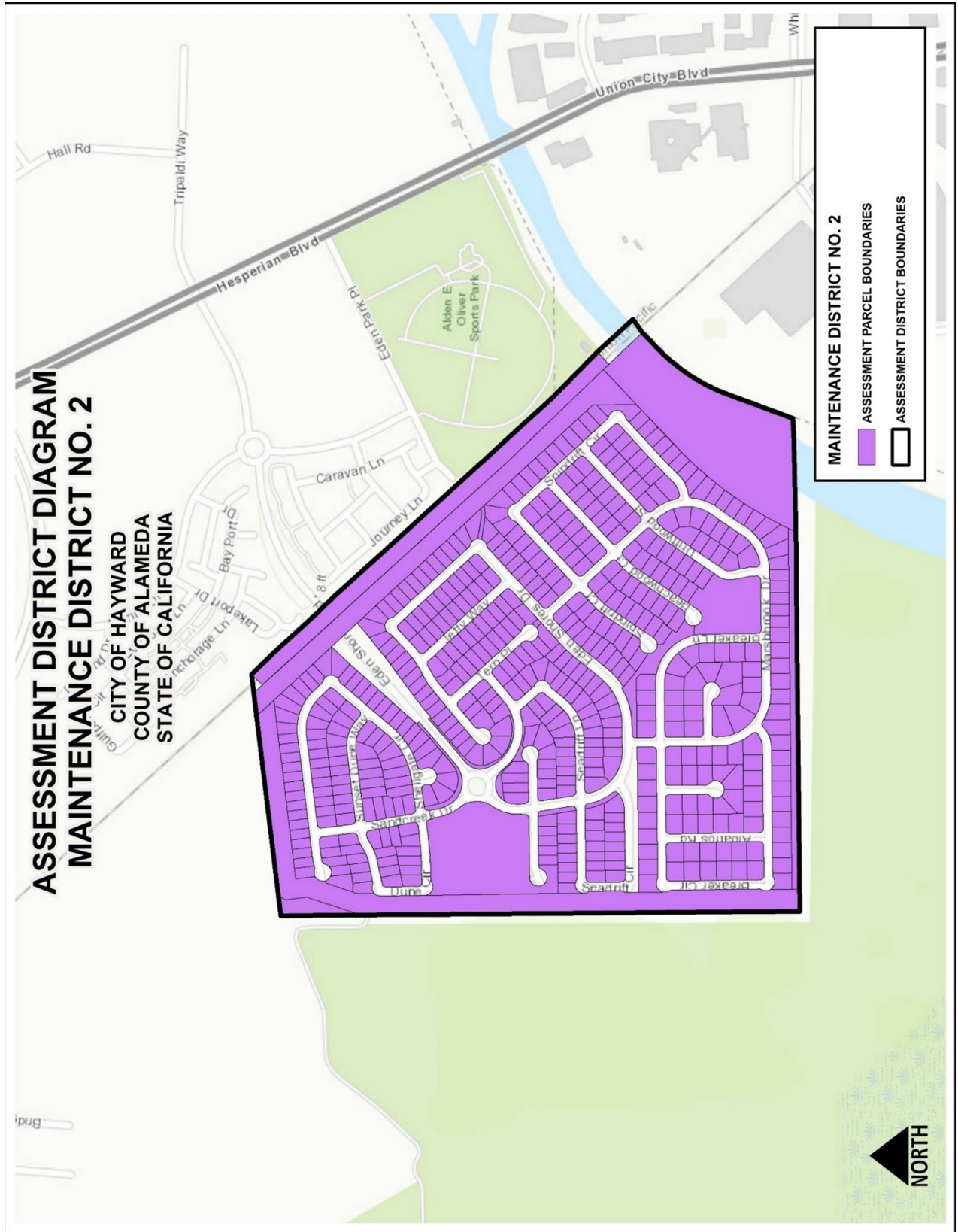
ABSENT: COUNCIL MEMBERS:

ATTEST: _____
 City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

EXHIBIT A



HAYWARD CITY COUNCIL

RESOLUTION NO. 19-___

Introduced by Council Member _____

RESOLUTION APPROVING FUNDING RECOMMENDATIONS AND APPROPRIATING THE SPECIAL REVENUE FUNDS FOR MAINTENANCE DISTRICT NO. 2 FOR FISCAL YEAR 2020

BE IT RESOLVED that the City Council of the City of Hayward hereby approves and adopts the Maintenance District No. 2 funding recommendations for Fiscal Year 2020, as shown in the attached Exhibit A, in a total expenditure amount not to exceed \$131,270, which is incorporated by reference herein.

BE IT FURTHER RESOLVED that except as may be otherwise provided, any and all expenditures relating to the objectives described in the Maintenance District No. 2 budget are hereby approved and authorized and payments therefore may be made by the Director of Finance of the City of Hayward without further action of Council.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Hayward, as follows:

IN COUNCIL, HAYWARD, CALIFORNIA June 4, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Exhibit A

FY 2020 Fund Appropriation City Operating Budget Special Revenue Fund

271	MD 2	<u>\$131,270</u>
Special Revenue Fund Total		\$131,270



CITY OF HAYWARD

MAINTENANCE DISTRICT No.2

FINAL ENGINEER'S REPORT

FISCAL YEAR 2020

JUNE 2019

PURSUANT TO CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND CHAPTER 10, ARTICLE 10, SECTION 10-10.25 OF THE HAYWARD MUNICIPAL CODE AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:

SCIConsultingGroup

4745 MANGELS BLVD.

FAIRFIELD, CALIFORNIA 94534

PHONE 707.430.4300

FAX 707.426.4319

WWW.SCI-CG.COM

CITY OF HAYWARD

CITY COUNCIL

Barbara Halliday, Mayor
Elisa Márquez, Council Member
Al Mendall, Council Member
Sara Lamnin, Council Member
Mark Salinas, Council Member
Aisha Wahab, Council Member
Francisco Zermeño, Council Member

CLERK OF THE COUNCIL

Miriam Lens

CITY MANAGER

Kelly McAdoo

CITY ATTORNEY

Michael Lawson

ENGINEER OF WORK

SCI Consulting Group

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INTRODUCTION

OVERVIEW

On April 16, 2002, by Resolution No. 02-043, the City Council approved the Final Map of Tract 7317 for a 114-lot residential subdivision, with 109 single-family homes, located on the northerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On November 26, 2002, by Resolution No. 02-171, the City Council approved the Final Map of Tract 7361 for a 120 lot residential subdivision, with 116 single-family homes, located on the southerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On June 3, 2003, by Resolution No. 03-083, the City Council approved the Final Map for Tract 7360, for a 318-lot residential subdivision, with 309 single-family homes located on the southwesterly side of Eden Shores Drive and westerly of the Union Pacific Railroad. The additional lots in each subdivision, 27 total, will be landscaped areas, parks, wetlands or buffer areas.

Conditions of approval for Tracts No. 7317, 7360 and 7361, included provisions for construction of a water buffer channel and storm-water pretreatment pond, masonry walls, anti-predator fences, and landscaping within the proposed development area. Maintenance District No. 2 will provide a funding source to operate and maintain these improvements, including the furnishing of water and electrical energy along with debris removal, weeding, trimming and pest control spraying.

On June 24, 2003, by Resolution No. 03-102, the City Council ordered the formation of Maintenance District No. 2 to provide the funding for the operation and maintenance of these facilities. The FY 2004 Final Engineer's Report (formation report) included a FY 2004 budget which proposed \$343,875.00 in expenditures at buildout for an anticipated 525 assessable parcels which equated to Maximum Base Assessment (MBA) Rate of \$655.00 per parcel. This MBA rate which may be levied is increased each fiscal year by the prior year's change in the Consumer Price Index.

LEGISLATIVE ANALYSIS

PROPOSITION 218 COMPLIANCE

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

Proposition 218 stated that any existing assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water,

flood control, drainage systems, or vector control on or before November 6, 1996 shall be exempt from the procedures and approval process of Proposition 218, unless the assessments are increased. Proposition 218 defines increased, when applied to an assessment, as a decision by an agency that does either of the following:

- a) Increases any applicable rate used to calculate the assessment.
- b) Revises the methodology by which the assessment is calculated, if that revision results in an increased amount being levied on any person or parcel.

The formation methodology used to calculate the MBA that could be levied in any given year allows the MBA from the prior year to be increased by the prior year's change in the Consumer Price Index. Therefore, based upon the review of the City Attorney, imposing the assessment adjustment each year based upon the prior year's increase in the Consumer Price Index does not require Proposition 218 proceedings.

The FY 2004 formation documents set the MBA at \$655.00 per parcel, which increased each fiscal year by the prior year's change in the Consumer Price Index. Therefore, the FY 2020 MBA is now set at \$972.38 per parcel.

In FY 2008 the rate was \$155.00 per parcel. For FY 2009 through FY 2011 the collection rate was reduced to \$100.00 per parcel at the request of the Eden Shores Homeowners' Association (HOA) due to downturn economic conditions and the fact that there were sufficient reserves available to supplement the annual operation and maintenance costs for those fiscal years. For FY 2012 through FY 2013, the collection rate increased to \$130.00 per parcel to cover increased maintenance and utility costs. For FY 2014, the collection rate increased by 10% to \$143.00 per parcel to cover increased maintenance and utility costs. For FY 2015, the collection rate increased to \$157.30 per parcel to cover increased maintenance and utility costs. For FY 2016, the collection rate increased to \$173.00 per parcel to cover increased maintenance and utility costs. For FY 2017, the collection rate increased to \$198.95 per parcel to cover increased maintenance and utility costs

For Fiscal Year 2020, the estimated operating costs, including funds allocated for operation and capital reserves, are \$106,239.30. Based on these estimated operating costs, the assessment rate needed to cover the FY 2020 operating expenses is \$198.95 per parcel. This proposed assessment rate is the same from the previous year's assessment rate of \$198.95. The proposed FY 2020 assessment is below the MBA of \$972.38 per parcel, therefore it does not require Proposition 218 proceedings. In future years, if there is a need for additional funds to cover any major repairs or replacements, the assessment amount may be increased up to their MBA amount.

PLANS & SPECIFICATIONS

INTRODUCTION

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) a listing of the proposed collection rate to be levied upon each assessable lot or parcel, and (3) an estimated budget.

City staff: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2020 assessment rate, and to inform them about three meetings where they could provide input (April 11, May 14, and June 4); 2) held a public meeting on April 11 at City Hall; 3) provided an online survey to measure maintenance satisfaction; 4) published a legal notice in the East Bay Times on May 17, 2019; and 5) presented a Consent Item to the City Council on May 14, 2019.

The City of Hayward is proposing to hold a public hearing on June 4, 2019, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2020 tax roll.

Payment of the assessment levied upon each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 2 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

- Water Buffer Channel;
- Storm-water Pre-Treatment Pond;
- Masonry Walls;
- Anti-predator Fences; and
- Miscellaneous Landscaping

The operation, maintenance and servicing of these improvements include, but are not limited to: personnel; water, for irrigation and buffer replenishment; electrical energy; materials, including diesel fuel and oil, debris removal, weeding, trimming, pest control spraying, etc.

Maintenance District No. 2

Tract No. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-102

534 Parcels

FY 2020 Assessment Amount per Parcel: **\$198.95**

The following is an overview of the FY 2020 District assessment, along with a description of any one- time items budgeted in FY 2020:

- **MBA Rate:** was increased from the prior year's MBA rate of **\$939.23 to \$972.38** by applying CPI-U for the San Francisco-Oakland-San Jose MSA (**3.53%** for the period February 2018 to February 2019).
- **Annual CPI increase:** the MBA amount **does increase** annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2020 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$106,239.30**.
- **Annual assessment charge:** each of the **534** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2020 per parcel charge **will remain the same** as the FY 2019 amount of **\$198.95** per parcel. This amount is below **the** MBA and is sufficient for maintaining levels of service and for

keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the MBA amount.

- **Proposition 218:** Future increases in the assessment amount **above** the MBA amount would require the noticing and balloting of property owners per the requirements of Proposition 218.

FY 2019: Irrigation Controller Upgrade, Landscape Maintenance, Swinging Gates, Silt Removal

- In FY 2019, the following improvements were completed: 1) Installed a weather-based irrigation controller to monitor and adjust water distributed into the water buffer. The controller was identified in response to a large water leak that occurred this year. 2) A one-time landscape maintenance clean-up of the east side of the water buffer was completed. 3) Installed swinging gates on the north and south side of the water buffer to allow for easier equipment access to complete maintenance activities. 4) Removed silt build along the bottom of the water buffer.

FY 2020: Landscape Maintenance

- For FY 2020, the following improvements are planned: 1) A one-time landscape maintenance clean-up of the west side of the water buffer.

FISCAL YEAR 2020 ESTIMATE OF COST AND BUDGET

ESTIMATE OF COSTS

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the water buffer channel, water treatment pond, masonry walls, anti-predator fences and landscaping can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The costs for Fiscal Year 2020 are summarized in the following table:

FIGURE 1 – 2020 COST ESTIMATE

City of Hayward
Maintenance District No. 2 - Eden Shores
Fund 271, Project 3718
Established 2003, 534 Parcels

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Actual	Actual	Actual	EOY Est	Projected
Assessment					
a. Maximum Base Assessment Amount	851	877	907	939	972
b. Annual Per Parcel Assessment	173	199	199	199	199
c. # of Parcels	534	534	534	534	534
d. Total Amount Assessed for the District:	92,382	106,239	106,239	106,239	106,239
Income					
a. Annual Assessment Revenue	92,382	106,239	106,239	106,239	106,239
b. Minus County Tax Collection Fee (1.7%)	(1,570)	(1,806)	(1,806)	(1,806)	(1,806)
c. Adjustment for Delinquencies	675	789	513	-	-
d. Other	-	4,485	2,006	3,000	2,800
e. Total Revenue:	91,487	109,707	106,952	107,433	107,233
Services					
a. Utilities: Water	30,170	22,170	19,838	55,000	23,000
b. Utilities: PGE	14,433	13,409	10,557	11,000	11,330
c. Maintenance - Landscaping - ES HOA	-	3,600	3,600	3,600	7,000
d. Maintenance - Pond - Solitude	29,968	35,900	24,024	31,328	32,268
e. Maintenance - One-Time Project/Maintenance	-	-	-	14,000	50,000
f. Maintenance Pre-Treatment Pond - ACPCD	3,458	3,103	-	4,600	3,700
g. Weather Based Irrigation Controllers	-	-	-	20,000	-
h. Property Owner Noticing	484	445	230	240	247
i. Annual Reporting	1,925	1,835	1,541	1,479	1,150
j. City Administration	1,939	3,394	3,907	2,500	2,575
k. Total Expenditures:	82,376	83,856	63,697	143,747	131,270
Account Balance					
a. Beginning Account Balance	338,261	347,371	373,222	416,478	380,164
b. Net Change (Revenue - Expenditures)	9,110	25,851	43,256	(36,314)	(24,037)
c. Ending Account Balance:	347,371	373,222	416,478	380,164	356,127

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF APPORTIONMENT

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping.

Proposition 218 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Because assessments are levied on the basis of benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

Article XIID of the California Constitution provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways.

The properties benefiting from the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping consist of the 534 single- family residential lots located within Tracts No. 7317, 7360 and 7361.

Each of the 534 single-family residential lots receive a special benefit in that they are able to be developed because protection to the adjacent open space has been provided through the construction of these improvements. The special benefit derived by the individual parcels is indistinguishable between parcels. Therefore, all residential parcels derive the same benefit and the corresponding method of assessment for residential land uses is based on a per parcel basis.

The estimated Fiscal Year 2020 proposed assessment revenue is \$106,239.30. The proposed assessment for the District for Fiscal Year 2020 is \$198.95 per parcel, which is the same amount as the previous fiscal year's assessment. The MBA amount for the District is subject to an annual adjustment equal to the change in the applying CPI-U for the San Francisco-Oakland-San Jose MSA from the previous year. The MBA amount for the District for Fiscal Year 2020 has been increased from the previous year's MBA amount of \$939.23 by 3.53%, which is equal to the percentage increase in CPI-U from February 2018 to February 2019. The MBA amount for the District for Fiscal Year 2020 is \$972.38.

ASSESSMENT

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. XX, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on May 14, 2019, and in connection with the proceedings for:

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment District, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

As required, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within Assessment District, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.


Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2020. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2020 for each parcel or lot of land within said Maintenance District No. 2.

