



# 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 XIID OF THE CALIFORNIA CONSTITUTION

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**CITY OF HAYWARD**

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## INTRODUCTION

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### 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
<b>City Managed Benefit Zones</b>				
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
<b>Total Assessed Parcels:</b>				<b>3,421</b>
<b>Self-Maintained Benefit Zone</b>				
15	Cadence	2017	Residential	206
<b>Total Assessed Parcels:</b>				<b>206</b>

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 <sup>(1)</sup>	Huntwood Ave. & Panjon St.	30	\$295.83	No	\$192.94	\$202.58	Increase	\$9.64	5%
2 <sup>(1)</sup>	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 <sup>(1)</sup>	Stratford Village	174	\$180.00	No	\$116.16	\$116.16	None	\$0.00	0%
5 <sup>(1)</sup>	Soto Rd. & Plum Tree St.	38	\$258.67	No	\$212.64	\$255.17	Increase	\$42.53	20%
6 <sup>(1, 2, 3)</sup>	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 <sup>(4)</sup>	Spindrift (Developed)	54	\$213.06	Yes	\$112.00	\$95.00	Decrease	-\$17.00	-15%
12c <sup>(4)</sup>	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 <sup>(4)</sup>	La Vista (Developed)	122	\$644.41	Yes	\$15.00	\$525.00	Increase	\$510.00	3500%
14b <sup>(4)</sup>	La Vista (Future Development)	57	\$644.41	Yes	\$4.50	\$157.50	Increase	\$153.00	3500%
16a <sup>(2,4)</sup>	Blackstone (Zone A )	133	\$445.66	Yes	\$200.00	\$445.68	Increase	\$245.68	223%
16c <sup>(2,4)</sup>	Blackstone (Zone B )	24	\$467.94	Yes	\$210.00	\$467.94	Increase	\$257.94	223%
Self-Maintained Benefit Zone									
15 <sup>(5)</sup>	Cadence	206	\$628.86	Yes	\$0.00	\$0.00	None	\$0	0%

- Notes:
- <sup>(1)</sup> Blue shaded items reflect zones without an inflation factor in their MBA.
  - <sup>(2)</sup> Gray shaded items reflect zones assessed at their MBA.
  - <sup>(3)</sup> Zone 6 is in the industrial district and is assessed based upon street frontage.
  - <sup>(4)</sup> 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.
  - <sup>(5)</sup> 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
<b>District Total:</b>		<b>2,386,817.64</b>	<b>1,099,279.83</b>	<b>1,157,710.00</b>	<b>(58,430.17)</b>	<b>2,328,387.47</b>



## 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 Compliance<sup>1</sup>

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 MSA<sup>2</sup> 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 MSA<sup>3</sup> 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%.

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<sup>1</sup> [http://www.lao.ca.gov/1996/120196\\_prop\\_218/understanding\\_prop218\\_1296.html](http://www.lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html)

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

<sup>3</sup> <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

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**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.

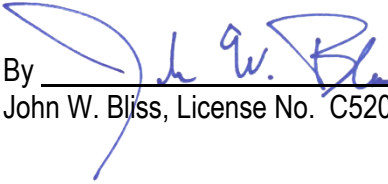
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the FY 2020. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda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

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### 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.

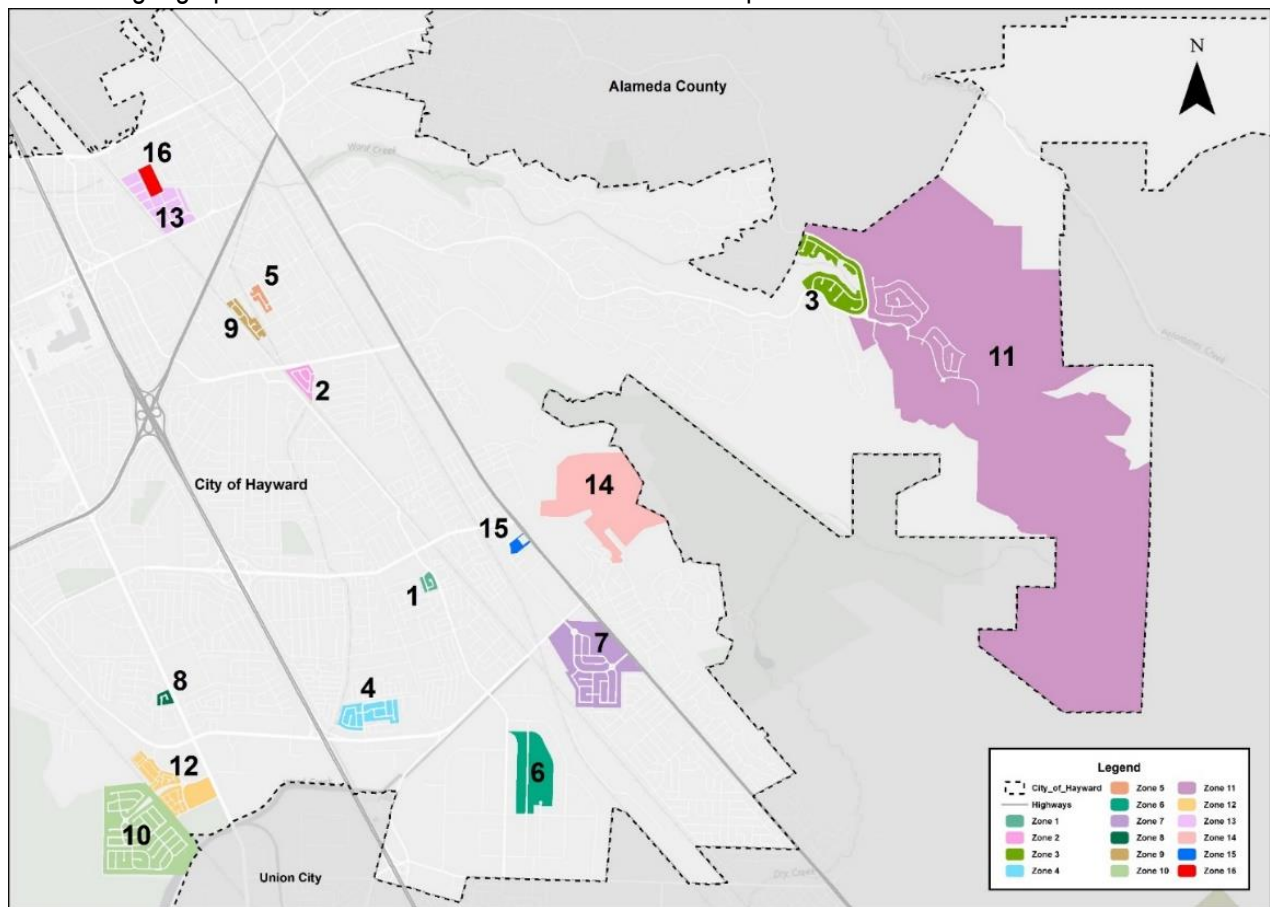
**Street Lighting Facilities** - Street lighting facilities consist of, but are not limited to: operation, maintenance and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and other appurtenant facilities within the public rights-of-way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

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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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>7,969</b>	<b>5,250</b>	<b>5,513</b>	<b>5,788</b>	<b>6,077</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>7,716</b>	<b>5,762</b>	<b>5,672</b>	<b>5,890</b>	<b>6,174</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>4,960</b>	<b>4,764</b>	<b>6,976</b>	<b>6,214</b>	<b>8,513</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>22,479</b>	<b>23,477</b>	<b>22,173</b>	<b>21,849</b>	<b>19,510</b>

## ZONE 2 (HARDER RD. & MOCINE AVE.)

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

### FY 2020

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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**