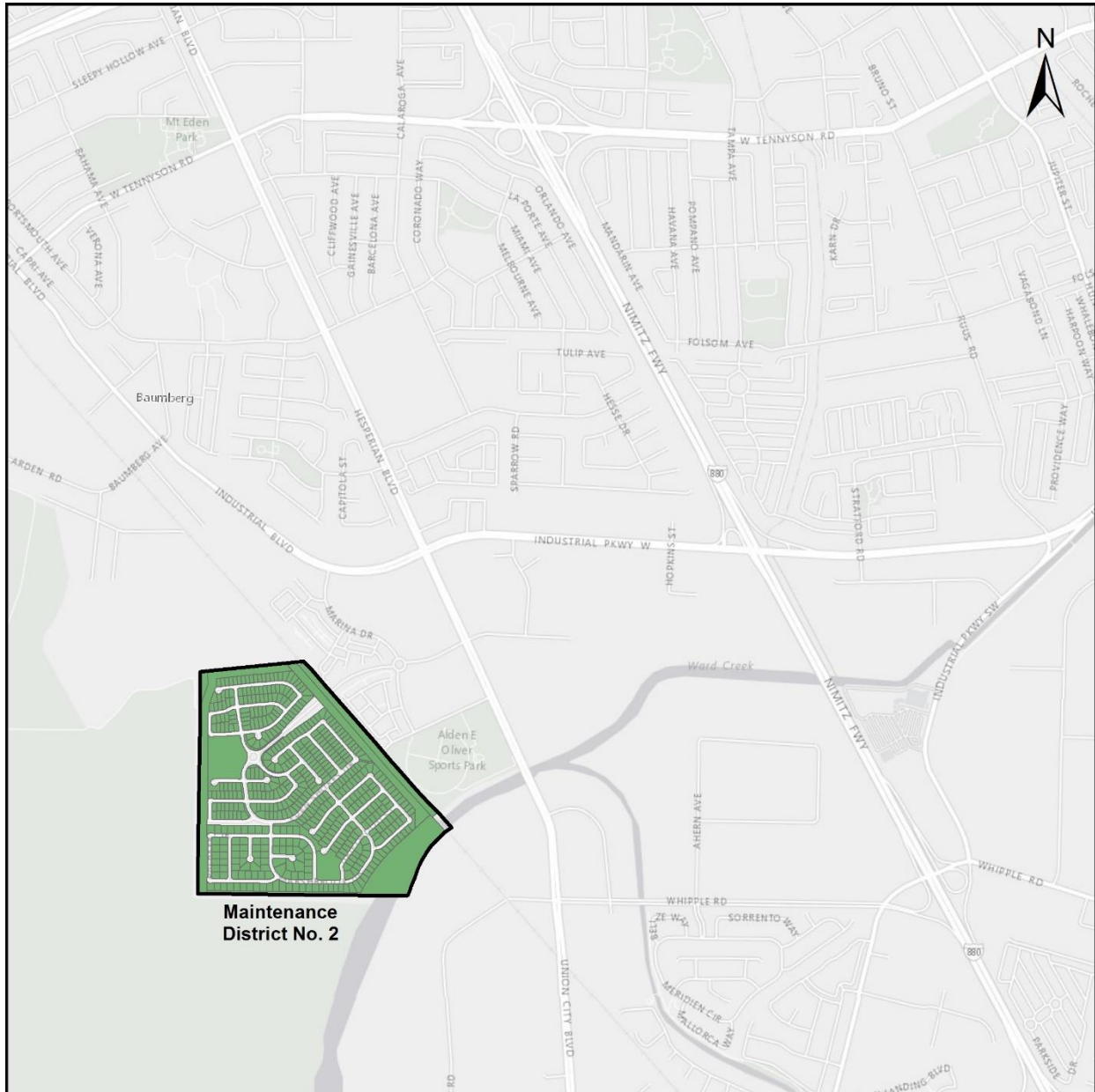
Dated: April 30, 2019



Engineer of Work

By 
John W. Bliss, License No. C52091

VICINITY MAP



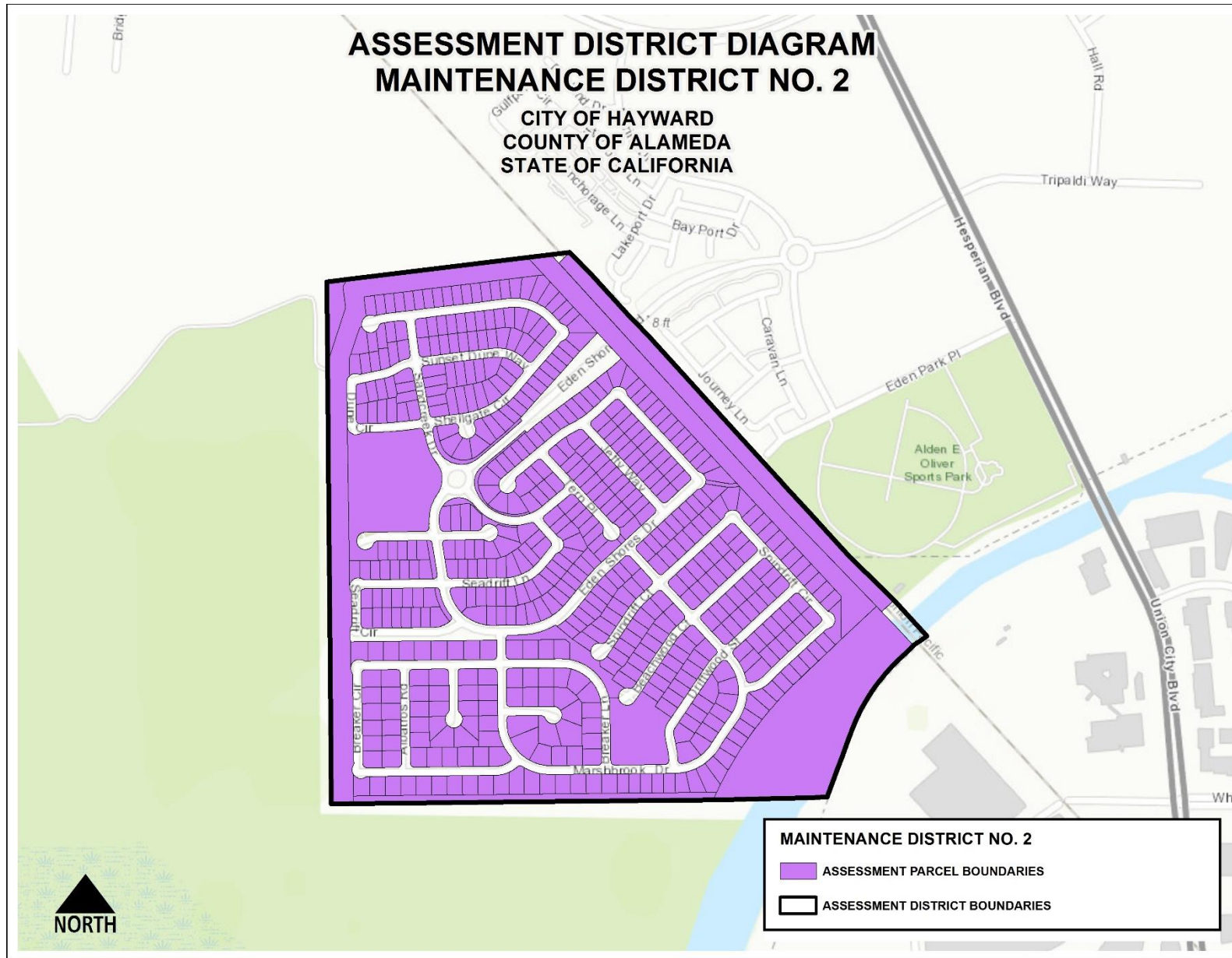
**Maintenance
District No. 2**

ASSESSMENT DIAGRAM

The Assessment District Diagram for the City of Hayward's Maintenance District No. 2 (Eden Shores) is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2020.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tracts Maps No. 7317, 7360 and 7361 filed in the Office of the Recorder of Alameda County.



ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 2 are shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2020 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 Alameda and these records are, by reference, made a part of this report. The total assessment amount proposed to be collected for Fiscal Year 2020 is \$106,239.30. The Assessment Roll for Fiscal Year 2020 is included as Attachment V and is on file in the Office of the Hayward City Clerk.