	<b>FY 2016 Actual</b>	<b>FY 2017 Actual</b>	<b>FY 2018 Actual</b>	<b>FY 2019 EOY Est</b>	<b>FY 2020 Projected</b>
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>7,912</b>	<b>13,054</b>	<b>13,054</b>	<b>10,443</b>	<b>10,443</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>7,921</b>	<b>12,976</b>	<b>12,895</b>	<b>10,366</b>	<b>10,346</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>8,773</b>	<b>6,506</b>	<b>7,745</b>	<b>6,134</b>	<b>14,052</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>4,463</b>	<b>10,933</b>	<b>16,083</b>	<b>20,315</b>	<b>16,608</b>

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

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

#### FY 2020

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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.e**
- 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
<b>Assessment</b>					
a. Maximum Base Assessment Amount	846	871	901	933	966
b. Annual Per Parcel Assessment	797	797	824	854	884
c. # of Parcels	155	155	155	155	155
d. Total Amount Assessed for the District:	123,544	123,544	127,745	132,344	137,015
<b>Income</b>					
a. Annual Assessment Revenue	123,544	123,544	127,745	132,344	137,015
b. Minus County Tax Collection Fee (1.7%)	(2,100)	(2,100)	(2,172)	(2,250)	(2,329)
c. Adjustment for Delinquencies	1,111	(908)	(106)	-	-
d. Other	-	2,456	989	1,200	1,236
e. Total Revenue:	122,555	122,992	126,456	131,294	135,922
<b>Services</b>					
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. City Administration	3,696	5,640	5,202	4,000	4,120
l. Total Expenditures:	105,978	96,565	115,130	158,640	156,972
<b>Account Balance</b>					
a. Beginning Account Balance	163,505	180,082	206,509	217,835	190,489
b. Net Change (Revenue - Expenditures)	16,577	26,427	11,326	(27,346)	(21,050)
c. Ending Account Balance:	180,082	206,509	217,835	190,489	169,439

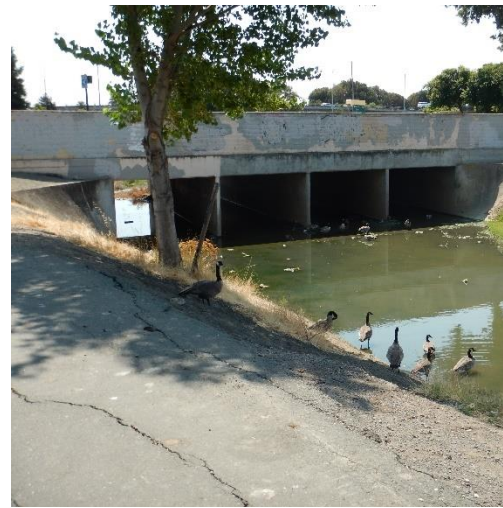
## ZONE 4 (STRATFORD VILLAGE - PACHECO WAY, STRATFORD RD., RUUS LN, WARD CRK.)

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

### FY 2020

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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
<b>Assessment</b>					
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
<b>Income</b>					
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
<b>Services</b>					
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
<b>Account Balance</b>					
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

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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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>7,543</b>	<b>38</b>	<b>7,799</b>	<b>8,080</b>	<b>9,696</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>7,427</b>	<b>7,527</b>	<b>7,504</b>	<b>7,988</b>	<b>9,577</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>4,829</b>	<b>7,402</b>	<b>8,377</b>	<b>7,981</b>	<b>10,543</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>8,896</b>	<b>9,021</b>	<b>8,148</b>	<b>8,155</b>	<b>7,189</b>

## ZONE 6 (PEPPERTREE PARK)

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

### FY 2020

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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
<b>Assessment</b>					
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
<b>Total Amount Assessed for the District</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>12,816</b>	<b>13,674</b>	<b>13,139</b>	<b>13,263</b>	<b>13,188</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>11,893</b>	<b>12,001</b>	<b>11,184</b>	<b>12,854</b>	<b>25,807</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>62,696</b>	<b>64,369</b>	<b>66,324</b>	<b>66,733</b>	<b>54,114</b>

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

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

### FY 2020

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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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District</b>	<b>196,105</b>	<b>196,105</b>	<b>196,105</b>	<b>205,912</b>	<b>205,912</b>
<b>Income</b>					
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
<b>Total Revenue:</b>	<b>188,894</b>	<b>196,884</b>	<b>193,479</b>	<b>205,411</b>	<b>206,411</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>141,324</b>	<b>126,580</b>	<b>206,177</b>	<b>179,505</b>	<b>155,675</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>382,530</b>	<b>452,834</b>	<b>440,137</b>	<b>466,043</b>	<b>516,779</b>

## ZONE 8 (CAPITOLA STREET)

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

### FY 2020

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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. <b>Maximum Base Assessment</b> (highest rate that can be charged per parcel).</p> <ul style="list-style-type: none"><li>• Originally set when the zone was created in <b>1999</b>.</li><li>• Increased from the previous year from \$697.53 to <b>\$722.64</b> per parcel by CPI.</li><li>• Includes an annual inflation increase : <b>Yes</b>, includes CPI-U for the San Francisco-Oakland-Hayward MSA (3.53% for the period February 2018 to February 2019).</li><li>• Can be increased later: Future increases above the Maximum Base Assessment would <b>require the noticing and balloting</b> of property owners per the requirements of Proposition 218.</li></ul> |
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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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>6,000</b>	<b>3,600</b>	<b>3,600</b>	<b>3,780</b>	<b>4,347</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>6,047</b>	<b>3,659</b>	<b>3,562</b>	<b>3,716</b>	<b>4,273</b>
<b>Services</b>					
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
<b>Total Expenditures:</b>	<b>6,133</b>	<b>3,763</b>	<b>4,450</b>	<b>5,651</b>	<b>7,142</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>52,440</b>	<b>52,336</b>	<b>51,448</b>	<b>49,513</b>	<b>46,644</b>

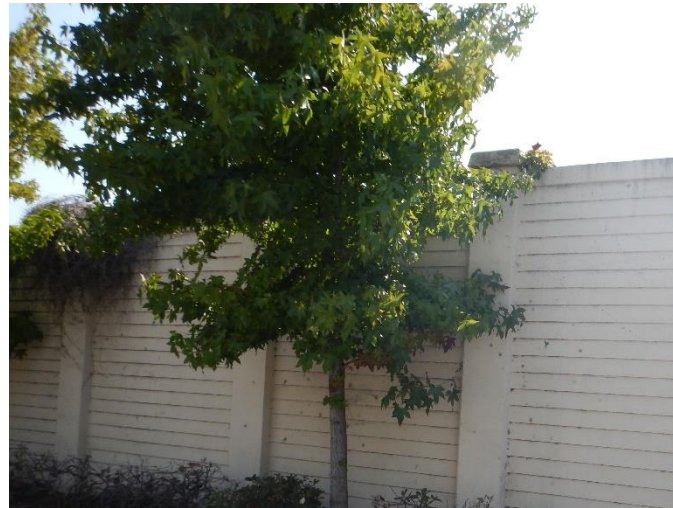
## ZONE 9 (ORCHARD AVE.)

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

### FY 2020

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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**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District</b>	<b>740</b>	<b>1,480</b>	<b>2,220</b>	<b>2,300</b>	<b>2,530</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>1,469</b>	<b>1,538</b>	<b>2,214</b>	<b>2,301</b>	<b>2,517</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>1,941</b>	<b>2,135</b>	<b>1,853</b>	<b>2,541</b>	<b>2,939</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>6,717</b>	<b>6,120</b>	<b>6,481</b>	<b>6,241</b>	<b>5,819</b>

## ZONE 10 (EDEN SHORES RESIDENTIAL)

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

### FY 2020

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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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>190,211</b>	<b>93,450</b>	<b>102,795</b>	<b>118,217</b>	<b>141,862</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>188,543</b>	<b>103,014</b>	<b>105,782</b>	<b>119,207</b>	<b>141,951</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>159,680</b>	<b>154,150</b>	<b>192,300</b>	<b>291,126</b>	<b>171,035</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>769,691</b>	<b>718,555</b>	<b>632,038</b>	<b>460,119</b>	<b>431,035</b>

## ZONE 11 (STONEBRAE COUNTRY CLUB)

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

### FY 2020

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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.

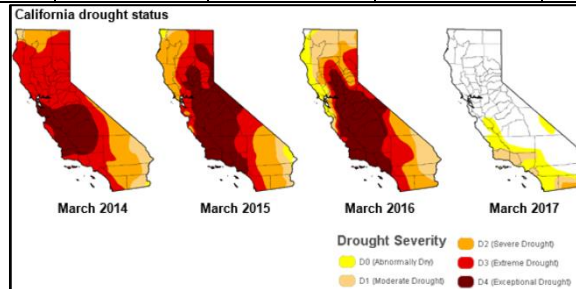
1. **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;
2. **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward 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
<b>Assessment</b>					
a. <b>Developed Parcels</b>					
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. <b>Total Amount Assessed:</b>	<b>162,771</b>	<b>66,907</b>	<b>75,460</b>	<b>108,644</b>	<b>146,988</b>
f.					
g. <b>Future Development Parcels</b>					
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. <b>Total Amount Assessed:</b>	<b>29,561</b>	<b>12,142</b>	<b>11,419</b>	<b>13,158</b>	<b>14,072</b>
l.					
m. <b>Total Amount Assessed for the District:</b>	<b>192,332</b>	<b>79,049</b>	<b>86,878</b>	<b>121,802</b>	<b>161,059</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>188,521</b>	<b>92,064</b>	<b>91,737</b>	<b>123,331</b>	<b>161,221</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>142,962</b>	<b>103,015</b>	<b>173,872</b>	<b>243,623</b>	<b>221,850</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>642,530</b>	<b>631,579</b>	<b>549,444</b>	<b>429,152</b>	<b>368,523</b>

## 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

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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 Spindrifft development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate.

### Annexation to Zone 12 – Spindrifft at Eden Shores (Tract 8148)

On June 21, 2016 the City Council approved the annexation of the Spindrifft 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
<b>Assessment</b>					
<b>Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb</b>					
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. <b>Total Amount Assessed:</b>	<b>49,397</b>	<b>50,890</b>	<b>29,232</b>	<b>29,232</b>	<b>24,795</b>
<b>Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec</b>					
<b>e. Developed Parcels</b>					
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. <b>Total Amount Assessed:</b>	N/A	N/A	<b>2,800</b>	<b>6,048</b>	<b>6,270</b>
<b>h. Future Development Parcels</b>					
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. <b>Total Amount Assessed:</b>	N/A	N/A	<b>3,125</b>	<b>2,150</b>	<b>1,482</b>
m. <b>Total Amount Assessed for the District:</b>	<b>49,397</b>	<b>50,890</b>	<b>35,157</b>	<b>37,430</b>	<b>32,547</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>48,748</b>	<b>56,832</b>	<b>35,691</b>	<b>36,944</b>	<b>31,359</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>43,901</b>	<b>34,798</b>	<b>34,725</b>	<b>34,877</b>	<b>35,624</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>(1,586)</b>	<b>20,447</b>	<b>21,414</b>	<b>23,481</b>	<b>19,216</b>

## 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
<b>Assessment</b>					
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. <b>Total Amount Assessed for the District:</b>	<b>216,239</b>	<b>216,239</b>	<b>216,239</b>	<b>216,239</b>	<b>216,239</b>
<b>Income</b>					
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. <b>Total Revenue:</b>	<b>210,571</b>	<b>219,668</b>	<b>216,556</b>	<b>214,563</b>	<b>214,663</b>
<b>Services</b>					
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. <b>Total Expenditures:</b>	<b>147,134</b>	<b>136,818</b>	<b>160,099</b>	<b>200,839</b>	<b>188,771</b>
<b>Account Balance</b>					
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. <b>Ending Account Balance:</b>	<b>282,854</b>	<b>365,704</b>	<b>422,161</b>	<b>435,885</b>	<b>461,776</b>

## ZONE 14 (LA VISTA)

Tract Nos. 7620  
Formed: June 14, 2016  
Resolution Number: 16-044

### FY 2020

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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
<b>Assessment</b>				
a. <b>Developed Parcels</b>				
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. <b>Total Amount Assessed:</b>	<b>N/A</b>	<b>N/A</b>	<b>780</b>	<b>64,050</b>
f.				
g. <b>Future Development Parcels</b>				
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. <b>Total Amount Assessed:</b>	<b>31,669</b>	<b>2,685</b>	<b>572</b>	<b>8,978</b>
l.				
m. <b>Total Amount Assessed for the District:</b>	<b>31,669</b>	<b>2,685</b>	<b>1,352</b>	<b>73,028</b>
<b>Income</b>				
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. <b>Total Revenue:</b>	<b>31,428</b>	<b>2,804</b>	<b>1,529</b>	<b>71,786</b>
<b>Services</b>				
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. <b>Total Expenditures:</b>	<b>N/A</b>	<b>1,664</b>	<b>2,175</b>	<b>57,770</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	-	32,073	33,214	32,568
b. <u>Net Change (Revenue - Expenditures)</u>	<u>31,428</u>	<u>1,140</u>	<u>(646)</u>	<u>14,016</u>
c. <b>Ending Account Balance:</b>	<b>32,073</b>	<b>33,214</b>	<b>32,568</b>	<b>46,584</b>

## ZONE 15 (CADENCE)

Tract No. 8032  
Formed: January 17, 2017  
Resolution Number: 17-001

### FY 2020

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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

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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