FY 2020 Assessment Roll

Maintenance District No. 2

534 Parcels Total Assessment: \$106,239.30

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0037-002-00	\$198.95	461 -0037-041-00	\$198.95
461 -0037-003-00	\$198.95	461 -0037-042-00	\$198.95
461 -0037-004-00	\$198.95	461 -0037-043-00	\$198.95
461 -0037-005-00	\$198.95	461 -0037-044-00	\$198.95
461 -0037-006-00	\$198.95	461 -0037-045-00	\$198.95
461 -0037-007-00	\$198.95	461 -0037-046-00	\$198.95
461 -0037-008-00	\$198.95	461 -0037-047-00	\$198.95
461 -0037-009-00	\$198.95	461 -0037-048-00	\$198.95
461 -0037-010-00	\$198.95	461 -0037-049-00	\$198.95
461 -0037-011-00	\$198.95	461 -0037-050-00	\$198.95
461 -0037-012-00	\$198.95	461 -0037-051-00	\$198.95
461 -0037-013-00	\$198.95	461 -0037-052-00	\$198.95
461 -0037-014-00	\$198.95	461 -0037-053-00	\$198.95
461 -0037-015-00	\$198.95	461 -0037-054-00	\$198.95
461 -0037-016-00	\$198.95	461 -0037-055-00	\$198.95
461 -0037-017-00	\$198.95	461 -0037-056-00	\$198.95
461 -0037-018-00	\$198.95	461 -0037-057-00	\$198.95
461 -0037-019-00	\$198.95	461 -0037-058-00	\$198.95
461 -0037-020-00	\$198.95	461 -0037-059-00	\$198.95
461 -0037-021-00	\$198.95	461 -0037-060-00	\$198.95
461 -0037-022-00	\$198.95	461 -0037-061-00	\$198.95
461 -0037-023-00	\$198.95	461 -0037-062-00	\$198.95
461 -0037-024-00	\$198.95	461 -0037-063-00	\$198.95
461 -0037-025-00	\$198.95	461 -0037-064-00	\$198.95
461 -0037-026-00	\$198.95	461 -0037-065-00	\$198.95
461 -0037-027-00	\$198.95	461 -0037-066-00	\$198.95
461 -0037-028-00	\$198.95	461 -0037-067-00	\$198.95
461 -0037-029-00	\$198.95	461 -0037-068-00	\$198.95
461 -0037-030-00	\$198.95	461 -0037-069-00	\$198.95
461 -0037-031-00	\$198.95	461 -0037-070-00	\$198.95
461 -0037-032-00	\$198.95	461 -0037-071-00	\$198.95
461 -0037-033-00	\$198.95	461 -0037-072-00	\$198.95
461 -0037-034-00	\$198.95	461 -0037-073-00	\$198.95
461 -0037-035-00	\$198.95	461 -0037-074-00	\$198.95
461 -0037-036-00	\$198.95	461 -0037-075-00	\$198.95
461 -0037-037-00	\$198.95	461 -0037-076-00	\$198.95
461 -0037-038-00	\$198.95	461 -0037-077-00	\$198.95
461 -0037-039-00	\$198.95	461 -0037-078-00	\$198.95
461 -0037-040-00	\$198.95	461 -0037-079-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0037-080-00	\$198.95	461 -0100-011-00	\$198.95
461 -0037-081-00	\$198.95	461 -0100-012-00	\$198.95
461 -0037-082-00	\$198.95	461 -0100-013-00	\$198.95
461 -0037-083-00	\$198.95	461 -0100-014-00	\$198.95
461 -0037-084-00	\$198.95	461 -0100-015-00	\$198.95
461 -0037-085-00	\$198.95	461 -0100-016-00	\$198.95
461 -0037-086-00	\$198.95	461 -0100-017-00	\$198.95
461 -0037-087-00	\$198.95	461 -0100-018-00	\$198.95
461 -0037-088-00	\$198.95	461 -0100-019-00	\$198.95
461 -0037-089-00	\$198.95	461 -0100-020-00	\$198.95
461 -0037-090-00	\$198.95	461 -0100-021-00	\$198.95
461 -0037-091-00	\$198.95	461 -0100-022-00	\$198.95
461 -0037-092-00	\$198.95	461 -0100-023-00	\$198.95
461 -0037-093-00	\$198.95	461 -0100-024-00	\$198.95
461 -0037-094-00	\$198.95	461 -0100-025-00	\$198.95
461 -0037-095-00	\$198.95	461 -0100-026-00	\$198.95
461 -0037-096-00	\$198.95	461 -0100-027-00	\$198.95
461 -0037-097-00	\$198.95	461 -0100-028-00	\$198.95
461 -0037-098-00	\$198.95	461 -0100-029-00	\$198.95
461 -0037-099-00	\$198.95	461 -0100-030-00	\$198.95
461 -0037-100-00	\$198.95	461 -0100-031-00	\$198.95
461 -0037-101-00	\$198.95	461 -0100-032-00	\$198.95
461 -0037-102-00	\$198.95	461 -0100-033-00	\$198.95
461 -0037-103-00	\$198.95	461 -0100-034-00	\$198.95
461 -0037-104-00	\$198.95	461 -0100-035-00	\$198.95
461 -0037-105-00	\$198.95	461 -0100-036-00	\$198.95
461 -0037-106-00	\$198.95	461 -0100-037-00	\$198.95
461 -0037-107-00	\$198.95	461 -0100-038-00	\$198.95
461 -0037-108-00	\$198.95	461 -0100-039-00	\$198.95
461 -0037-109-00	\$198.95	461 -0100-040-00	\$198.95
461 -0037-110-00	\$198.95	461 -0100-041-00	\$198.95
461 -0100-003-00	\$198.95	461 -0100-042-00	\$198.95
461 -0100-004-00	\$198.95	461 -0100-043-00	\$198.95
461 -0100-005-00	\$198.95	461 -0100-044-00	\$198.95
461 -0100-006-00	\$198.95	461 -0100-045-00	\$198.95
461 -0100-007-00	\$198.95	461 -0100-046-00	\$198.95
461 -0100-008-00	\$198.95	461 -0100-047-00	\$198.95
461 -0100-009-00	\$198.95	461 -0100-048-00	\$198.95
461 -0100-010-00	\$198.95	461 -0100-049-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0100-050-00	\$198.95	461 -0100-089-00	\$198.95
461 -0100-051-00	\$198.95	461 -0100-090-00	\$198.95
461 -0100-052-00	\$198.95	461 -0100-091-00	\$198.95
461 -0100-053-00	\$198.95	461 -0100-092-00	\$198.95
461 -0100-054-00	\$198.95	461 -0100-093-00	\$198.95
461 -0100-055-00	\$198.95	461 -0100-094-00	\$198.95
461 -0100-056-00	\$198.95	461 -0100-095-00	\$198.95
461 -0100-057-00	\$198.95	461 -0100-096-00	\$198.95
461 -0100-058-00	\$198.95	461 -0100-097-00	\$198.95
461 -0100-059-00	\$198.95	461 -0100-098-00	\$198.95
461 -0100-060-00	\$198.95	461 -0100-099-00	\$198.95
461 -0100-061-00	\$198.95	461 -0100-100-00	\$198.95
461 -0100-062-00	\$198.95	461 -0100-101-00	\$198.95
461 -0100-063-00	\$198.95	461 -0100-102-00	\$198.95
461 -0100-064-00	\$198.95	461 -0100-103-00	\$198.95
461 -0100-065-00	\$198.95	461 -0100-104-00	\$198.95
461 -0100-066-00	\$198.95	461 -0100-105-00	\$198.95
461 -0100-067-00	\$198.95	461 -0100-106-00	\$198.95
461 -0100-068-00	\$198.95	461 -0100-107-00	\$198.95
461 -0100-069-00	\$198.95	461 -0100-108-00	\$198.95
461 -0100-070-00	\$198.95	461 -0100-109-00	\$198.95
461 -0100-071-00	\$198.95	461 -0100-110-00	\$198.95
461 -0100-072-00	\$198.95	461 -0100-111-00	\$198.95
461 -0100-073-00	\$198.95	461 -0100-112-00	\$198.95
461 -0100-074-00	\$198.95	461 -0100-113-00	\$198.95
461 -0100-075-00	\$198.95	461 -0100-114-00	\$198.95
461 -0100-076-00	\$198.95	461 -0100-115-00	\$198.95
461 -0100-077-00	\$198.95	461 -0100-116-00	\$198.95
461 -0100-078-00	\$198.95	461 -0100-117-00	\$198.95
461 -0100-079-00	\$198.95	461 -0100-118-00	\$198.95
461 -0100-080-00	\$198.95	461 -0101-005-00	\$198.95
461 -0100-081-00	\$198.95	461 -0101-006-00	\$198.95
461 -0100-082-00	\$198.95	461 -0101-007-00	\$198.95
461 -0100-083-00	\$198.95	461 -0101-008-00	\$198.95
461 -0100-084-00	\$198.95	461 -0101-009-00	\$198.95
461 -0100-085-00	\$198.95	461 -0101-010-00	\$198.95
461 -0100-086-00	\$198.95	461 -0101-011-00	\$198.95
461 -0100-087-00	\$198.95	461 -0101-012-00	\$198.95
461 -0100-088-00	\$198.95	461 -0101-013-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-014-00	\$198.95	461 -0101-053-00	\$198.95
461 -0101-015-00	\$198.95	461 -0101-054-00	\$198.95
461 -0101-016-00	\$198.95	461 -0101-055-00	\$198.95
461 -0101-017-00	\$198.95	461 -0101-056-00	\$198.95
461 -0101-018-00	\$198.95	461 -0101-057-00	\$198.95
461 -0101-019-00	\$198.95	461 -0101-058-00	\$198.95
461 -0101-020-00	\$198.95	461 -0101-059-00	\$198.95
461 -0101-021-00	\$198.95	461 -0101-060-00	\$198.95
461 -0101-022-00	\$198.95	461 -0101-061-00	\$198.95
461 -0101-023-00	\$198.95	461 -0101-062-00	\$198.95
461 -0101-024-00	\$198.95	461 -0101-063-00	\$198.95
461 -0101-025-00	\$198.95	461 -0101-064-00	\$198.95
461 -0101-026-00	\$198.95	461 -0101-065-00	\$198.95
461 -0101-027-00	\$198.95	461 -0101-066-00	\$198.95
461 -0101-028-00	\$198.95	461 -0101-067-00	\$198.95
461 -0101-029-00	\$198.95	461 -0101-068-00	\$198.95
461 -0101-030-00	\$198.95	461 -0101-069-00	\$198.95
461 -0101-031-00	\$198.95	461 -0101-070-00	\$198.95
461 -0101-032-00	\$198.95	461 -0101-071-00	\$198.95
461 -0101-033-00	\$198.95	461 -0101-072-00	\$198.95
461 -0101-034-00	\$198.95	461 -0101-073-00	\$198.95
461 -0101-035-00	\$198.95	461 -0101-074-00	\$198.95
461 -0101-036-00	\$198.95	461 -0101-075-00	\$198.95
461 -0101-037-00	\$198.95	461 -0101-076-00	\$198.95
461 -0101-038-00	\$198.95	461 -0101-077-00	\$198.95
461 -0101-039-00	\$198.95	461 -0101-078-00	\$198.95
461 -0101-040-00	\$198.95	461 -0101-079-00	\$198.95
461 -0101-041-00	\$198.95	461 -0101-080-00	\$198.95
461 -0101-042-00	\$198.95	461 -0101-081-00	\$198.95
461 -0101-043-00	\$198.95	461 -0101-082-00	\$198.95
461 -0101-044-00	\$198.95	461 -0101-083-00	\$198.95
461 -0101-045-00	\$198.95	461 -0101-084-00	\$198.95
461 -0101-046-00	\$198.95	461 -0101-085-00	\$198.95
461 -0101-047-00	\$198.95	461 -0101-086-00	\$198.95
461 -0101-048-00	\$198.95	461 -0101-087-00	\$198.95
461 -0101-049-00	\$198.95	461 -0101-088-00	\$198.95
461 -0101-050-00	\$198.95	461 -0101-089-00	\$198.95
461 -0101-051-00	\$198.95	461 -0101-090-00	\$198.95
461 -0101-052-00	\$198.95	461 -0101-091-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-092-00	\$198.95	461 -0101-131-00	\$198.95
461 -0101-093-00	\$198.95	461 -0101-132-00	\$198.95
461 -0101-094-00	\$198.95	461 -0101-133-00	\$198.95
461 -0101-095-00	\$198.95	461 -0101-134-00	\$198.95
461 -0101-096-00	\$198.95	461 -0101-135-00	\$198.95
461 -0101-097-00	\$198.95	461 -0101-136-00	\$198.95
461 -0101-098-00	\$198.95	461 -0101-137-00	\$198.95
461 -0101-099-00	\$198.95	461 -0101-138-00	\$198.95
461 -0101-100-00	\$198.95	461 -0101-139-00	\$198.95
461 -0101-101-00	\$198.95	461 -0101-140-00	\$198.95
461 -0101-102-00	\$198.95	461 -0101-141-00	\$198.95
461 -0101-103-00	\$198.95	461 -0101-142-00	\$198.95
461 -0101-104-00	\$198.95	461 -0101-143-00	\$198.95
461 -0101-105-00	\$198.95	461 -0101-144-00	\$198.95
461 -0101-106-00	\$198.95	461 -0101-145-00	\$198.95
461 -0101-107-00	\$198.95	461 -0101-146-00	\$198.95
461 -0101-108-00	\$198.95	461 -0101-147-00	\$198.95
461 -0101-109-00	\$198.95	461 -0101-148-00	\$198.95
461 -0101-110-00	\$198.95	461 -0101-149-00	\$198.95
461 -0101-111-00	\$198.95	461 -0101-150-00	\$198.95
461 -0101-112-00	\$198.95	461 -0101-151-00	\$198.95
461 -0101-113-00	\$198.95	461 -0101-152-00	\$198.95
461 -0101-114-00	\$198.95	461 -0101-153-00	\$198.95
461 -0101-115-00	\$198.95	461 -0101-154-00	\$198.95
461 -0101-116-00	\$198.95	461 -0101-155-00	\$198.95
461 -0101-117-00	\$198.95	461 -0101-156-00	\$198.95
461 -0101-118-00	\$198.95	461 -0101-157-00	\$198.95
461 -0101-119-00	\$198.95	461 -0101-158-00	\$198.95
461 -0101-120-00	\$198.95	461 -0101-159-00	\$198.95
461 -0101-121-00	\$198.95	461 -0101-160-00	\$198.95
461 -0101-122-00	\$198.95	461 -0101-161-00	\$198.95
461 -0101-123-00	\$198.95	461 -0101-162-00	\$198.95
461 -0101-124-00	\$198.95	461 -0101-163-00	\$198.95
461 -0101-125-00	\$198.95	461 -0101-164-00	\$198.95
461 -0101-126-00	\$198.95	461 -0101-165-00	\$198.95
461 -0101-127-00	\$198.95	461 -0101-166-00	\$198.95
461 -0101-128-00	\$198.95	461 -0101-167-00	\$198.95
461 -0101-129-00	\$198.95	461 -0101-168-00	\$198.95
461 -0101-130-00	\$198.95	461 -0101-169-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-170-00	\$198.95	461 -0102-039-00	\$198.95
461 -0101-171-00	\$198.95	461 -0102-040-00	\$198.95
461 -0102-002-00	\$198.95	461 -0102-041-00	\$198.95
461 -0102-003-00	\$198.95	461 -0102-042-00	\$198.95
461 -0102-004-00	\$198.95	461 -0102-043-00	\$198.95
461 -0102-005-00	\$198.95	461 -0102-044-00	\$198.95
461 -0102-006-00	\$198.95	461 -0102-045-00	\$198.95
461 -0102-007-00	\$198.95	461 -0102-046-00	\$198.95
461 -0102-008-00	\$198.95	461 -0102-047-00	\$198.95
461 -0102-009-00	\$198.95	461 -0102-048-00	\$198.95
461 -0102-010-00	\$198.95	461 -0102-049-00	\$198.95
461 -0102-011-00	\$198.95	461 -0102-050-00	\$198.95
461 -0102-012-00	\$198.95	461 -0102-051-00	\$198.95
461 -0102-013-00	\$198.95	461 -0102-052-00	\$198.95
461 -0102-014-00	\$198.95	461 -0102-053-00	\$198.95
461 -0102-015-00	\$198.95	461 -0102-054-00	\$198.95
461 -0102-016-00	\$198.95	461 -0102-055-00	\$198.95
461 -0102-017-00	\$198.95	461 -0102-056-00	\$198.95
461 -0102-018-00	\$198.95	461 -0102-057-00	\$198.95
461 -0102-019-00	\$198.95	461 -0102-058-00	\$198.95
461 -0102-020-00	\$198.95	461 -0102-059-00	\$198.95
461 -0102-021-00	\$198.95	461 -0102-060-00	\$198.95
461 -0102-022-00	\$198.95	461 -0102-061-00	\$198.95
461 -0102-023-00	\$198.95	461 -0102-062-00	\$198.95
461 -0102-024-00	\$198.95	461 -0102-063-00	\$198.95
461 -0102-025-00	\$198.95	461 -0102-064-00	\$198.95
461 -0102-026-00	\$198.95	461 -0102-065-00	\$198.95
461 -0102-027-00	\$198.95	461 -0103-004-00	\$198.95
461 -0102-028-00	\$198.95	461 -0103-005-00	\$198.95
461 -0102-029-00	\$198.95	461 -0103-006-00	\$198.95
461 -0102-030-00	\$198.95	461 -0103-007-00	\$198.95
461 -0102-031-00	\$198.95	461 -0103-008-00	\$198.95
461 -0102-032-00	\$198.95	461 -0103-009-00	\$198.95
461 -0102-033-00	\$198.95	461 -0103-010-00	\$198.95
461 -0102-034-00	\$198.95	461 -0103-011-00	\$198.95
461 -0102-035-00	\$198.95	461 -0103-012-00	\$198.95
461 -0102-036-00	\$198.95	461 -0103-013-00	\$198.95
461 -0102-037-00	\$198.95	461 -0103-014-00	\$198.95
461 -0102-038-00	\$198.95	461 -0103-015-00	\$198.95

FY 2020 Assessment Roll
Maintenance District No. 2

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0103-016-00	\$198.95	461 -0103-049-00	\$198.95
461 -0103-017-00	\$198.95	461 -0103-050-00	\$198.95
461 -0103-018-00	\$198.95	461 -0103-051-00	\$198.95
461 -0103-019-00	\$198.95	461 -0103-052-00	\$198.95
461 -0103-020-00	\$198.95	461 -0103-053-00	\$198.95
461 -0103-021-00	\$198.95	461 -0103-054-00	\$198.95
461 -0103-022-00	\$198.95	461 -0103-055-00	\$198.95
461 -0103-023-00	\$198.95	461 -0103-056-00	\$198.95
461 -0103-024-00	\$198.95	461 -0103-057-00	\$198.95
461 -0103-025-00	\$198.95	461 -0103-058-00	\$198.95
461 -0103-026-00	\$198.95	461 -0103-059-00	\$198.95
461 -0103-027-00	\$198.95	461 -0103-060-00	\$198.95
461 -0103-028-00	\$198.95	461 -0103-061-00	\$198.95
461 -0103-029-00	\$198.95	461 -0103-062-00	\$198.95
461 -0103-030-00	\$198.95	461 -0103-063-00	\$198.95
461 -0103-031-00	\$198.95	461 -0103-064-00	\$198.95
461 -0103-032-00	\$198.95	461 -0103-065-00	\$198.95
461 -0103-033-00	\$198.95	461 -0103-066-00	\$198.95
461 -0103-034-00	\$198.95	461 -0103-067-00	\$198.95
461 -0103-035-00	\$198.95	461 -0103-068-00	\$198.95
461 -0103-036-00	\$198.95	461 -0103-069-00	\$198.95
461 -0103-037-00	\$198.95	461 -0103-070-00	\$198.95
461 -0103-038-00	\$198.95	461 -0103-071-00	\$198.95
461 -0103-039-00	\$198.95	461 -0103-072-00	\$198.95
461 -0103-040-00	\$198.95	461 -0103-073-00	\$198.95
461 -0103-041-00	\$198.95	461 -0103-074-00	\$198.95
461 -0103-042-00	\$198.95	461 -0103-075-00	\$198.95
461 -0103-043-00	\$198.95	461 -0103-076-00	\$198.95
461 -0103-044-00	\$198.95	461 -0103-077-00	\$198.95
461 -0103-045-00	\$198.95	461 -0103-078-00	\$198.95
461 -0103-046-00	\$198.95	461 -0103-079-00	\$198.95
461 -0103-047-00	\$198.95	461 -0103-080-00	\$198.95
461 -0103-048-00	\$198.95	461 -0103-081-00	\$198.95



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 19-052

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Public Hearing to Consider the Formation of Benefit Zone No. 17 of the Consolidated Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights Property

RECOMMENDATION

That the City Council holds a public hearing for the formation of Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights property. Upon the conclusion of the public input portion of the public hearing, the City Council should close the balloting period and direct the City Clerk to tabulate ballots received and announce results. If a majority protest does not exist, the City Council should adopt the attached Resolution (Attachment II).

SUMMARY

The Engineer's Report (Attachment III) for the formation of Benefit Zone No. 17 to Landscaping and Lighting District No. 96-1 ("District") for the Parkside Heights Property ("Assessment Area") includes the following information: (1) an estimated budget for the Assessment Area; (2) a description of the improvements to be operated, maintained, and serviced by Benefit Zone No. 17 of the District; (3) Special Benefits section including the General Benefit calculation and methodology; and (4) the assessment apportionment and list of the assessments proposed to be levied upon each assessable parcel within the Assessment Area.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Engineer's Report
Attachment IV	Vicinity Map

File #: PH 19-052



DATE: June 4, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Public Hearing to Consider the Formation of Benefit Zone No. 17 of the Consolidated Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights Property

RECOMMENDATION

That the City Council holds a public hearing for the formation of Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights property. Upon the conclusion of the public input portion of the public hearing, the City Council should close the balloting period and direct the City Clerk to tabulate ballots received and announce results. If a majority protest does not exist, the City Council should adopt the attached Resolution (Attachment II).

SUMMARY

The Engineer's Report (Attachment III) for the formation of Benefit Zone No. 17 to Landscaping and Lighting District No. 96-1 ("District") for the Parkside Heights Property ("Assessment Area") includes the following information: (1) an estimated budget for the Assessment Area; (2) a description of the improvements to be operated, maintained, and serviced by Benefit Zone No. 17 of the District; (3) Special Benefits section including the General Benefit calculation and methodology; and (4) the assessment apportionment and list of the assessments proposed to be levied upon each assessable parcel within the Assessment Area.

BACKGROUND AND DISCUSSION

The Landscaping and Lighting Act of 1972 (Streets and Highways §22500) is a flexible tool used by local government agencies to form Landscaping and Lighting Districts for the purpose of financing the costs and expenses of operating, maintaining, and servicing landscaping (including parks) and lighting improvements in public areas.

In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, Consolidated Landscaping and Lighting District No. 96-1 (the District), by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-16 were individually created and annexed into the District.

SCI Consulting Group was hired to assist the City of Hayward with the formation and annexation of a new benefit zone to the existing Consolidated Landscaping and Lighting District 96-1. The Parkside Heights property consists of 97 single-family residential units. The formation and annexation of the Parkside Heights property into Benefit Zone No. 17 of the District is proposed to provide funding for the maintenance and improvements to the public trail and undeveloped public open space, including landscaping and irrigation. City staff worked with SCI to prepare the attached documentation, as well as the ballot documents.

On May 7, 2019, the City Council approved the resolution preliminarily approving the Engineer's Report and levy of assessment for FY 2019-20 and setting the public hearing for June 4, 2019. This was the first step in the formation of Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District No. 96-1 for the Parkside Heights property. This action tonight is the final step - to hold the public hearing and approve the Engineer's Report, confirming the diagram of assessment that shows all the properties that are included in the Assessment Area.

The purpose of this Public Hearing is to give all interested parties the opportunity to hear, and have heard, comments regarding the proposed assessments and assessment ballot proceeding. In addition, the balloting period officially closes at the conclusion of the public input portion of today's Public Hearing.

Following the close of the public input portion of the public hearing, City Council may direct the City Clerk to commence tabulation of all valid ballots that were received prior to the close of the public input portion of the public hearing.

After tabulation is complete, the City Council may consider — provided a majority protest does not exist — a resolution to levy the assessments for fiscal year 2019-20.

The annual assessments are based on the following developed rates per Single Family Equivalent (SFE). The maximum amounts shown in the Engineer's Report for FY 2018 are \$513.74 per SFE.

ECONOMIC IMPACT

There is no anticipated economic impact related to this item.

FISCAL IMPACT

There is no anticipated fiscal impact to the City's General Fund related to the formation of the formation of the Benefit District or consolidation. Costs associated with the assessment will be funded by the developer of the property.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

PUBLIC CONTACT

On May 24, 2019, a Notice of Public Hearing for the City Council meeting was sent to the property within the project site and published in The Daily Review newspaper.

NEXT STEPS

Assuming the City Council adopts the attached Resolution, it will order the levy and the confirmation of the diagram and assessments prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof.

Immediately upon the adoption of this resolution, but in no event later than the second Monday in August following such adoption for the fiscal year in which the assessments will initially be levied, the Council shall file a certified copy of the assessments and a certified copy of this resolution with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment roll. The assessments shall be collected at the same time and in the same manner as County property taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to shall be paid to Benefit Zone No. 17 of the Landscaping and Lighting Assessment District 96-1 of the City of Hayward.