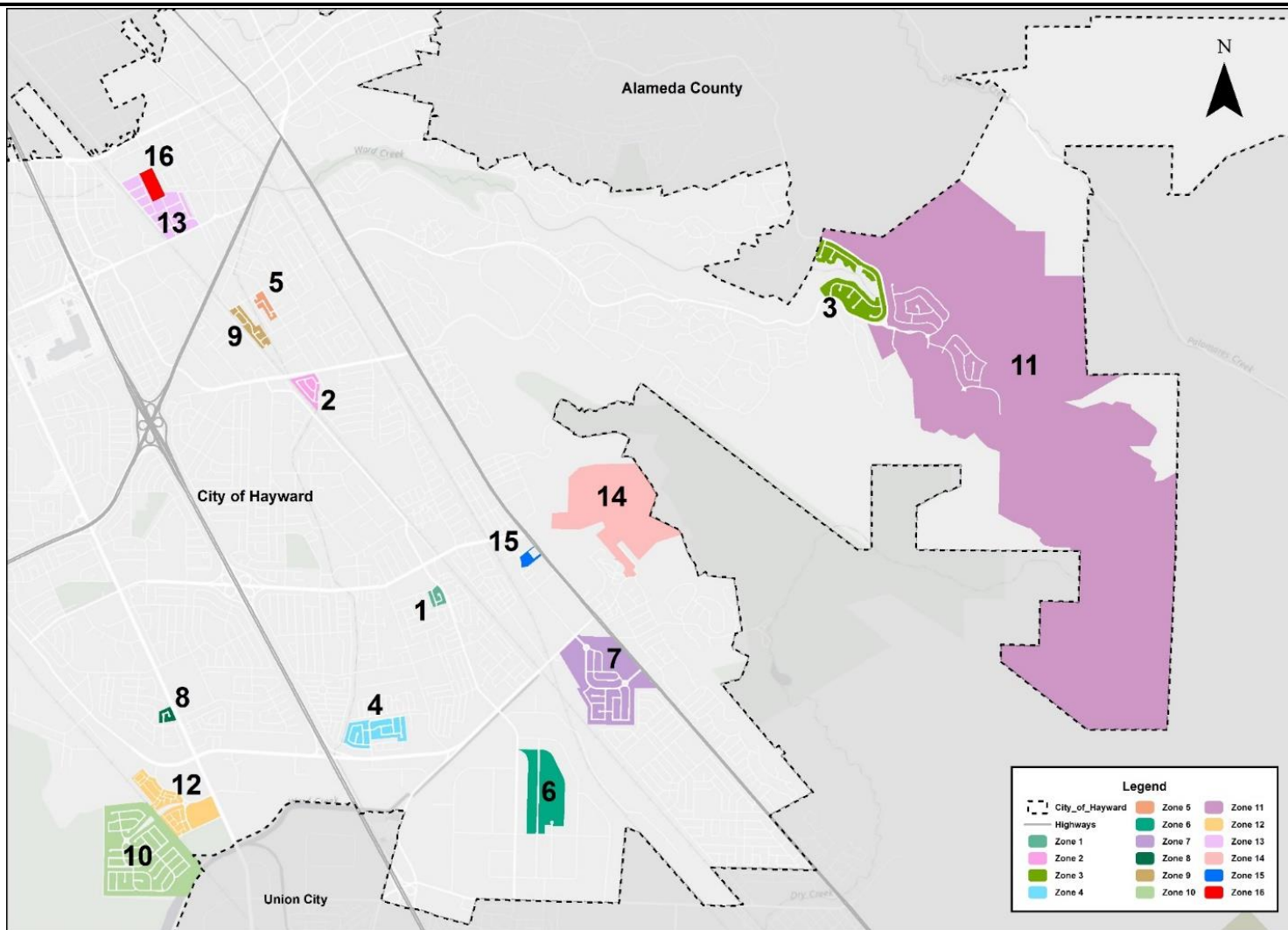
1. **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
2. **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
3. **Park 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
<b>Assessment</b>				
a. <b>Developed Parcels: Zone A</b>				
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. <b>Total Amount Assessed:</b>	<b>N/A</b>	<b>17,010</b>	<b>26,000</b>	<b>59,275</b>
f.				
g. <b>Future Development Parcels: Zone A</b>				
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. <b>Total Amount Assessed:</b>	<b>16,274</b>	<b>7,505</b>	<b>180</b>	<b>-</b>
l.				
m. <b>Developed Parcels: Zone B</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. <b>Total Amount Assessed:</b>	<b>N/A</b>	<b>N/A</b>	<b>5,040</b>	<b>11,231</b>
r.				
s. <b>Future Development Parcels: Zone B</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. <b>Total Amount Assessed:</b>	<b>3,084</b>	<b>2,394</b>	<b>-</b>	<b>-</b>
x.				
y. <b>Total Amount Assessed for the District:</b>	<b>19,357</b>	<b>26,909</b>	<b>31,220</b>	<b>70,506</b>
<b>Income</b>				
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. <b>Total Revenue:</b>	<b>17,473</b>	<b>26,452</b>	<b>52,040</b>	<b>69,457</b>
<b>Services</b>				
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. <b>Total Expenditures:</b>	<b>-</b>	<b>3,538</b>	<b>12,779</b>	<b>79,360</b>
<b>Account Balance</b>				
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. <b>Ending Account Balance:</b>	<b>17,473</b>	<b>43,033</b>	<b>82,294</b>	<b>72,391</b>



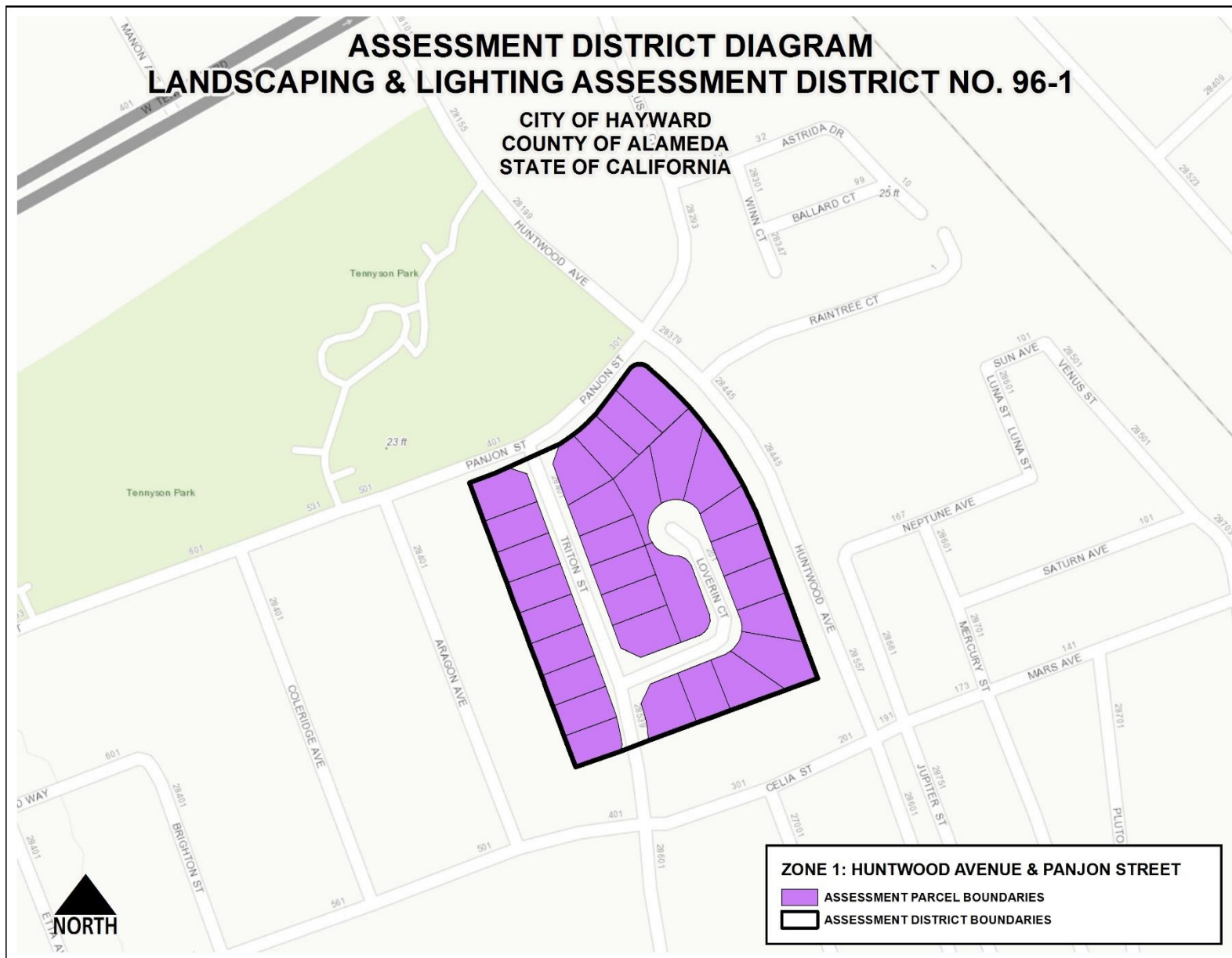
### VICINITY MAP

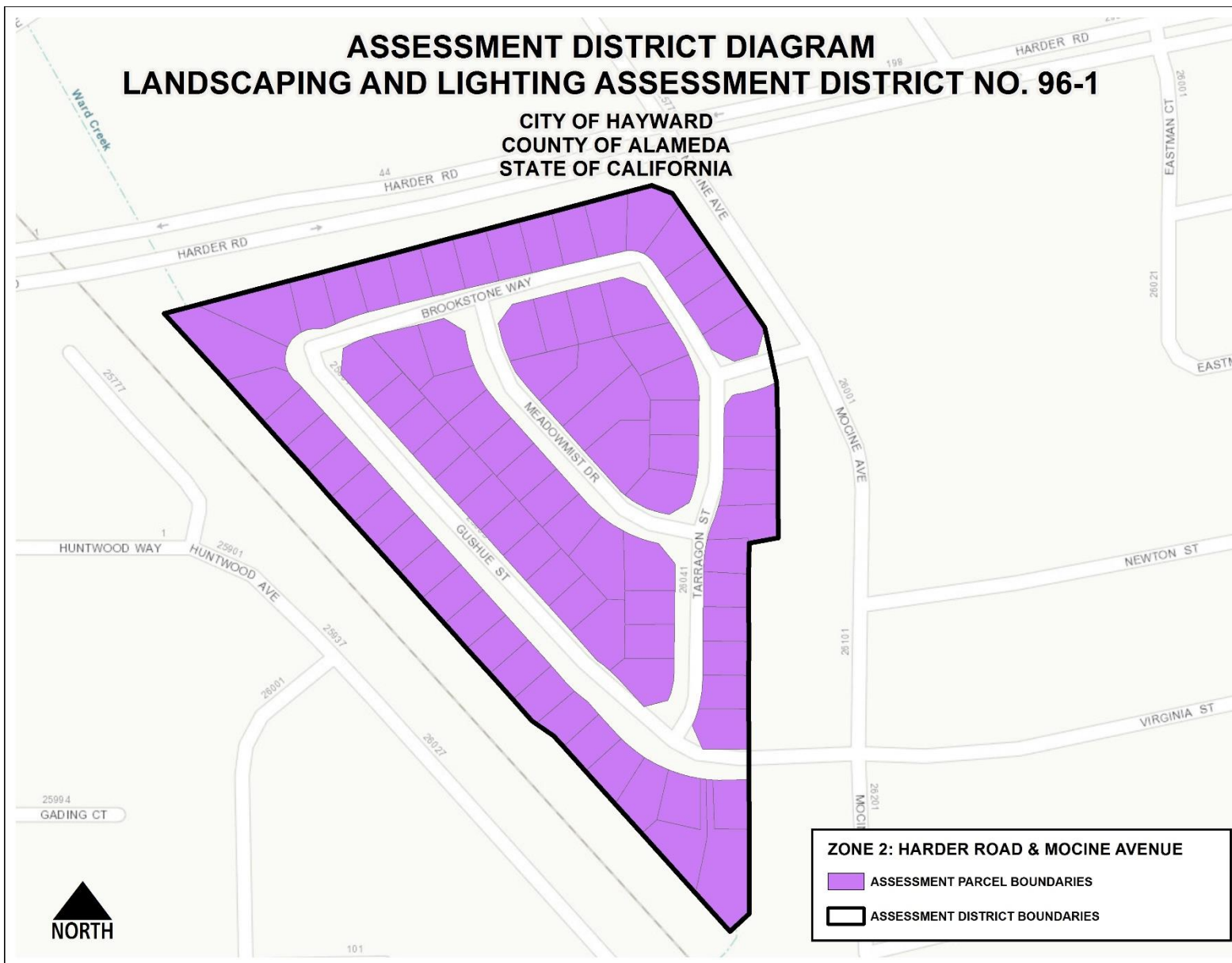


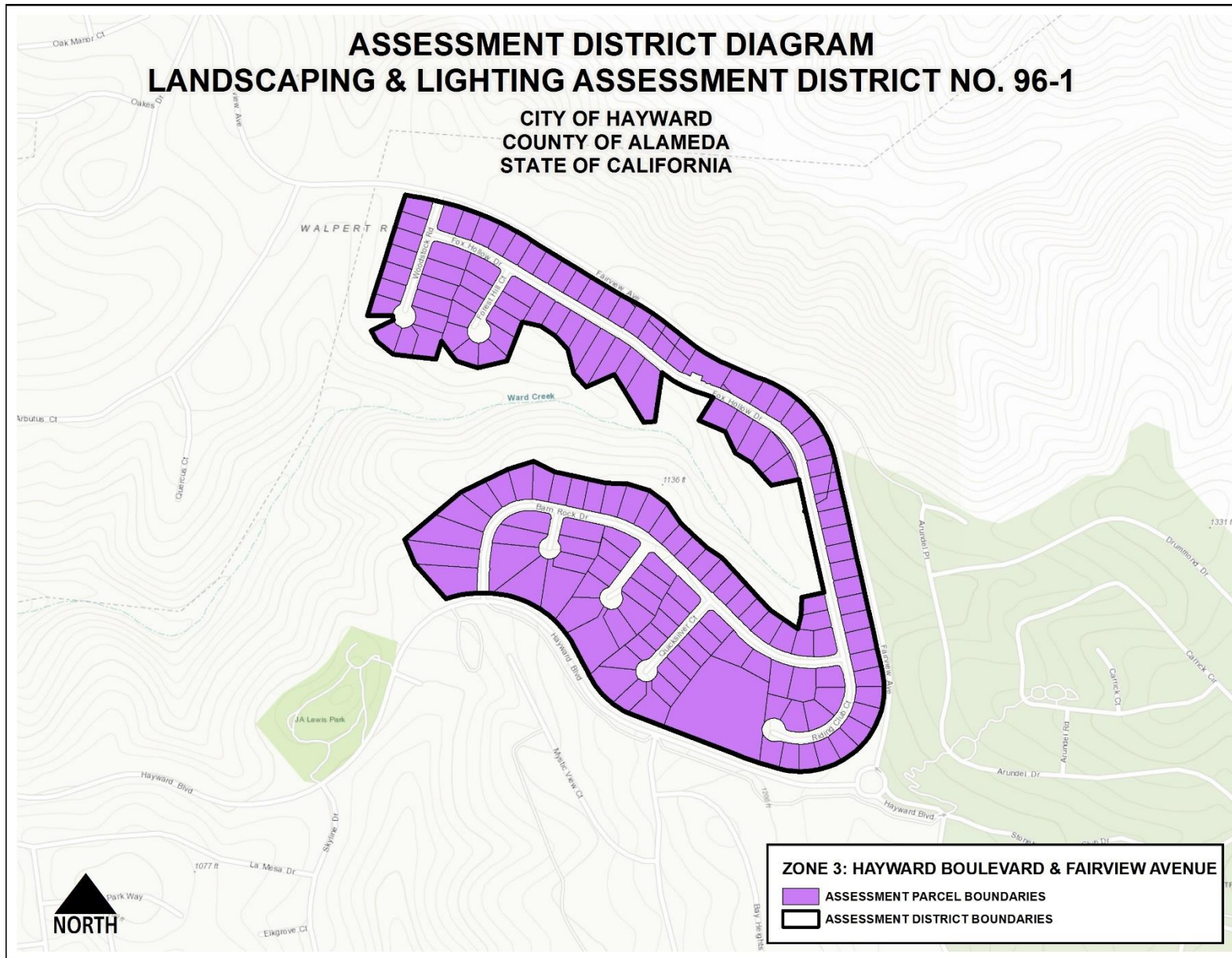
## **ASSESSMENT DIAGRAM**

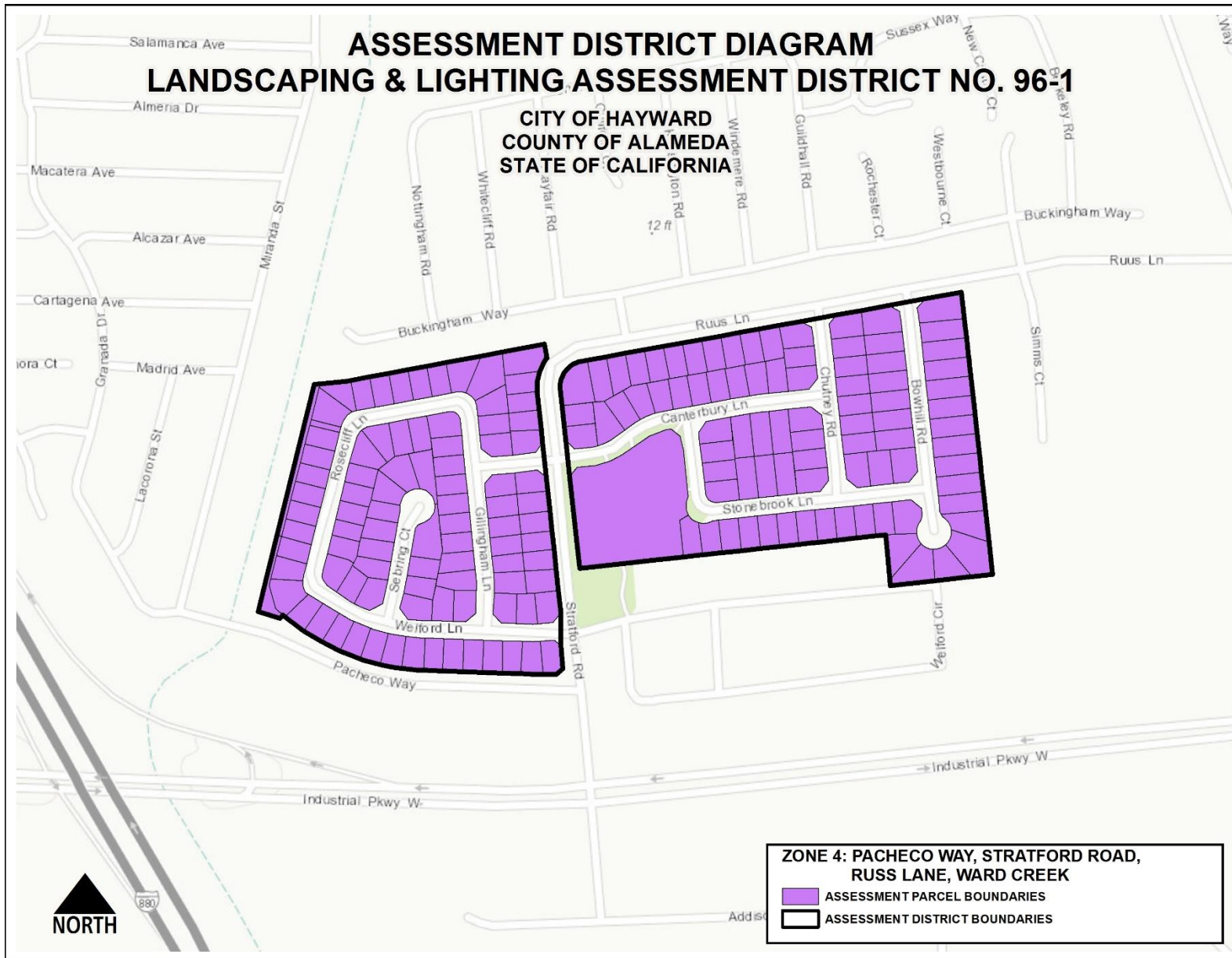