Prepared by: Allen Baquilar, PE, Senior Civil Engineer

Recommended by: Laura Simpson, Development Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION APPROVING THE ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT AND ORDERING LEVY OF ASSESSMENT FOR FISCAL YEAR 2019-20 FOR THE FORMATION OF BENEFIT ZONE NO. 17 OF THE CITY OF HAYWARD LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1 FOR THE PARKSIDE HEIGHTS PROPERTY

WHEREAS, the City of Hayward provides for the maintenance and improvement of street lighting, parks, setback landscaping, and detention basins through the City's Landscaping and Lighting Assessment Districts; and

WHEREAS, these maintenance services and improvements provide direct and special benefits to properties in the District; and

WHEREAS, the formation of new Benefit Zone No. 17 of the existing City of Hayward Landscaping and Lighting Assessment District 96-1, was a condition of development approval for the project known as Parkside Heights (the "Assessment Area"); and

WHEREAS, this proposed benefit zone formation would provide direct and special benefits to the Assessment Area by providing for the maintenance and improvement to the public trail and undeveloped public open space; including landscaping and irrigation; and

WHEREAS, the procedures for the proposed benefit zone formation will provide owner(s) of the Assessment Area with the opportunity to submit ballots for the proposed formation and assessment of levies that would fund the maintenance for services and improvements; and

WHEREAS, this Council designated SCI Consulting Group as Engineer of Work and ordered said Engineer to make and file an Engineer's Report; and

WHEREAS, the Engineer's Report was duly made and filed with the Council and duly considered by this Council and found to be sufficient in every particular, whereupon it was determined that the Report should stand as the Engineer's Report for all subsequent proceedings; and

WHEREAS, pursuant to Article XIID and Government Code §53753, a joint notice and mail ballot was duly and regularly given, including the notice that this Council would be conducting a public hearing on June 4, 2019, on the question of the proposed benefit zone formation; and

WHEREAS, on June 4, 2019, at the hour of 7:00 PM, at the City Council Chambers of the City of Hayward, 777 B Street, Hayward, California, 94541, the public hearing was duly and regularly held as noticed, and all persons interested and desiring to be heard were given an opportunity to speak and be heard, and all matters and things pertaining to the benefit zone formation and levies were fully heard and considered by this Council, and all oral statements and all written protests or communications were duly considered; and

WHEREAS, at the public hearing the City Clerk, as directed by the City Council, tabulated the mail ballots and found that a majority protest as defined by Article XIID did not exist, and this Council thereby acquired jurisdiction to order the levy and the confirmation of the diagram and assessments prepared by and made a part of the Report to pay the costs and expenses thereof.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines as follows:

1. The weighted assessment ballot submitted in favor of the formation of Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District 96-1 for the Parkside Heights property exceeded those weighted ballots submitted in opposition to the formation and assessments.
2. The property benefitted by the maintenance and service of the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by maps thereof filed in the office of the Council, which maps are made a part hereof by reference thereto.
3. The Engineer's Report as a whole and each part thereof, to include:
 - (a) The Engineer's estimate of the itemized and total costs and expenses of maintaining the improvements and of the incidental expenses in connection therewith; and
 - (b) The diagram showing the Assessment Area, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District; and
 - (c) The assessment of the total amount of the costs and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in

- the Assessment Area in proportion to the estimated special benefits to be received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto.
4. Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimates of the costs and expenses, the diagram and the assessments, as contained in the report as hereinabove determined and ordered, is intended to and shall refer and apply to the report, or any portion thereof as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Council.
 5. The formation of Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District 96-1 is hereby approved.
 6. The assessments to pay the costs and expenses for the maintenance of the improvements for FY 2019-20 are hereby levied.
 7. The property shall be levied assessments according to the special benefits received pursuant to the assessment rate and methodology described in the Engineer's Report for the Assessment Area.
 8. The amounts due for improvements and expenses incidental thereto, to be paid by the formation of the Parkside Heights property into Benefit Zone No. 17 of the City of Hayward Landscaping and Lighting Assessment District 96-1 for the FY 2019-20, are fully detailed in the Engineer's Report for the City of Hayward. Reference is hereby made to said report for further regarding said formation. The maximum FY 2019-20 assessment rate is \$513.74 per Single Family Equivalent (SFE).
 9. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines: (a) That each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively; and (b) That there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.
 10. Immediately upon the adoption of this resolution, but in no event later than the second Monday in August following such adoption for the fiscal year in which the assessments will initially be levied, the City shall file a certified copy of the assessments and a certified copy of this resolution with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment roll. The assessments shall be collected at the same time and in the same manner as County taxes

are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to Benefit Zone No. 17 of the Landscaping and Lighting Assessment District 96-1.

11. The monies representing assessments collected by the County shall be deposited in a City fund or account specific to Zone 17 of Landscaping and Lighting District 96-1. Monies in the improvement funds shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

FORMATION OF BENEFIT ZONE 17

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 96-1 FOR THE PARKSIDE HEIGHTS PROPERTY

FINAL ENGINEER'S REPORT

JUNE 2019

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972
AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

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CITY OF HAYWARD

CITY COUNCIL

Barbara Halliday, Mayor
Elisa Márquez
Al Mendall
Sara Lamnin
Mark Salinas
Aisha Wahab
Francisco Zermeño

CLERK OF THE COUNCIL

Miriam Lens

CITY MANAGER

Kelly McAdoo

CITY ATTORNEY

Michael Lawson

ENGINEER OF WORK

SCI Consulting Group

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INTRODUCTION

OVERVIEW

On May 7, 1996, the City of Hayward ("City") formed the Consolidated Landscaping and Lighting Assessment District No. 96-1 ("District") by consolidating six separate Landscape and Lighting Assessment Districts into six separate zones of benefit within the new District. In subsequent years, twelve additional benefit zones (Benefit Zone No. 7 – No. 16) have been created and annexed into the District, creating sixteen separate zones of benefit.

The formation of the Parkside Heights ("Parkside Heights" or the "Assessment Area") properties as Benefit Zone No. 17 in the District is proposed to provide funding for the maintenance and improvements to the public trail, including landscaping, irrigation and drainage systems for the public trail and undeveloped public open space along Ward Creek ("Improvements") to specially benefit the properties in the Assessment Area. Parkside Heights is a single-family residential development that will consist of 97 units on an approximately 14.9-acre site at the southwestern corner of 2nd Street and Walpert Street.

This formation, described in this Engineer's Report, results from agreements or conditions of development approval between the City of Hayward and the property owner, Pulte Group. The City and property owner agreed on maintenance and improvements to the public trail and undeveloped public open space in order to improve the utility of these properties through increased access and proximity to the amenities, improved views, extension of desirable outdoor space and other special benefits. Moreover, the City would not approve this development without a reliable funding source for the maintenance of these Improvements.

This Engineer's Report ("Report") was prepared to establish the budget for the services that would be funded by the proposed 2019-20 assessments and to determine the benefits received from the maintenance and Improvements by the Parkside Heights property and the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIID of the California Constitution (the "Article").

Following submittal of this Report to the City of Hayward City Council (the "Council") for preliminary approval, the Council may, by Resolution, call for an assessment ballot proceeding and Public Hearing on the proposed establishment of assessments for the maintenance of Improvements.

If the Council approves such Resolution, a notice of assessment and assessment ballot will be mailed to property owners within the Assessment Area. Such notice would include a description of the proposed assessments as well as an explanation of the method of voting on the assessments. Each notice would also include a ballot on which the property owner

could mark his or her approval or disapproval of the proposed assessments, and a postage prepaid envelope in which to return the ballot.

After the ballots are mailed to property owners in the Assessment Area, a minimum 45-day time period must be provided for the return of the assessment ballots, unless a petition is signed to waive the balloting period. Following the ballot period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments. This hearing is scheduled for June 4, 2019 at 7:00 p.m. At this hearing, the public will have the opportunity to speak on this issue and the returned ballots will be tabulated.

If it is determined at the public hearing that the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted), the Council may take action to form the Assessment Area, authorize the formation, and approve the levy of the assessments for fiscal year 2019-20. If the assessments are so confirmed and approved, the levies would be submitted to the County Auditor/Controller in August 2019 for inclusion on the property tax roll for Fiscal Year 2019-20.

LEGISLATIVE ANALYSIS

PROPOSITION 218

Many of the Assessment Districts in the City of Hayward were formed prior to the passage of Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIIC and XIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.) Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as “grandfathered assessments” and held them to a lower standard than post Proposition 218 assessments.

Other Assessment Districts that were formed after Proposition 218, including those for Benefit Zone No. 17, are consistent with the approval procedures and requirements imposed by Proposition 218.

SILICON VALLEY TAXPAYERS ASSOCIATION, INC. v SANTA CLARA COUNTY OPEN SPACE AUTHORITY

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (“SVTA vs. SCCOSA”). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit

- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment Area

This Engineer's Report and the assessments are consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIIC and XIID of the California Constitution based on the following factors:

1. The assessment revenue derived from real property in the Assessment Area is extended only for specifically identified Improvements and/or maintenance and servicing of those Improvements in the Assessment Area that confer special benefits to property in that Assessment Area.
2. The use of the Assessment Area ensures that the Improvements constructed and maintained with assessment proceeds are located in close proximity to the real property subject to the assessment, and that such Improvements provide a direct advantage to the property in the Assessment Area.
3. Due to their proximity to the assessed parcels, the Improvements and maintenance thereof financed with assessment revenues in the Assessment Area benefit the properties in the Assessment Area in a manner different in kind from the benefit that other parcels of real property in the City derive from such Improvements, and the benefits conferred on such property in Assessment Area are more extensive and direct than a general increase in property values.
4. The assessments paid in the Assessment Area are proportional to the special benefit that each parcel within the Assessment Area receives from such Improvements and the maintenance thereof because of the following:
 - a. The Engineer's Report specifically identifies the permanent public Improvements that the assessments will finance;
 - b. The costs of such Improvements are estimated and calculated; and
 - c. Such improvement and maintenance costs in the Assessment Area are allocated to each property within the Assessment Area based upon the estimated special benefits received from the Improvements.

DAHMS V. DOWNTOWN POMONA PROPERTY

On June 8, 2009, the 4th District Court of Appeals amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. Hence Dahms is good law and binding precedent for assessments. In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

BONANDER V. TOWN OF TIBURON

On December 31, 2009, the 1st District Court of Appeals overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area

of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

BEUTZ V. COUNTY OF RIVERSIDE

On May 26, 2010 the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside (“Beutz”) appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO

On September 22, 2011, the San Diego Court of Appeals issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City of San Diego had failed to record the basis for the assessment on its own parcels.

COMPLIANCE WITH CURRENT LAW

This Engineer’s Report is consistent with the requirements of Article XIII C and XIII D of the California Constitution and with the *SVTA* decision because the Improvements to be funded are clearly defined; the Improvements are directly available to and will directly benefit property in the Assessment Area; and the Improvements provide a direct advantage to property in the Assessment Area that would not be received in absence of the assessments.

This Engineer’s Report is consistent with *Beutz*, *Dahms* and *Greater Golden Hill* because the Improvements will directly benefit property in the Assessment Area and the general benefits have been explicitly calculated and quantified and excluded from the assessments. The Engineer’s Report is consistent with *Bonander* because the assessments have been apportioned based on the overall cost of the Improvements and proportional special benefit to each property.

PLANS & SPECIFICATIONS

INTRODUCTION

The work and Improvements proposed to be undertaken by the City of Hayward and the formation and annexation of the Parkside Heights property to Benefit Zone No. 17 of Landscaping and Lighting Assessment District No. 96-1 and the costs thereof paid from the levy of the annual assessments, will provide special benefit to Assessor Parcels within the Assessment Area as defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972, (the "Act") the work and Improvements are generally described as follows:

Improvements within the Assessment Area include: ground cover, shrubs and trees, irrigation systems, drainage systems, trail signs, paved trail, and all necessary appurtenances. Services provided include all necessary service, operations and maintenance of the Improvements.

Installation, maintenance and servicing of public Improvements, may include, but are not limited to, ground cover, shrubs, and trees, irrigation systems, drainage systems, trail signs, paved trail, and all necessary appurtenances as applicable, for the property within the Assessment Area that is owned or maintained by the City of Hayward (the "Improvements"). Any plans and specifications for these Improvements will be filed with the Landscape Maintenance Manager of the City of Hayward and are incorporated herein by reference.

As applied herein, "Installation" means the construction of all improvements, including but not limited to, land preparation (such as grading, leveling, cutting and filling), landscaping, irrigation systems, drainage systems, trail signs, and paved trail.

"Maintenance" means the 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 for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, or the maintenance of any other Improvements.

DESCRIPTION OF IMPROVEMENTS

Improvements include all work associated to maintain Improvements, landscaping, and irrigation for the public trail and undeveloped public open space along Ward Creek. Such landscaping consists of the care for groundcover, shrubs, trees, weed abatement in planted

areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping. Additionally, to maintain trail signs, and paved trail. Maintenance also includes graffiti removal, renovations and replacements.

SUMMARY FIGURE OF COSTS

The budget depicted in Figures 1 on the following page reflects the estimated costs for Fiscal Year 2019-20. The total 2019-20 maintenance costs for the Parkside Heights formation are anticipated to total **\$49,833** equating to **\$513.74** per single family equivalent.

FISCAL YEAR 2019-20 ESTIMATE OF COST AND BUDGET

FIGURE 1 – 2019-20 ANNUAL COST ESTIMATE

City of Hayward - Parkside Heights Landscaping and Lighting District No. 96-01, Benefit Zone No. 17 Estimate of cost Fiscal Year 2019-20				
			<i>Total Budget</i>	
Total Costs				
a. Utilities: Water			\$4,000	
b. Utilities: PGE			\$1,000	
c. Landscape Maintenance			\$19,000	
d. Hardscape Maintenance			\$9,500	
e. Weed Abatement			\$6,000	
f. Property Owner Mtg/Legal Noticing			\$500	
g. Annual Reporting			\$1,000	
h. City Staff			\$3,000	
i. Contribution to Capital Reserve			\$5,000	
County Collection Fee (1.7%)			<u>\$833</u>	
Total Maintenance and Servicing and Related Expenditures			\$49,833	
Total Maintenance and Servicing and Related Expenditures and Incidentals				
(Net Amount to be Assessed: Annual Costs - Existing Funds)			\$49,833	
Budget Allocation to Property				
	Number of Units	Total SFE Units	Assessment per SFE	Total Assessment
	97	97	\$513.74	\$49,833

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF APPORTIONMENT

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Assessment Area and the methodology used to apportion the total assessment to the properties within the Assessment Area.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Assessment Area over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to lots and parcels in proportion to the relative cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Assessment Area using the following process:

1. Identification of all benefit factors derived from the Improvements
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit per property type
4. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

The Assessment Area parcels proposed for annexation to Benefit Zone No. 17 of the Landscaping and Lighting Assessment District No. 96-1 consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the Assessment Area properties in Benefit Zone No. 17, over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the Improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

DISCUSSION OF BENEFIT

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"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."

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

In this case, the recent the SVTA v. SCCOSA decision provides enhanced clarity to the definition of special benefits to properties from similar public improvements in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel, and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, drainage, trail signs, and paved trail to be provided with the assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those proposed by the City of Hayward for the formation and annexation of Benefit Zone No. 17 of the Landscaping and Lighting Assessment District No. 96-1. These types of special benefit are summarized as follows:

- A. Improved access to landscaped and open space areas and other permanent public improvements such as the public paved trail.
- B. Proximity to improved landscaped and open space areas and other permanent public improvements such as the public paved trail.
- C. Improved Views.
- D. Extension of a property's outdoor areas and landscaped areas for properties within close proximity to the Improvements.
- E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created.

The above benefit factors, when applied to property in the Assessment Area, specifically increase the utility and usefulness of the property within the Assessment Area. For example, the assessments will provide funding to improve and maintain landscaping along the public trail in the Assessment Area. Such improved and well-maintained landscaping enhances the overall quality, desirability, utility and safety of the properties.

GENERAL VERSUS SPECIAL BENEFIT

Article XIID, Section 4(a) of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to "separate the general benefits from the special benefits conferred on a parcel." The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIID never defines the term "general benefit." The definition of special benefit in Section 2(i) includes the statement that general enhancement of property value does not constitute special benefit. General benefit may be described as "an indirect, derivative advantage" resulting from the improvements. One infers from Article XIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit
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There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, by sources other than the Parkside Heights Assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service, which is funded primarily by the City. The proposed Assessment will fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
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Special benefit, on the other hand, is defined in the California constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” A special benefit is conferred to a property if the property “receives a direct advantage from the improvement (e.g., proximity to setback landscaping).” In this proposed formation, as noted, properties in the Assessment Area have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Assessment Area or to the public at large.

In the 2010 *Beutz* case, the 4th Appellate Court rejected an assessment for parks in large part because the general benefits were not calculated and quantified. In its decision, the 4th Appellate Court suggests that the use of parks in an assessment district by people who live outside of the district likely is a general benefit. This Engineer’s Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on such use by people outside of the Assessment Area. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well. Therefore, the Assessments and this Engineer’s Report are consistent with the *Beutz* decision.

CALCULATING GENERAL BENEFIT AND SPECIAL BENEFIT PAID FROM OTHER FUNDS

In this section, the general benefit not paid from the assessment, which must be paid from other funds, are conservatively estimated and described, and then budgeted so that it is funded by sources other than this Assessment.

BENEFIT TO PROPERTY OUTSIDE THE PROPOSED ASSESSMENT AREA

In summary, real property located within the boundaries of the Assessment Area distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land

area provided by the assessments. The Improvements are specifically designed to serve local properties in the Assessment Area, not other properties nor the public at large. The Assessment Area has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Assessment Area receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Assessment Area in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Assessment Area receive almost all of the special benefits from the Improvements, because properties in the Assessment Area enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The public trail, landscaping improvements, and undeveloped public open space along Ward Creek are specifically designed to benefit the properties in the Assessment Area.

Nonetheless, some properties within immediate adjacent proximity of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. This includes some of the properties along Walpert Street and 2nd Street. A total of no more than 48 proximate parcels have been identified that receive some special benefit from the proposed improvements including improved views, proximity and/or access, but do not receive extension of outdoor areas nor the special benefit of parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

TOTAL GENERAL BENEFIT TO PROPERTIES OUTSIDE OF THE DISTRICT = 19.8%

Assumptions:

48 parcels outside and adjacent to the District
97 parcels in the Assessment Area

Calculation

General Benefit to Property outside the Improvement District=
 $(48/(48+97)) * 60\% = 19.8\%$

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The "indirect and derivative" benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the Assessment District is special, because the Improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the Districts.

Nevertheless, the SVTA decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the District is the percentage of land area within the District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the Assessment Area’s public trail and other Improvements are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Assessment Area. Based on surveys and research conducted by SCI, in which visitors to similar trails and recreation areas; at various times of the day, evening, and week; were asked to look at a District map and to identify whether they lived or worked within the Assessment District, less than 5% of the use of recreation areas is by the public at large. When people outside of the Annexation Area use the public trail, they diminish the availability of Improvements for people within the Assessment Area. Therefore, another 5% of general benefits are allocated for people within the Assessment Area. Finally, adjacent to the Parkside Heights development, but outside the Assessment Area, is the Hayward Plunge Trail. This is likely to generate visitors from outside the Assessment Area. Visitors from public at large may receive some special benefit from the proposed improvements including improved views, proximity and/or access as they drive or walk past the improvements to reach the Hayward Plunge Trail, so another 5% is added for the general benefit. Combining these three elements of general benefit, we find that 15% of the benefits from the Improvements are general benefits to the public at large.

TOTAL GENERAL BENEFITS TO BE FINANCIALLY CONTRIBUTED FROM OTHER FUNDS IS 34.8%

Using a sum of these three measures of general benefit, we find that approximately 34.8% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Paid From Other Funds =

$$\begin{aligned} & 19.8\% \text{ (Outside the district)} \\ + & 0.0\% \text{ (Inside the district - indirect and derivative)} \\ + & 15.0\% \text{ (Public at Large)} \\ \\ = & 34.8\% \text{ (Total General Benefit and Special Benefit paid from other funds)} \end{aligned}$$

SOURCE OF FINANCIAL CONTRIBUTIONS FROM OTHER FUNDS TO SATISFY THE 34.8% REQUIREMENT

The general benefit contribution is paid in part from other “in-kind” contributions from the City in the form of infrastructure critical to the continued maintenance of the Assessment Area Improvements, as described below. Also, general benefit contributions come from the “annuity” value of the improvements that were constructed by the developer.

The City of Hayward owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Assessment Area. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local curb and gutter, the budget would increase by at least 10%.

The City of Hayward owns and maintains a storm drainage system along the border of the Assessment Area. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Hayward owns and maintains local public streets throughout the Assessment Area. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local public streets, the budget would increase by at least 10%.

The value of the initial Improvements constructed by the Developer can be quantified and monetized as an annuity to be amortized. Since the initial Improvements were performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 20%. In others words, if the Assessment Area were required to construct all the Improvements, the annual budget would increase by at least 20%.

Source of Financial Contributions from Other Funds to Satisfy 40% Requirement

10.0% (Curb and gutter)

- + 10.0% (Storm drainage system)
 - + 10.0% (Public roads)
 - + 20.0% (Amortized value of initial construction)
- = 50.0% (Total General Benefit paid from other funds)

In other words, the formation requires 34.8% contribution to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Hayward supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

ZONES OF BENEFIT

The boundaries of the Assessment Area have been carefully drawn to only include the properties in Assessment Area that are proximate to the proposed Improvements and that would materially benefit from the Improvements. Certain other properties surrounding and outside the Assessment Area were excluded from the proposed Assessment Area because these properties are generally less proximate to the Improvements and/or they do not enjoy the same access.

Within the Assessment Area, zones of benefit are not justified or needed because the Improvements are provided relatively evenly across the entire area and for the one residential parcel. The multi-family residential structure has limited access points so the proximity to the improvements is relatively uniform for all units. If the parcel is sub-divided in the future, an analysis of potential zones of benefit may be appropriate. At this time, as a single parcel development, zones of benefit are not justified.

ASSESSMENT APPORTIONMENT

The assessments are apportioned among all lots and parcels within the Assessment Area on the basis of Single Family Equivalent (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single family home on one parcel. The "benchmark" property is the single family detached dwelling which is equal to one Single Family Equivalent benefit factor.

The Parkside Heights property is a single-family residential development project consisting of 97 units. Each unit receives similar benefit from the proposed improvements. Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all residential parcels is on an equivalent dwelling unit basis.

RESIDENTIAL PROPERTIES

All improved residential properties that represent a single residential dwelling units are assigned 1.0 SFE.

VACANT RESIDENTIAL

It is the Engineer's determination that approximately 30% of the benefit from the Improvements flows to the underlying land, and approximately 70% of the benefit flows to the improvements made to each parcel. Therefore, vacant residential land is assigned 0.30 SFE per parcel, until the parcel is improved.

OTHER PROPERTIES

There are no other property uses (other than vacant and residential) planned for the Assessment Area. If properties are developed in the future with other property uses, (i.e. commercial, agriculture, etc.), the engineer will individually calculate the associated special benefit for those properties at that time.

INITIATION OF ASSESSMENT ON PARCELS

Full benefit units will be assigned to all mapped and unmapped properties in the Assessment Area after the Improvements are installed, and costs are incurred by the Assessment Area.

ASSESSMENT

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively "the Act"), adopted its Resolution Initiating Proceedings for the formation and annexation of Parkside Heights property to Benefit Zone No. 17 of the Landscaping and Lighting Assessment District No. 96-1;

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment Area and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment Area, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment Area.

WHEREAS, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment Area and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment Area;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, County of Alameda, California, hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the Assessment Area.

The amount to be paid for Improvements and expenses incidental thereto, that are to be paid by the formation of Benefit Zone No. 17 of the Landscaping and Lighting Assessment District No. 96-1, for the Fiscal Year 2019-20, are detailed below.

FIGURE 2 – SUMMARY COST ESTIMATE FOR BENEFIT ZONE NO. 17 FOR FISCAL YEAR 2019-20

Budget Item	Cost
Total Annual Costs	\$49,000
Incidentals	\$833
Total Budget	\$49,833

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Parkside Heights Assessment Area. The distinctive number of each parcel or lot of land in said property proposed for formation into existing Landscaping and Lighting Assessment District No. 96-1, is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Parkside Heights Assessment Area, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within Parkside Heights Assessment Area, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The assessments are subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of February of each succeeding year as published by the Bureau of Labor and Statistics (the "CPI"). The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the change in the CPI.

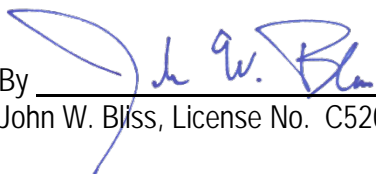
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2019-20. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019-20 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

Dated: May 20, 2019

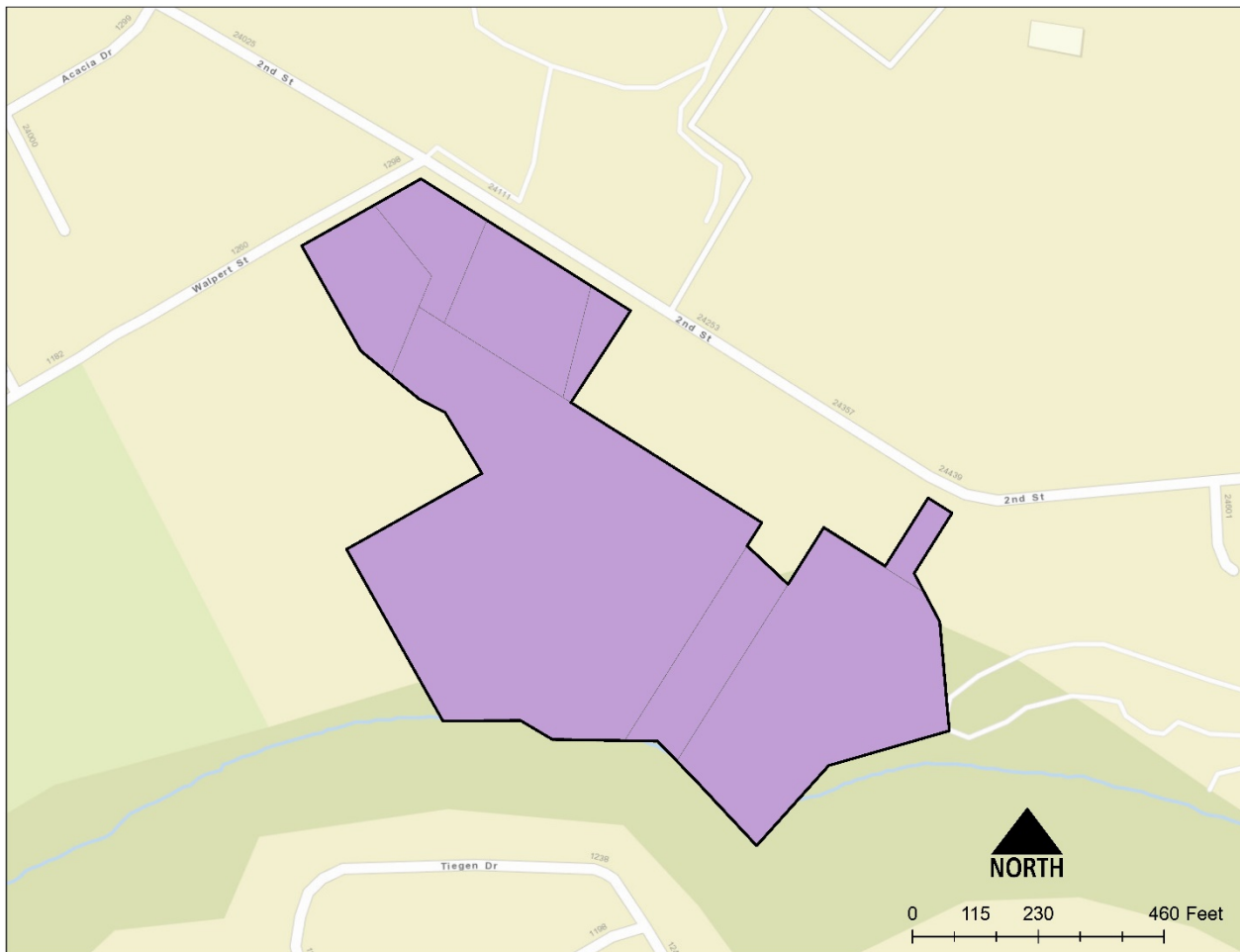


Engineer of Work

By 
John W. Bliss, License No. C52091

ASSESSMENT DIAGRAM

The boundaries of the Parkside Heights Assessment Area proposed to be included in Benefit Zone No. 17 of Landscaping and Lighting Assessment District No. 97-1 is displayed on the following Assessment Diagram.



FILED IN THE OFFICE OF THE CLERK OF THE COUNCIL,
CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA,
THIS ____ DAY OF _____, 2019.

CLERK OF THE COUNCIL, CITY OF HAYWARD


RECORDED IN THE OFFICE OF THE CLERK OF THE COUNCIL,
CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA,
THIS ____ DAY OF _____, 2019.

CLERK OF THE COUNCIL, CITY OF HAYWARD

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE
CITY COUNCIL, CITY OF HAYWARD, COUNTY OF SOLANO,
CALIFORNIA, ON THE LOTS, PIECES AND PARCELS OF
LAND ON THIS ASSESSMENT DIAGRAM ON THE
DAY OF _____, 2019 FOR FISCAL YEAR 2019-20 AND
SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL
FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF
THE COUNTY AUDITOR OF THE COUNTY OF ALAMEDA ON
THE ____ DAY OF _____, 2019.

REFERENCE IS HEREBY MADE TO SAID RECORDED
ASSESSMENT ROLL FOR THE EXACT AMOUNT OF
EACH ASSESSMENT LEVIED AGAINST EACH
PARCEL OF LAND.

CLERK OF THE COUNCIL, CITY OF HAYWARD

 Zone 17: Parkside Heights

NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS
OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY
OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES
AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN.

SCI Consulting Group
4745 Mangels Boulevard
Fairfield, CA 94534

**CITY OF HAYWARD
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT 96-01
PARKSIDE HEIGHTS FORMATION TO BENEFIT ZONE NO. 17
ASSESSMENT DIAGRAM**

ASSESSMENT ROLL

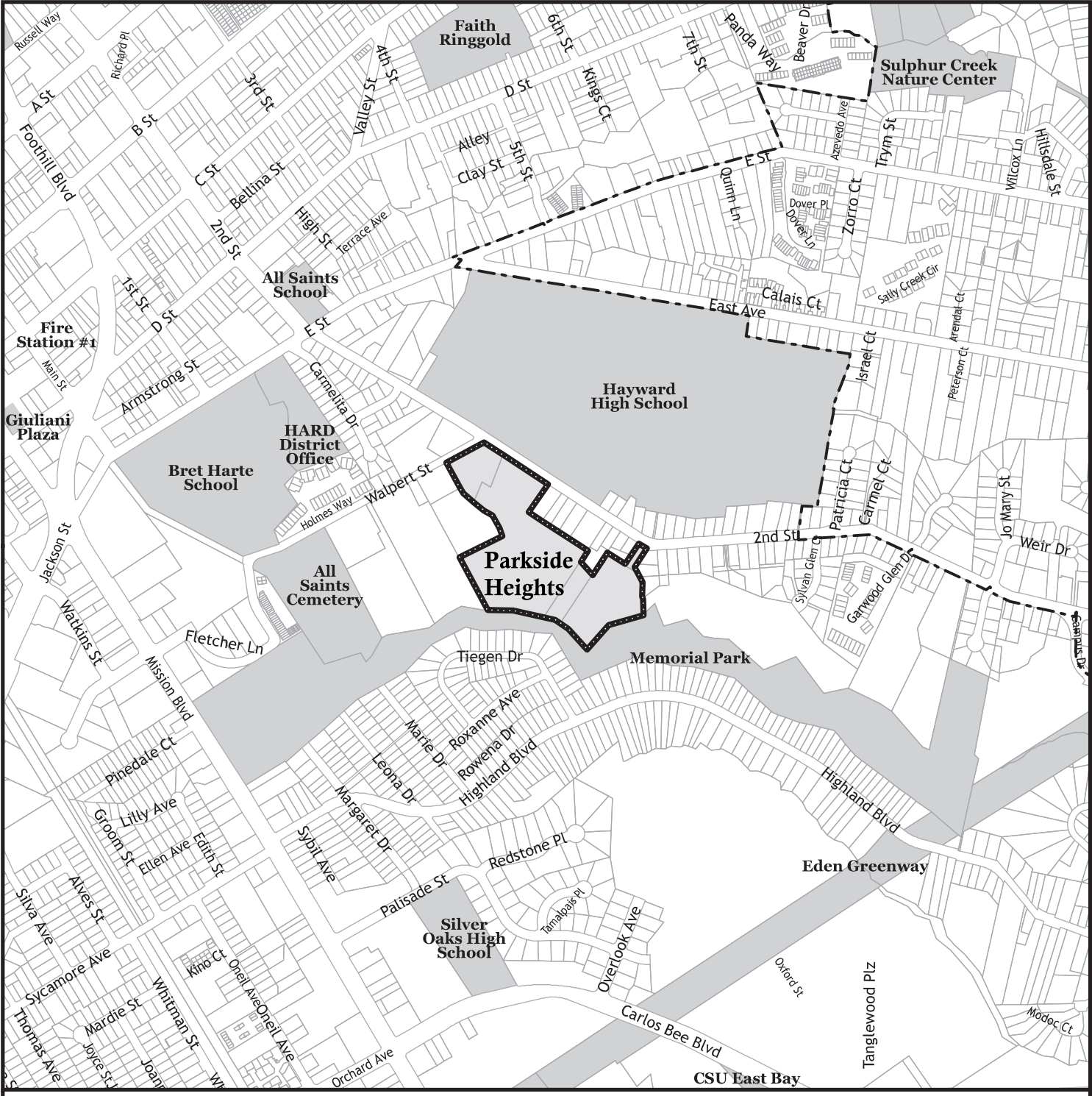
An Assessment Roll (a listing of all parcels assessed within the Assessment Area and the amount of the assessment) is shown below.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.

Parcel	Owner	Developed Property Assessment
445 -0040-011-04	Pulte Home Co LLC	\$3,082.44
445 -0040-011-05	Pulte Home Co LLC	\$5,137.40
445 -0050-001-12	Pulte Home Co LLC	\$24,659.52
445 -0050-001-13	Pulte Home Co LLC	\$7,192.36
445 -0050-001-14	Pulte Home Co LLC	\$1,541.22
445 -0050-010-01	Pulte Home Co LLC	\$3,082.44
445 -0050-018-00	Pulte Home Co LLC	\$0.00
445 -0050-019-00	Pulte Home Co LLC	\$5,137.40
	Totals	\$49,832.78

Note: The assessments listed above indicate amounts *at buildout* and are based on the developed property rate of \$513.74 per Single Family Equivalent (SFE).

This is the maximum, proposed rates that shall be levied for all proposed or actual dwelling units on improved and unimproved property in the Assessment District. Such assessments shall be levied for all proposed or actual dwelling units and unimproved property in the Assessment Districts, as increased annually by the CPI adjustment.



Benefit Zone Formation and Annexation for Parkside Heights





CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: PH 19-053

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Public Hearing to Consider the Formation of Benefit Zone No. 18 of the Consolidated Landscaping and Lighting Assessment District No. 96-1 for the SoHay Properties

RECOMMENDATION

That the City Council holds a public hearing for the formation of Benefit Zone No. 18 of the City of Hayward Landscaping and Lighting Assessment District No. 96-1 for the SoHay properties. Upon the conclusion of the public input portion of the public hearing, the City Council should close the balloting period and direct the City Clerk to tabulate ballots received and announce results. If majority protest does not exist, the City Council should adopt the attached Resolution (Attachment II).

SUMMARY

The Engineer's Report (Attachment III) for the formation of Benefit Zone No. 18 to Landscaping and Lighting District No. 96-1 ("District") for the SoHay Properties ("Assessment Area") includes the following information: (1) an estimated budget for the Assessment Area; (2) a description of the improvements to be operated, maintained, and serviced by Benefit Zone No. 18 of the District; (3) Special Benefits section including the General Benefit calculation and methodology; and (4) the assessment apportionment and list of the assessments proposed to be levied upon each assessable parcel within the Assessment Area.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Engineer's Report
Attachment IV	Vicinity Map

File #: PH 19-053



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BACKGROUND AND DISCUSSION

The Landscaping and Lighting Act of 1972 (Streets and Highways §22500) is a flexible tool used by local government agencies to form Landscaping and Lighting Districts for the purpose of financing the costs and expenses of operating, maintaining and servicing landscaping (including parks) and lighting improvements in public areas.

In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, Consolidated Landscaping and Lighting District No. 96-1 (the District), by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-16 were individually created and annexed into the District.

SCI Consulting Group was hired to assist the City of Hayward with the formation and annexation of a new benefit zone to the existing Consolidated Landscaping and Lighting District 96-1. The SoHay Properties consists of 400 townhomes, 72 apartment units, 20,000 SF of commercial space and a 1.9-acre park. The formation and annexation of the SoHay properties into Benefit Zone No. 18 of the District is proposed to provide funding for the maintenance and improvements to the SoHay Park, including landscaping, irrigation, and lighting facilities. City staff worked with SCI to prepare the attached documentation, as well as the ballot documents.

On May 7, 2019, the City Council approved the resolution preliminarily approving the Engineer's Report and levy of assessment for FY 2019-20 and setting the public hearing for June 4, 2019. This was the first step in the formation of Benefit Zone No. 18 of the City of Hayward Landscaping and Lighting Assessment District No. 96-1 for the SoHay properties. This action tonight is the final step - to hold the public hearing and approve the Engineer's Report, confirming the diagram of assessment that shows all the properties that are included in the Assessment Area.

The purpose of this Public Hearing is to give all interested parties the opportunity to hear, and have heard, comments regarding the proposed assessments and assessment ballot proceeding. In addition, the balloting period officially closes at the conclusion of the public input portion of today's Public Hearing.

Following the close of the public input portion of the public hearing, the City Council may direct the City Clerk to commence tabulation of all valid ballots that were received prior to the close of the public input portion of the public hearing.

After tabulation is complete, City Council may consider — provided a majority protest does not exist — a resolution to levy the assessments for fiscal year 2019-20.

The annual assessments are based on the following developed rates per Single Family Equivalent (SFE). The maximum FY 2019-20 assessment rate is \$391.84 per Single Family Equivalent (SFE) for Zone A and \$372.24 per SFE for Zone B.

ECONOMIC IMPACT

There is no anticipated economic impact related to this item.

FISCAL IMPACT

There is no anticipated fiscal impact to the City's General Fund related to the formation of the formation of the Benefit District or consolidation. Costs associated with the assessment will be funded by the developer of the SoHay properties.

STRATEGIC INITIATIVES

This agenda item is a routine operational item and does not relate to one of the Council's Strategic Initiatives.

PUBLIC CONTACT

On May 24, 2019, a Notice of Public Hearing for the City Council meeting was sent to the property within the project site and published in The Daily Review newspaper.

NEXT STEPS

Assuming the City Council adopts the attached Resolution, it will order the levy and the confirmation of the diagram and assessments prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof.

Immediately upon the adoption of this resolution, but in no event later than the second Monday in August following such adoption for the fiscal year in which the assessments will initially be levied, the Council shall file a certified copy of the assessments and a certified copy of this resolution with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment roll. The assessments shall be collected at the same time and in the same manner as County property taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to shall be paid to Benefit Zone No. 18 of the Landscaping and Lighting Assessment District 96-1 of the City of Hayward.

Prepared by: Allen Baquilar, PE, Senior Civil Engineer

Recommended by: Laura Simpson, Development Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-_____

Introduced by Council Member _____

RESOLUTION APPROVING THE ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT AND ORDERING LEVY OF ASSESSMENT FOR FISCAL YEAR 2019-20 FOR THE FORMATION OF BENEFIT ZONE NO. 18 OF THE CITY OF HAYWARD LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1 FOR THE SOHAY PROPERTIES

WHEREAS, the City of Hayward provides for the maintenance and improvement of street lighting, parks, setback landscaping, and detention basins through the City's Landscaping and Lighting Assessment Districts; and

WHEREAS, these maintenance services and improvements provide direct and special benefits to properties in the District; and

WHEREAS, the formation of new Benefit Zone No. 18 of the existing City of Hayward Landscaping and Lighting Assessment District 96-1, was a condition of development approval for the project known as SoHay (the "Assessment Area"); and

WHEREAS, this proposed benefit zone formation would provide direct and special benefits to the Assessment Area by providing for the maintenance and improvement to the Public Park; including landscaping, irrigation, and lighting facilities; and

WHEREAS, the procedures for the proposed benefit zone formation will provide owner(s) of the Assessment Area with the opportunity to submit ballots for the proposed formation and assessment of levies that would fund the maintenance for services and improvements; and

WHEREAS, this Council designated SCI Consulting Group as Engineer of Work and ordered said Engineer to make and file an Engineer's Report; and

WHEREAS, the Engineer's Report was duly made and filed with the Council and duly considered by this Council and found to be sufficient in every particular, whereupon it was determined that the Report should stand as the Engineer's Report for all subsequent proceedings; and

WHEREAS, pursuant to Article XIID and Government Code §53753, a joint notice and mail ballot was duly and regularly given, including the notice that this Council would

be conducting a public hearing on June 4, 2019, on the question of the proposed benefit zone formation; and

WHEREAS, on June 4, 2019, at the hour of 7:00 PM, at the City Council Chambers of the City of Hayward, 777 B Street, Hayward, California, 94541, the public hearing was duly and regularly held as noticed, and all persons interested and desiring to be heard were given an opportunity to speak and be heard, and all matters and things pertaining to the benefit zone formation and levies were fully heard and considered by this Council, and all oral statements and all written protests or communications were duly considered; and

WHEREAS, at the public hearing the City Clerk, as directed by the City Council, tabulated the mail ballots and found that a majority protest as defined by Article XIID did not exist, and this Council thereby acquired jurisdiction to order the levy and the confirmation of the diagram and assessments prepared by and made a part of the Report to pay the costs and expenses thereof.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines as follows:

1. The weighted assessment ballot submitted in favor of the formation of Benefit Zone No. 18 of the City of Hayward Landscaping and Lighting Assessment District 96-1 for the SoHay property exceeded those weighted ballots submitted in opposition to the formation and assessments.
2. The property benefitted by the maintenance and service of the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by maps thereof filed in the office of the Council, which maps are made a part hereof by reference thereto.
3. The Engineer's Report as a whole and each part thereof, to include:
 - (a) The Engineer's estimate of the itemized and total costs and expenses of maintaining the improvements and of the incidental expenses in connection therewith; and
 - (b) The diagram showing the Assessment Area, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District; and
 - (c) The assessment of the total amount of the costs and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in the Assessment Area in proportion to the estimated special benefits to be

- received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto.
4. Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimates of the costs and expenses, the diagram and the assessments, as contained in the report as hereinabove determined and ordered, is intended to and shall refer and apply to the report, or any portion thereof as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Council.
 5. The formation of Benefit Zone No. 18 of the City of Hayward Landscaping and Lighting Assessment District 96-1 is hereby approved.
 6. The assessments to pay the costs and expenses for the maintenance of the improvements for FY 2019-20 are hereby levied.
 7. The property shall be levied assessments according to the special benefits received pursuant to the assessment rate and methodology described in the Engineer's Report for the Assessment Area.
 8. The amounts due for improvements and expenses incidental thereto, to be paid by the formation of the SoHay property into Benefit Zone No. 18 of the City of Hayward Landscaping and Lighting Assessment District 96-1 for the FY 2019-20, are fully detailed in the Engineer's Report for the City of Hayward. Reference is hereby made to said report for further regarding said formation. The maximum FY 2019-20 assessment rate is \$391.84 per Single Family Equivalent (SFE) for Zone A and \$372.24 per SFE for Zone B.
 9. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines: (a) That each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively; and (b) That there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.
 10. Immediately upon the adoption of this resolution, but in no event later than the second Monday in August following such adoption for the fiscal year in which the assessments will initially be levied, the City shall file a certified copy of the assessments and a certified copy of this resolution with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment roll. The assessments shall be collected at the same time and in the same manner as County taxes

are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to Benefit Zone No. 18 of the Landscaping and Lighting Assessment District 96-1.

11. The monies representing assessments collected by the County shall be deposited in a City fund or account specific to Zone 18 of Landscaping and Lighting District 96-1. Monies in the improvement funds shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



CITY OF HAYWARD

FORMATION OF BENEFIT ZONE 18

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 96-1 FOR THE SOHAY PROPERTY

FINAL ENGINEER'S REPORT

JUNE 2019

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972
AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

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Elisa Márquez
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Mark Salinas
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CLERK OF THE COUNCIL

Miriam Lens

CITY MANAGER

Kelly McAdoo

CITY ATTORNEY

Michael Lawson

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SCI Consulting Group

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INTRODUCTION

OVERVIEW

On May 7, 1996, the City of Hayward ("City") formed the Consolidated Landscaping and Lighting Assessment District No. 96-1 ("District") by consolidating six separate Landscape and Lighting Assessment Districts into six separate zones of benefit within the new District. In subsequent years, twelve additional benefit zones (Benefit Zone No. 7 – No. 16) have been created and annexed into the District, creating sixteen separate zones of benefit.

The formation of the SoHay ("SoHay" or the "Assessment Area") properties as Benefit Zone No. 18 in the District is proposed to provide funding for the maintenance and improvements to the SoHay Park; including landscaping, irrigation and lighting facilities ("Improvements") to specially benefit the properties in the Assessment Area. SoHay is a mixed-use development that will consist of 400 townhomes, 72 apartment units, 20,000 SF of commercial and 1.9-acre park on an approximately 25-acre site roughly bound by Mission Boulevard on the east, the BART tracks on the west, Industrial Parkway on the south and Valle Vista Avenue on the north.

This formation, described in this Engineer's Report, results from agreements or conditions of development approval between the City of Hayward and the property owner, William Lyon Homes. The City and property owner agreed on maintenance and Improvements to the SoHay Park in order to improve the utility of these properties through increased access and proximity to the amenities, improved views, extension of desirable outdoor space and other special benefits. Moreover, the City would not approve this development without a reliable funding source for the maintenance of these Improvements.

This Engineer's Report ("Report") was prepared to establish the budget for the services that would be funded by the proposed 2019-20 assessments and to determine the benefits received from the maintenance and Improvements by the SoHay property and the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIID of the California Constitution (the "Article").

Following submittal of this Report to the City of Hayward City Council (the "Council") for preliminary approval, the Council may, by Resolution, call for an assessment ballot proceeding and Public Hearing on the proposed establishment of assessments for the maintenance of Improvements.

If the Council approves such Resolution, a notice of assessment and assessment ballot will be mailed to property owners within the Assessment Area. Such notice would include a description of the proposed assessments as well as an explanation of the method of voting on the assessments. Each notice would also include a ballot on which the property owner

could mark his or her approval or disapproval of the proposed assessments, and a postage prepaid envelope in which to return the ballot.

After the ballots are mailed to property owners in the Assessment Area, a minimum 45-day time period must be provided for the return of the assessment ballots, unless a petition is signed to waive the balloting period. Following the ballot period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments. This hearing is scheduled for June 4, 2019 at 7:00 p.m. At this hearing, the public will have the opportunity to speak on this issue and the returned ballots will be tabulated.

If it is determined at the public hearing that the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted), the Council may take action to form the Assessment Area, authorize the formation, and approve the levy of the assessments for fiscal year 2019-20. If the assessments are so confirmed and approved, the levies would be submitted to the County Auditor/Controller in August 2019 for inclusion on the property tax roll for Fiscal Year 2019-20.

LEGISLATIVE ANALYSIS

PROPOSITION 218

Many of the Assessment Districts in the City of Hayward were formed prior to the passage of Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIIC and XIID of the California Constitution. (Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.) Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a lower standard than post Proposition 218 assessments.

Other Assessment Districts that were formed after Proposition 218, including those for Benefit Zone No. 18, are consistent with the approval procedures and requirements imposed by Proposition 218.

SILICON VALLEY TAXPAYERS ASSOCIATION, INC. v SANTA CLARA COUNTY OPEN SPACE AUTHORITY

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA vs. SCCOSA"). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit

- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment Area

This Engineer's Report and the assessments are consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIIC and XIID of the California Constitution based on the following factors:

1. The assessment revenue derived from real property in the Assessment Area is extended only for specifically identified Improvements and/or maintenance and servicing of those Improvements in the Assessment Area that confer special benefits to property in that Assessment Area.
2. The use of the Assessment Area ensures that the Improvements constructed and maintained with assessment proceeds are located in close proximity to the real property subject to the assessment, and that such Improvements provide a direct advantage to the property in the Assessment Area.
3. Due to their proximity to the assessed parcels, the Improvements and maintenance thereof financed with assessment revenues in the Assessment Area benefit the properties in the Assessment Area in a manner different in kind from the benefit that other parcels of real property in the City derive from such Improvements, and the benefits conferred on such property in Assessment Area are more extensive and direct than a general increase in property values.
4. The assessments paid in the Assessment Area are proportional to the special benefit that each parcel within the Assessment Area receives from such Improvements and the maintenance thereof because of the following:
 - a. The Engineer's Report specifically identifies the permanent public Improvements that the assessments will finance;
 - b. The costs of such Improvements are estimated and calculated; and
 - c. Such improvement and maintenance costs in the Assessment Area are allocated to each property within the Assessment Area based upon the estimated special benefits received from the Improvements.

DAHMS V. DOWNTOWN POMONA PROPERTY

On June 8, 2009, the 4th District Court of Appeals amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. Hence Dahms is good law and binding precedent for assessments. In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

BONANDER V. TOWN OF TIBURON

On December 31, 2009, the 1st District Court of Appeals overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area

of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

BEUTZ V. COUNTY OF RIVERSIDE

On May 26, 2010 the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside (“Beutz”) appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO

On September 22, 2011, the San Diego Court of Appeals issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City of San Diego had failed to record the basis for the assessment on its own parcels.

COMPLIANCE WITH CURRENT LAW

This Engineer’s Report is consistent with the requirements of Article XIII C and XIII D of the California Constitution and with the *SVTA* decision because the Improvements to be funded are clearly defined; the Improvements are directly available to and will directly benefit property in the Assessment Area; and the Improvements provide a direct advantage to property in the Assessment Area that would not be received in absence of the assessments.

This Engineer’s Report is consistent with *Beutz*, *Dahms* and *Greater Golden Hill* because the Improvements will directly benefit property in the Assessment Area and the general benefits have been explicitly calculated and quantified and excluded from the assessments. The Engineer’s Report is consistent with *Bonander* because the assessments have been apportioned based on the overall cost of the Improvements and proportional special benefit to each property.

PLANS & SPECIFICATIONS

INTRODUCTION

The work and Improvements proposed to be undertaken by the City of Hayward and the formation and annexation of the SoHay property to Benefit Zone No. 18 of Landscaping and Lighting Assessment District No. 96-1 and the costs thereof paid from the levy of the annual assessments, will provide special benefit to Assessor Parcels within the Assessment Area as defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972, (the "Act") the work and Improvements are generally described as follows:

Installation, maintenance and servicing of public Improvements, may include, but are not limited to, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, signage, sidewalks, curbs and gutters, fencing, masonry walls and soil retaining components, synthetic turf and rubber play areas, play structures, basketball court, bike racks, drinking fountains, benches, tables, umbrellas, shade sails, trash cans and all other park facilities, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for the property within the Assessment Area that is owned or maintained by the City of Hayward (the "Improvements"). Any plans and specifications for these Improvements will be filed with the Landscape Maintenance Manager of the City of Hayward and are incorporated herein by reference.

As applied herein, "Installation" means the construction of all park Improvements, including but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, drainage systems, lighting, fencing, signage, sidewalks, curbs and gutters, masonry walls and soil retaining components, play structures, basketball court, drinking fountains, benches, tables, and trash cans.

"Maintenance" means the 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 for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, or the maintenance of any other Improvements.

DESCRIPTION OF IMPROVEMENTS

Improvements include all work associated to maintain Improvements, landscaping, irrigation and lighting in the SoHay Park. Such landscaping consists of the care for groundcover,

shrubs, trees, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping. Additionally, to maintain Improvements which include lighting, signage, sidewalks, curbs and gutters, fencing, masonry walls and soil retaining components, synthetic turf and rubber play areas, play structures, basketball court, bike racks, drinking fountains, benches, tables, umbrellas, shade sails, and trash cans and all other amenities within the SoHay Park. Maintenance also includes graffiti removal, renovations and replacements.

SUMMARY FIGURE OF COSTS

The budget depicted in Figures 1 on the following page reflects estimated costs for Fiscal Year 2019-20. The total 2019-20 maintenance costs for the SoHay formation are anticipated to total **\$166,280** equating to **\$391.84** per single family equivalent for Zone A and **\$372.24** per single family equivalent for Zone B.

FISCAL YEAR 2019-20 ESTIMATE OF COST AND BUDGET

FIGURE 1 – 2019-20 ANNUAL COST ESTIMATE

City of Hayward - SoHay Landscaping and Lighting District No. 96-01, Benefit Zone No. 18 Estimate of cost Fiscal Year 2019-20			
			<i>Total Budget</i>
Total Costs			
a.	Utilities: Water		\$20,000
b.	Utilities: PGE		\$2,000
c.	Landscape Maintenance		\$55,000
d.	Hardscape Maintenance		\$10,000
e.	Graffiti Abatement		\$1,000
f.	Tree Trimming		\$1,000
g.	Property Owner Mtg/Legal Noticing		\$500
h.	Annual Reporting		\$1,000
i.	City Staff		\$3,000
j.	Contribution to Capital Reserve		\$70,000
	County Collection Fee (1.7%)		<u>\$2,780</u>
Total Maintenance and Servicing and Related Expenditures			\$166,280
Total Maintenance and Servicing and Related Expenditures and Incidentals			
(Net Amount to be Assessed: Annual Costs - Existing Funds)			\$166,280
Budget Allocation to Property			
		Total SFE	Assessment Per SFE
		Total Assessment	
	Zone A:	260.96	\$391.84
	Zone B:	172	\$372.24
			\$166,280

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF APPORTIONMENT

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of Improvements and landscaping for the Assessment Area and the methodology used to apportion the total assessment to the properties within the Assessment Area.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the Assessment Area over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to lots and parcels in proportion to the relative cost of the special benefits from the Improvements. Special benefit is calculated for each parcel in the Assessment Area using the following process:

1. Identification of all benefit factors derived from the Improvements
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit per property type
4. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

The Assessment Area parcels proposed for annexation to Benefit Zone No. 18 of the Landscaping and Lighting Assessment District No. 96-1 consist of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the Assessment Area properties in Benefit Zone No. 18, over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the Improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

DISCUSSION OF BENEFIT

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"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."

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

In this case, the recent the SVTA v. SCCOSA decision provides enhanced clarity to the definition of special benefits to properties from similar public improvements in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel, and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from installation, maintenance and servicing of landscaping, irrigation, sidewalks, signs, lights and other park improvements to be provided with the assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and studies which describe the types of special benefit received by property from maintenance and improvements such as those proposed by the City of Hayward for the formation and annexation of Benefit Zone No. 18 of the Landscaping and Lighting Assessment District No. 96-1. These types of special benefit are summarized as follows:

- A. Improved access to landscaped areas and other permanent public improvements such as the SoHay Park.
- B. Proximity to improved landscaped areas and other permanent public improvements
- C. Improved Views.
- D. Extension of a property's outdoor areas and Landscaped Areas for properties within close proximity to the Improvements.
- E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created.

The above benefit factors, when applied to property in the Assessment Area, specifically increase the utility and usefulness of the property within the Assessment Area. For example, the assessments will provide funding to improve and maintain the SoHay Park and the landscaping within the park. Such improved and well-maintained park amenities and landscaping enhances the overall quality, desirability, utility and safety of the properties.

GENERAL VERSUS SPECIAL BENEFIT

Article XIID, Section 4(a) of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIID never defines the term “general benefit.” The definition of special benefit in Section 2(i) includes the statement that general enhancement of property value does not constitute special benefit. General benefit may be described as “an indirect, derivative advantage” resulting from the improvements. One infers from Article XIID that all benefit is either general or special.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit
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There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, generously estimated, and then budgeted so that it is funded, as required by Proposition 218, by sources other than the SoHay Assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service, which is funded primarily by the City. The proposed Assessment will fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
------------------------	---	---	---	--	---	---------------------------------------

Special benefit, on the other hand, is defined in the California constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” A special benefit is conferred to a property if the property “receives a direct advantage from the improvement (e.g., proximity to setback landscaping).” In this proposed formation, as noted, properties in the Assessment Area have close and unique proximity, views of and access to the Improvements, and uniquely improved utility and desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Assessment Area or to the public at large.

In the 2010 *Beutz* case, the 4th Appellate Court rejected an assessment for parks in large part because the general benefits were not calculated and quantified. In its decision, the 4th Appellate Court suggests that the use of parks in an assessment district by people who live outside of the district likely is a general benefit. This Engineer’s Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on such use by people outside of the Assessment Area. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity, is established as well. Therefore, the Assessments and this Engineer’s Report are consistent with the *Beutz* decision.

CALCULATING GENERAL BENEFIT AND SPECIAL BENEFIT PAID FROM OTHER FUNDS

In this section, the general benefit not paid from the assessment, which must be paid from other funds, are conservatively estimated and described, and then budgeted so that it is funded by sources other than this Assessment.

BENEFIT TO PROPERTY OUTSIDE THE PROPOSED ASSESSMENT AREA

In summary, real property located within the boundaries of the Assessment Area distinctly and directly benefit from closer proximity, access and views of the Improvements funded by the Assessments, the creation of developable parcels, and from the extension of usable land

area provided by the assessments. The Improvements are specifically designed to serve local properties in the Assessment Area, not other properties nor the public at large. The Assessment Area has been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Assessment Area receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Assessment Area in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of specific proximate properties and make them more functional to use, safer and easier to access.

Properties within the proposed Assessment Area receive almost all of the special benefits from the Improvements, because properties in the Assessment Area enjoy unique and close proximity and access to the Improvements that are enjoyed less by other properties or the public at large. The SoHay Park and landscaping Improvements are specifically designed to benefit the properties in the Assessment Area.

Furthermore, there are multiple, proximate parks and other improvements outside of the Assessment Area, funded by other sources, that provide most of the park and landscaping benefits to nearby parcels that are outside of the Assessment Area.

For example:

- The large Tennyson Park on W Tennyson Rd and Huntwood Ave is 1.2 miles away from the Assessment Area and provides a wide variety of park improvements at a higher service level than the SoHay Park.
- The Stony Brook Park on Woodland Dr is only 0.5 miles away from the Assessment Area, which provides similar improvements.
- Currently under construction, the new La Vista Park is just 1.1 miles east of the Assessment Area, provides a wide variety of park Improvements at a higher service level than the SoHay Park.

In other words, the SoHay Park and landscaping Improvements maintained by the proposed Assessments specially benefit the properties within the Assessment Area, but other nearby improvements primarily benefit other proximate properties.

Nonetheless, there are certain properties that are outside the boundaries of the Assessment Area that may benefit from the improvements of the SoHay Park. A total of no more than 155 proximate parcels have been identified that receive some special benefit from the proposed improvements including improved views, proximity and/or access, but do not receive extension of outdoor areas nor the special benefit of parcel creation. Since these adjacent properties only receive a 3 of the 5 major special benefits, a 60% factor is applied.

TOTAL GENERAL BENEFIT TO PROPERTIES OUTSIDE OF THE DISTRICT = 14.8%

Assumptions:

155 parcels outside and adjacent to the District
472 parcels in the Assessment Area

Calculation

General Benefit to Property outside the Improvement District=
 $(155/(155+472)) * 60\% = 14.8\%$

Although it can reasonably be argued that Improvements inside, but near the Assessment Area Boundaries are offset by similar park and recreational improvements provided outside, we use the more generous approach of finding that 14.8% of the Improvements may be of benefit to property outside of the Assessment Area.

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The “indirect and derivative” benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the Assessment District is special, because the Improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the Districts.

Nevertheless, the SVTA decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the District is the percentage of land area within the District that is publicly owned, open to the public, and used for regional purposes such as major roads, rail lines, hospitals, and other regional facilities because such properties, while physically within the District, are used for regional purposes and could provide indirect benefits to the public at large. In this case, essentially 0% of the land area is used for such regional purposes.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the Assessment Area’s park and recreational facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Assessment Area. Based on surveys and research conducted by SCI, in which visitors to similar parks; at various times of the day, evening, and week; were asked to look at a District map and to identify whether they lived or worked within the City, less than 5% of the use of similar parks and recreation areas is by the public at large. When people outside the Assessment Area use parks, they diminish the availability of parks for people within the Assessment Area. Therefore, another 5% of general benefits are allocated for people within the Assessment Area. Combining these two elements of general benefit, we find that 10% of the benefits from the Improvements are general benefits to the public at large.

TOTAL GENERAL BENEFITS TO BE FINANCIALLY CONTRIBUTED FROM OTHER FUNDS IS 24.8%

Using a sum of these three measures of general benefit, we find that approximately 24.8% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit Calculation	
	14.8% (Outside the Assessment District)
+	0.0% (Inside the Assessment District – indirect and derivative)
+	10.0% (Public at Large)
=	24.8% (Total General Benefit)

SOURCE OF FINANCIAL CONTRIBUTIONS FROM OTHER FUNDS TO SATISFY THE 24.8% REQUIREMENT

The general benefit contribution is paid in part from other “in-kind” contributions from the City in the form of infrastructure critical to the continued maintenance of the Assessment Area Improvements, as described below. Also, general benefit contributions come from the “annuity” value of the improvements that were constructed by the developer.

The City of Hayward owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Assessment Area. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local curb and gutter, the budget would increase by at least 10%.

The City of Hayward owns and maintains a storm drainage system along the border of the Assessment Area. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the local storm drainage system is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local storm drainage system, the budget would increase by at least 10%.

The City of Hayward owns and maintains local public streets throughout the Assessment Area. These public streets provide access to the Improvements for its enjoyment as well as

efficient maintenance. The contribution from the City of Hayward toward general benefit from the maintenance, rehabilitation, and replacement of the local public streets is conservatively estimated to be 10%, based upon the relative cost to construct and maintain this critical local infrastructure. In others words, if the Assessment Area were required to construct and maintain the local public streets, the budget would increase by at least 10%.

The value of the initial Improvements constructed by the Developer can be quantified and monetized as an annuity to be amortized. Since the initial Improvements were performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs, and is conservatively estimated to contribute 20%. In others words, if the Assessment Area were required to construct all the Improvements, the annual budget would increase by at least 20%.

Source of Financial Contributions from Other Funds to Satisfy 24.8% Requirement

10.0% (Curb and gutter)
+ 10.0% (Storm drainage system)
+ 10.0% (Public roads)
+ 20.0% (Amortized value of initial construction)

= 50.0% (Total General Benefit paid from other funds)

In other words, the formation requires 24.8% contribution to offset the general benefits conferred by the Improvements, and there is a 50% contribution from City of Hayward supporting local infrastructure, along with the amortized value of initial construction. This 50% contribution more than satisfies the general benefit requirements.

ZONES OF BENEFIT

The boundaries of the Assessment Area have been carefully drawn to include the properties that are proximate to the proposed Improvements and that would materially benefit from the Improvements. This area of the City of Hayward has historically been developed over time as mixed-use of industrial, commercial and residential. The City's newer developments, such as this project, tends to emphasize much-needed residential projects as infill to existing and varied developed parcels. Therefore, this Assessment Area may appear balkanized and non-contiguous, but critical design elements are included, such as paths, landscaping etc., which provide for a cohesive and connected residential area.

The properties in closer proximity to the SoHay park do receive some additional benefit, due to their close proximity, which provides improved access. Therefore, the properties which enjoy these increased special benefits will be assigned to what will be known as Benefit Zone A, and the remaining parcels in the Assessment Area are assigned to what will be known as Benefit Zone B.

The increased special benefit in Benefit Zone A is calculated as follows:

The Engineer has determined that the increase in the special benefits enjoyed by the parcels in Benefit Zone A, is 10%. However, this additional special benefit is offset by a parallel increase in negative factors, primarily noise. Therefore, the additional special benefit in Zone A is reduced by 50% to 5%, and these parcels will be assessed an additional 5%, accordingly.

ASSESSMENT APPORTIONMENT

The assessments are apportioned among all lots and parcels within the Assessment Area on the basis of Single Family Equivalent (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single family home on one parcel. The "benchmark" property is the single family dwelling which is equal to one Single Family Equivalent benefit factor.

RESIDENTIAL PROPERTIES

Certain residential properties in the Assessment Area that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses and town homes are included in this category of single family residential property.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property and the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home. The population density factors for the City of Hayward, as depicted below, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area of the Assessment District from the 2017 Census and dividing it by the total number of such households, finds that approximately 3.26 persons occupy each single family residence, whereas an average of 2.64 persons occupy each multi-family residence. Using the ratio of one SFE for each single-family residence, which equates to one SFE for every 3.26 persons, 0.43 SFE would equate to one multi-family unit or 0.43 SFE for every 2.64 residents.

TABLE 1 - RESIDENTIAL DENSITY AND ASSESSMENT FACTORS

	<i>Total Population</i>	<i>Occupied Households</i>	<i>Persons per Household</i>	<i>Pop. Density Equivalent</i>	<i>SqFt Factor</i>	<i>SFE Factor</i>
Source: 2017 Census, City of Hayward						
Single Family Residential	100,487	30,849	3.26	1.00	1.00	1.00
Multi-Family Residential (5+ Units)	34,182	12,933	2.64	0.81	0.68	0.43

COMMERCIAL PROPERTIES

Commercial and industrial properties are generally open and operated for more limited times, relative to residential properties. Therefore, the relative hours of operation can be used as a measure of benefits, since employee density also provides a measure of the relative benefit to property. Since commercial and industrial properties are typically open and occupied by employees approximately one-half the time of residential properties, it is reasonable to assume that commercial land uses receive one-half of the special benefit on a land area basis relative to single family residential property.

The average size of a single family home with 1.0 SFE factor in the Service Area is 0.20 acres. Therefore, a commercial property with 0.20 acres receives one-half the relative benefit, or a 0.50 SFE factor.

VACANT RESIDENTIAL

It is the Engineer's determination that approximately 30% of the benefit from the Improvements flows to the underlying land, and approximately 70% of the benefit flows to the improvements made to each parcel. Therefore, vacant residential land is assigned 0.30 SFE per parcel, until the parcel is improved.

INITIATION OF ASSESSMENT ON PARCELS

Full benefit units will be assigned to all mapped and unmapped properties in the Assessment Area after the Improvements are installed, and costs are incurred by the Assessment Area.

ASSESSMENT

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIII D of the California Constitution (collectively "the Act"), adopted its Resolution Initiating Proceedings for the formation and annexation of SoHay property to Benefit Zone No. 18 of the Landscaping and Lighting Assessment District No. 96-1;

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment Area and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment Area, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, hereby make the following assessments to cover the portion of the estimated cost of Improvements, and the costs and expenses incidental thereto to be paid by the Assessment Area.

WHEREAS, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment Area and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment Area;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of the City of Hayward, County of Alameda, California, hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the Assessment Area.

The amount to be paid for Improvements and expenses incidental thereto, that are to be paid by the formation of Benefit Zone No. 18 of the Landscaping and Lighting Assessment District No. 96-1, for the Fiscal Year 2019-20, are detailed below.

FIGURE 2 – SUMMARY COST ESTIMATE FOR BENEFIT ZONE NO. 18 FOR FISCAL YEAR 2019-20

Budget Item	Cost
Total Annual Costs	\$163,500
Incidentals	\$2,780
Total Budget	\$166,280

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said SoHay Assessment Area. The distinctive number of each parcel or lot of land in said property proposed for formation into existing Landscaping and Lighting Assessment District No. 96-1, is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said SoHay Assessment Area, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within SoHay Assessment Area, in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The assessments are subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of February of each succeeding year as published by the Bureau of Labor and Statistics (the "CPI"). The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the change in the CPI.

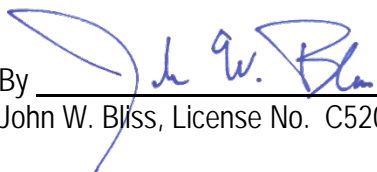
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2019-20. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019-20 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

Dated: May 20, 2019

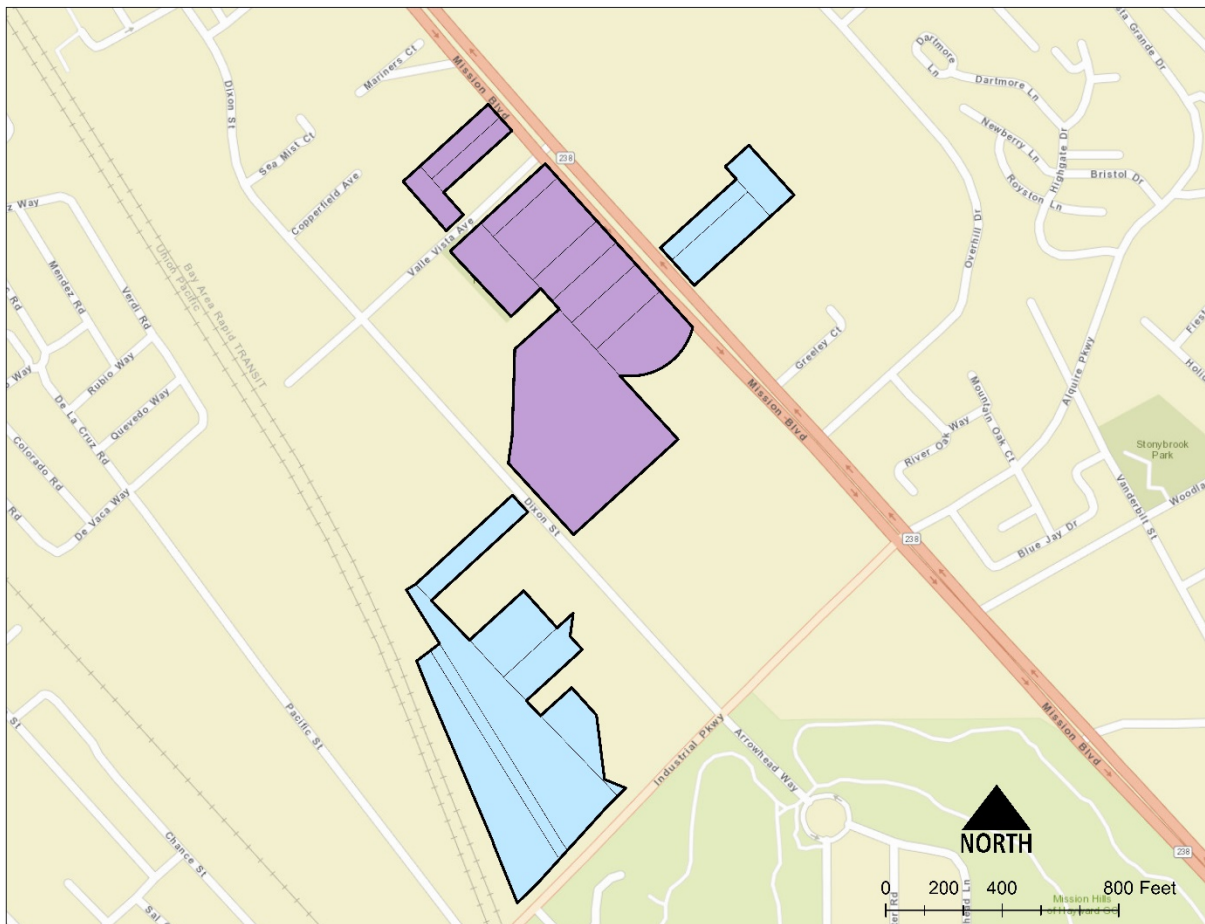


Engineer of Work

By 
John W. Bliss, License No. C52091

ASSESSMENT DIAGRAM

The boundaries of the SoHay Assessment Area proposed to be included in Benefit Zone No. 18 of Landscaping and Lighting Assessment District No. 96-1 is displayed on the following Assessment Diagram.



NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN.

SCI Consulting Group
4745 Mangels Boulevard
Fairfield, CA 94534

FILED IN THE OFFICE OF THE CLERK OF THE COUNCIL,
CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA,
THIS _____ DAY OF _____, 2019.

CLERK OF THE COUNCIL, CITY OF HAYWARD

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNCIL,
CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA,
THIS _____ DAY OF _____, 2019.

CLERK OF THE COUNCIL, CITY OF HAYWARD

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE
CITY COUNCIL, CITY OF HAYWARD, COUNTY OF ALAMEDA,
CALIFORNIA, ON THE LOTS, PIECES AND PARCELS OF
LAND ON THIS ASSESSMENT DIAGRAM ON THE _____
DAY OF _____, 2019 FOR FISCAL YEAR 2019-20 AND
SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL
FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF
THE COUNTY AUDITOR OF THE COUNTY OF ALAMEDA ON
THE _____ DAY OF _____, 2019.

REFERENCE IS HEREBY MADE TO SAID RECORDED
ASSESSMENT ROLL FOR THE EXACT AMOUNT OF
EACH ASSESSMENT LEVIED AGAINST EACH
PARCEL OF LAND.

CLERK OF THE COUNCIL, CITY OF HAYWARD

Zone 18: SoHay

- Zone A
- Zone B

**CITY OF HAYWARD
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT 96-01
PARKSIDE HEIGHTS FORMATION TO BENEFIT ZONE NO. 18
ASSESSMENT DIAGRAM**

ASSESSMENT ROLL

An Assessment Roll (a listing of all parcels assessed within the Assessment Area and the amount of the assessment) is shown below.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.

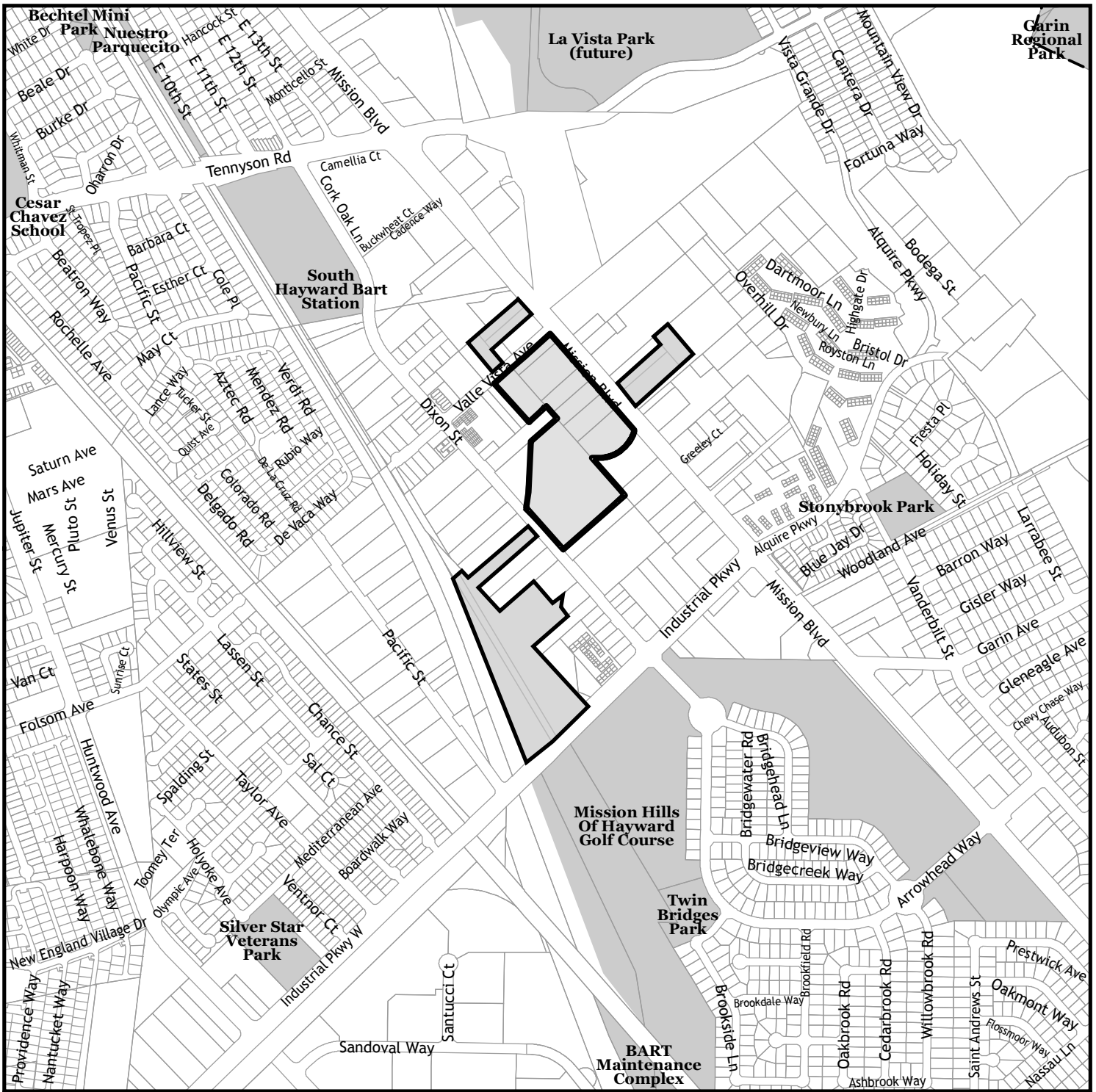
Parcel	Owner	Developed Property Assessment
078C-0435-002-01	SOHAY - HAYWARD, L.P.	\$0.00
078C-0435-006-00	SOHAY - HAYWARD, L.P.	\$6,700.32
078C-0436-001-07	SOHAY - HAYWARD, L.P.	\$7,072.56
078C-0436-010-03	SOHAY - HAYWARD, L.P.	\$5,211.36
078C-0438-005-00	SOHAY - HAYWARD, L.P.	\$10,971.52
078C-0438-006-00	SOHAY - HAYWARD, L.P.	\$0.00
078C-0438-007-00	SOHAY - HAYWARD, L.P.	\$12,632.92
078C-0438-008-00	SOHAY - HAYWARD, L.P.	\$5,579.80
078C-0438-009-00	SOHAY - HAYWARD, L.P.	\$5,187.96
078C-0438-010-00	SOHAY - HAYWARD, L.P.	\$8,322.68
078C-0438-011-00	SOHAY - HAYWARD, L.P.	\$0.00
078C-0438-019-00	SOHAY - HAYWARD, L.P.	\$47,804.48
078C-0447-003-01	SOHAY - HAYWARD, L.P.	\$4,702.08
078C-0447-003-02	SOHAY - HAYWARD, L.P.	\$4,702.08
078C-0447-006-02	SOHAY - HAYWARD, L.P.	\$2,351.04
078C-0455-003-00	SOHAY - HAYWARD, L.P.	\$0.00
078C-0455-004-00	SOHAY - HAYWARD, L.P.	\$14,145.12
078C-0455-005-02	SOHAY - HAYWARD, L.P.	\$2,977.92
083 -0460-006-03	SOHAY - HAYWARD, L.P.	\$15,634.08
083 -0460-010-00	SOHAY - HAYWARD, L.P.	\$0.00
083 -0460-011-00	SOHAY - HAYWARD, L.P.	\$12,283.92
	Total Assessment	\$166,279.85

Note: The assessments listed above indicate amounts *at buildout* and are based on the developed property rate for Zone A and B of \$391.84 and \$372.24 per Single Family Equivalent (SFE).

This is the maximum, proposed rates that shall be levied for all proposed or actual dwelling units on improved and unimproved property in the Assessment District. Such assessments shall be levied for all proposed or actual dwelling units and unimproved property in the Assessment Districts, as increased annually by the CPI adjustment.



Vicinity Map



Benefit Zone Formation and Annexation for SoHay





CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: RPT 19-303

DATE: June 4, 2019

TO: Mayor and City Council

FROM: Council Member Aisha Wahab

SUBJECT

Consider an Item for Discussion on a Future City Council Agenda Regarding Officer Involved Use of Deadly Force Being Subject to an Independent Investigation

RECOMMENDATION

That the City Council discusses whether staff time and City resources should be devoted to researching an item regarding officer involved use of deadly force being subject to an independent investigation.

SUMMARY

Council Member Wahab requests that Council consider an item for discussion on a future City Council agenda regarding officer involved use of deadly force being subject to an independent investigation.

ATTACHMENTS

Attachment I City Council Referral Memo

CITY COUNCIL MEMO

TO: HAYWARD CITY COUNCIL & MAYOR

FROM: HAYWARD CITY COUNCIL MEMBER, AISHA WAHAB

SUBJECT: INDEPENDENT INVESTIGATION FOR DEADLY USE OF FORCE

DATE: 6/4/2019

RECOMMENDATION: IT IS RECOMMENDED THAT THE CITY COUNCIL DISCUSS AND DETERMINE WHETHER AN ITEM REGARDING OFFICER INVOLVED USE OF DEADLY FORCE BE SUBJECT TO AN INDEPENDENT INVESTIGATION BE CONSIDERED AN ITEM FOR DISCUSSION ON A FUTURE CITY COUNCIL AGENDA.

Background: The Hayward Police Department (HPD) is committed to enhancing the quality of life in the city by maintaining partnerships with the diverse community, together creating safe and cohesive neighborhoods. HPD pledges to safeguard the lives and property of the people they serve, and to reduce the incidence and fear of crime by treating all people fairly and equitably and by being ethical, honest, responsive and professional in the services provided.

Goal: Policing is a difficult profession with a great deal of risk. Every officer's life is at risk daily. Some situations are more difficult than others and every measure is considered prior to the use of deadly force. However, use of deadly force is an option, a last measure, for any officer, but a measure that is required at times. When this happens, it may be unwanted by the officers, by the public, and by the individual affected.

An independent investigation is to ensure community trust in the respected police department, ensure that all life is sacred and to be preserved and protected, and to serve as a mechanism to ensure accountability, responsibility, and reliability in policies when engaging deadly use of force.

Timeline: 6 months

Desired Action: The City Council should vote on creating a policy where every deadly use of force is independently investigated by a third party, in addition to the internal investigation, District Attorney's investigation, etc.

Stakeholders: Police Department, Community Advisory Panel, and other stakeholders.

Strategic Initiative: Complete Communities.

Prepared & Submitted By:

Aisha Wahab

Aisha Wahab,

Hayward City Council Member