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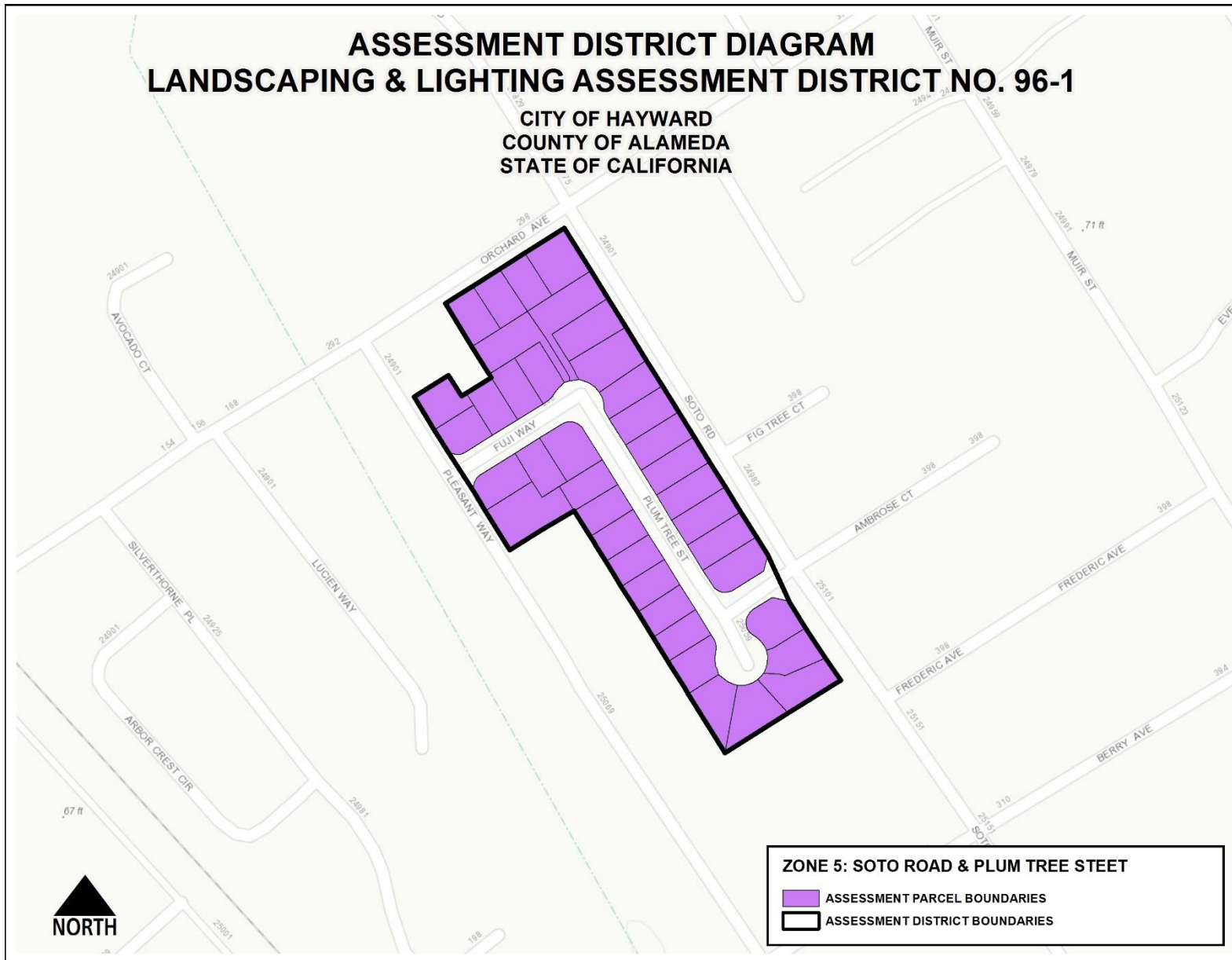
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the sixteen (16) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions of 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.

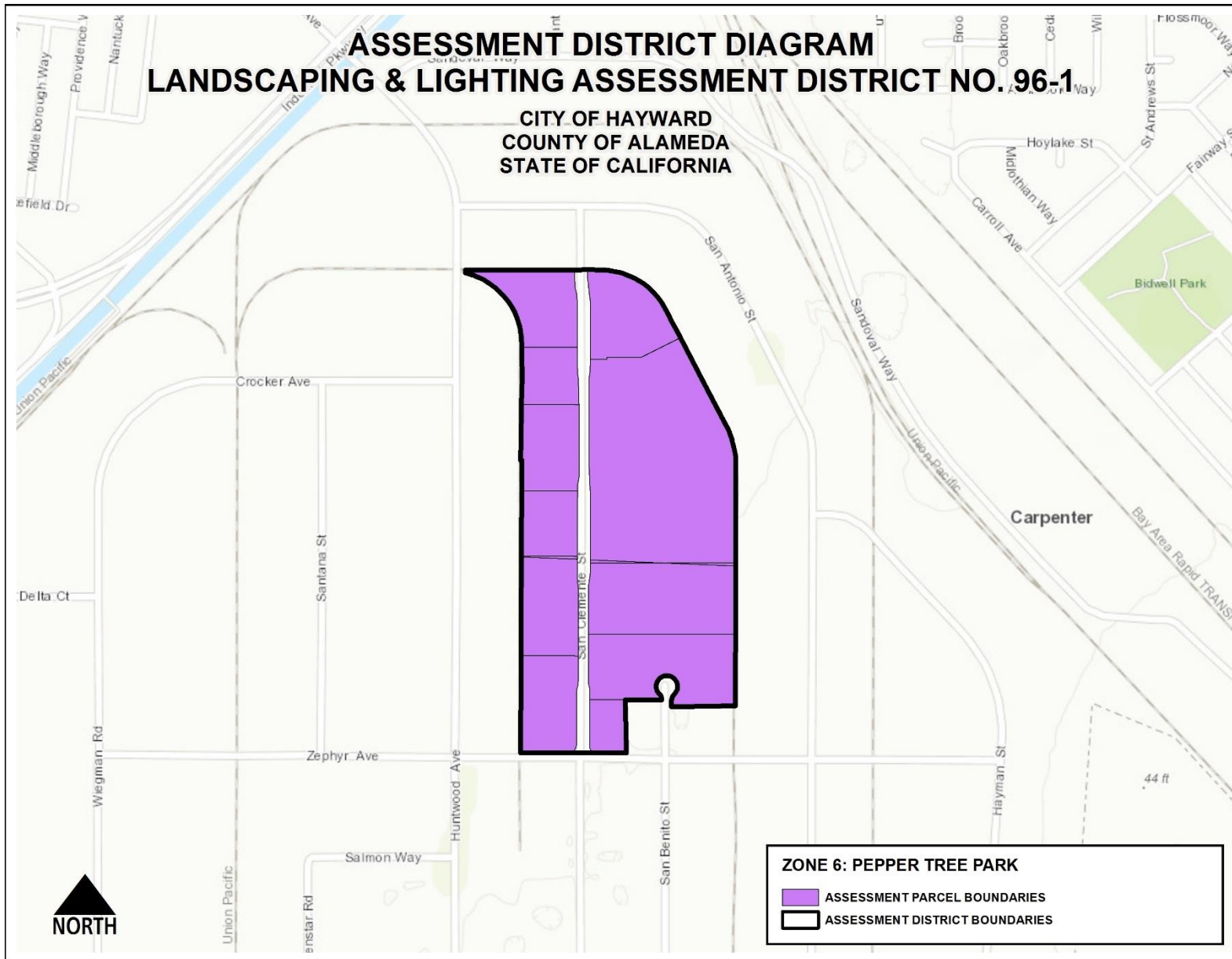




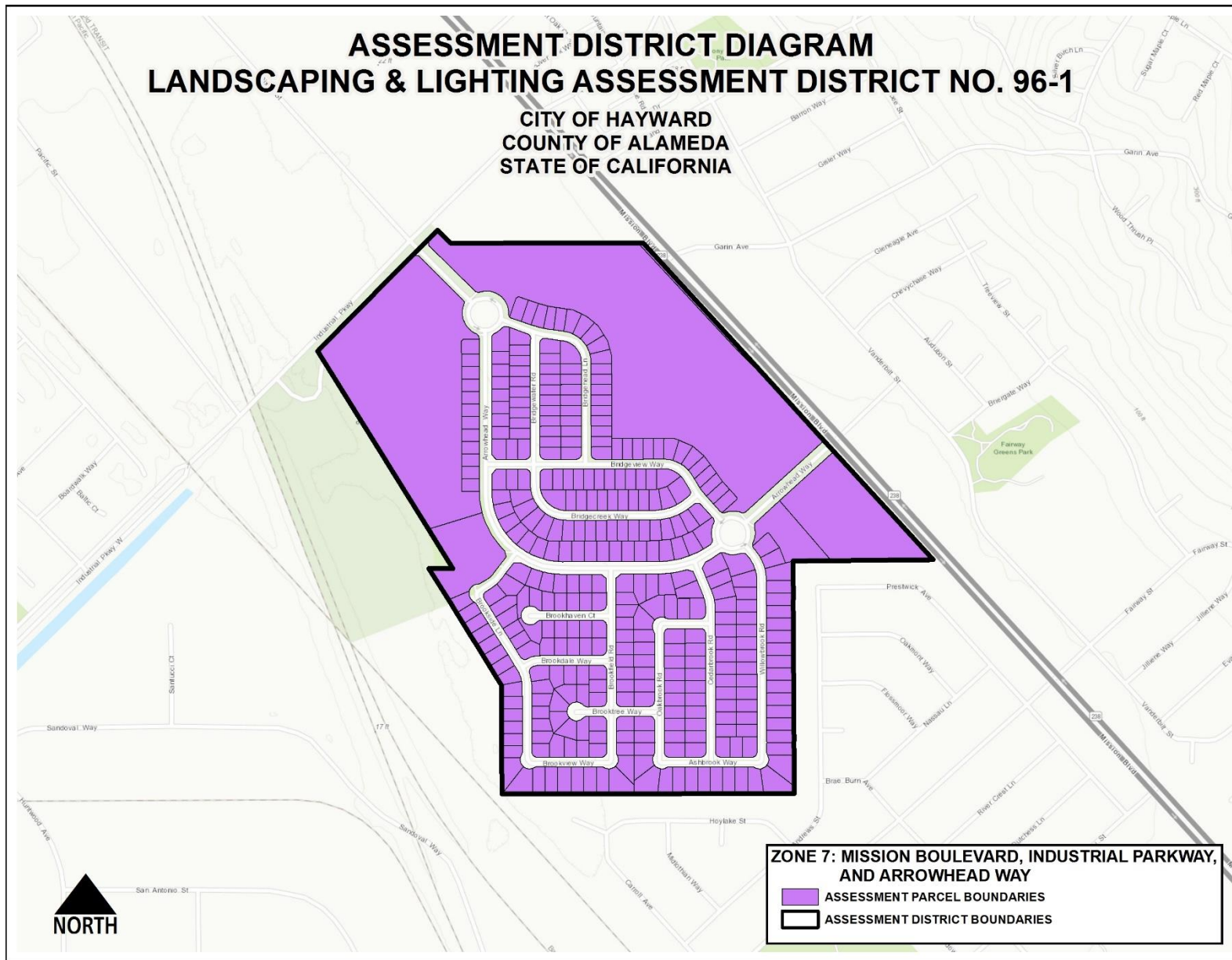


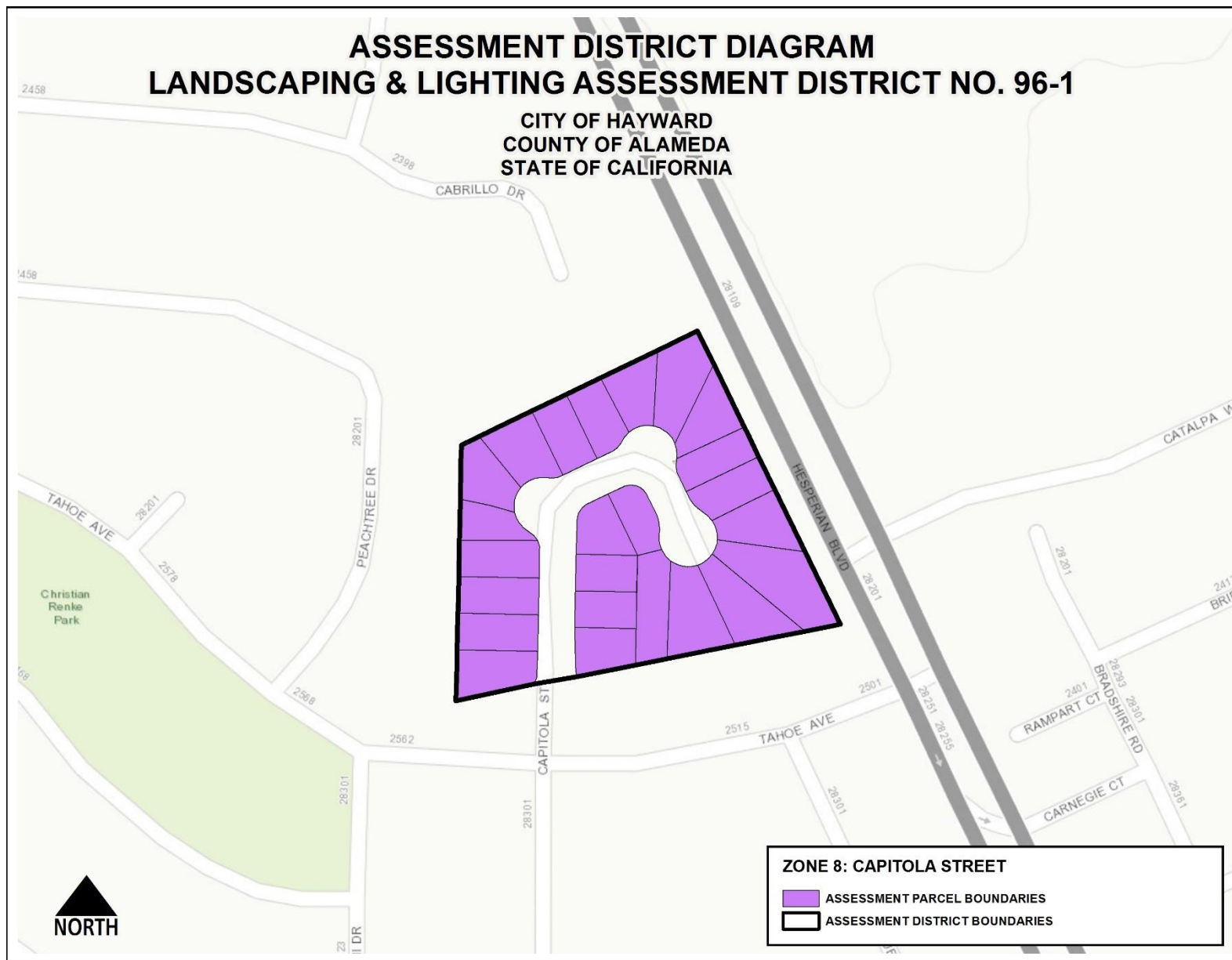


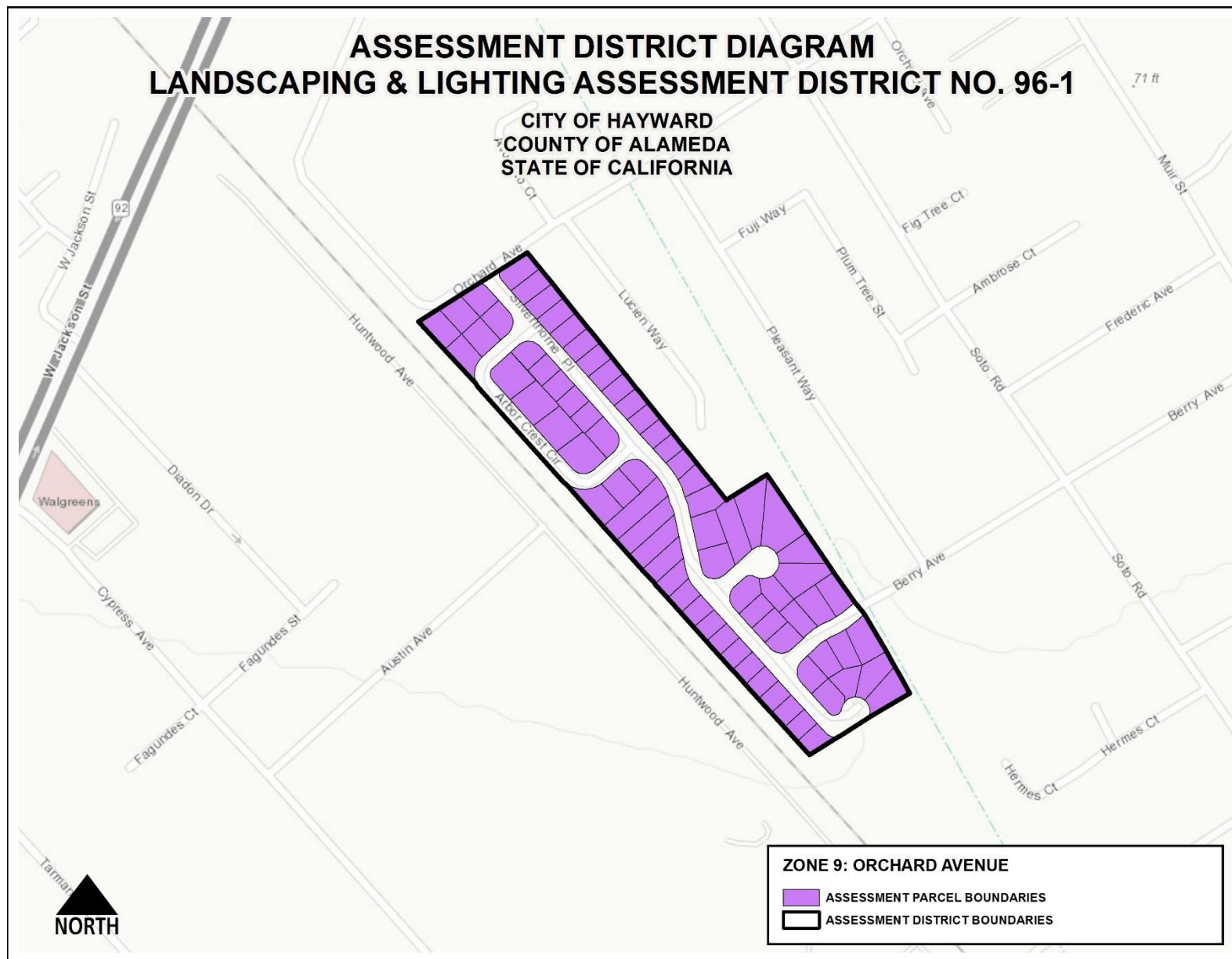












# ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



**ZONE 10: EDEN SHORES - RESIDENTIAL**

- ASSESSMENT PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES



