

# **CITY OF HAYWARD**

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)



CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **Agenda**

**Tuesday, June 5, 2018**

**7:00 PM**

**Council Chambers**

## **City Council**

**Mayor Barbara Halliday**  
**Mayor Pro Tempore Elisa Márquez**  
**Council Member Francisco Zermeño**  
**Council Member Marvin Peixoto**  
**Council Member Al Mendall**  
**Council Member Sara Lamnin**  
**Council Member Mark Salinas**

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

Certificate of Recognition - Raising Leaders in Hayward Workshops  
Presented by Congressman Swalwell's Office

Certificate of Commendation - The Cobblers 60th Anniversary

**PUBLIC COMMENTS**

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

**ACTION ITEMS**

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

**CONSENT**

1. [MIN 18-078](#) Minutes of the Special City Council Meeting on May 8, 2018  
**Attachments:** [Attachment I Draft Minutes of 05/08/2018](#)
  
2. [CONS 18-371](#) Resignation of Ms. Jillian Hogan from the Keep Hayward Clean and Green Task Force  
**Attachments:** [Attachment I Staff Report](#)  
[Attachment II Resolution](#)  
[Attachment III Resignation Letter](#)

3.     [CONS 18-131](#)     Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Assessments for Fiscal Year 2019 and set June 19, 2018 as the Public Hearing Date for Such Actions for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16
- Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III Engineer's Report](#)
4.     [CONS 18-132](#)     Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No.1 - Storm Drainage Pumping Station and Storm Drain Conduit Located at Pacheco Way, Stratford Road and Ruus Lane, and Set June 19, 2018 as the Public Hearing Date for Such Actions
- Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III Engineer's Report](#)
5.     [CONS 18-133](#)     Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer, and Set June 19, 2018 as the Public Hearing Date for Such Actions
- Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III Engineer's Report](#)
6.     [CONS 18-365](#)     Approval of FY 2018 - 2019 Measure B/BB Annual Paratransit Program Plan
- Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)

7.      [CONS 18-372](#)      Authorization for the City Manager to Execute an Agreement with the Alameda County Probation Department for Delinquency Prevention Network Youth Service Center Services Provided by the Youth and Family Services Bureau of the Hayward Police Department

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

8.      [CONS 18-373](#)      Authorization to Amend the FY2018 Operating Budget of the Development Services Department Building Division to Increase the Consulting Services Allocation from \$790,000 to \$1,040,000, an increase of \$250,000, for Outside Plan Check, Building Inspection and Permit Technician Services

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

9.      [CONS 18-374](#)      Authorize an Additional \$89,000 to Complete the Administrative Draft Code Component of the Downtown Specific Plan Project

**Attachments:**      [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III ACTC MOU](#)

10.     [CONS 18-378](#)      New Sidewalks FY17: Walpert Street (Fletcher Lane to Second Street), Project No. 05258 & 05259 - Rejection of All Bids

**Attachments:**      [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III Location Map](#)

11.     [CONS 18-379](#)      Consideration of Resolution Opposing the State Water Tax Provisions of the Safe and Affordable Drinking Act Budget Trailer Bill

**Attachments:**      [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III ACWA Letter](#)

12.     [CONS 18-380](#)     Sustainable Groundwater Management: Authorization for the City Manager to Execute a Cooperating Agreement with the East Bay Municipal Utility District for Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin

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

### WORK SESSION

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

13.     [WS 18-024](#)     Discussion of Potential November 2018 Ballot Measures (Report from City Manager McAdoo)

**Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Mailer Survey Responses](#)  
                          [Attachment III Tax Rate Comparison](#)

### LEGISLATIVE BUSINESS

14.     [LB 18-024](#)     Transfer of Partial Ownership of the Palace Poker Casino, LLC Per the Hayward Card Club Regulations and a Conditional Use Permit Amendment Related to the Parking Mitigation Fee Associated with the Palace Card Club Shuttle located at 22821 Mission Boulevard (APN 428-0081-033-00) Catherine Aganon and Pamela Roberts (Owners and Applicants) (Report from Interim Development Services Director Bristow)

**Attachments:**     [Attachment I Staff Report](#)  
                          [Attachment II Resolution](#)  
                          [Attachment III Location Map](#)  
                          [Attachment IV Resumes](#)

### CITY MANAGER'S COMMENTS

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

### COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

**ADJOURNMENT****NEXT MEETING, June 19, 2018, 7:00 PM****PUBLIC COMMENT RULES**

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

**PLEASE TAKE NOTICE**

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

**PLEASE TAKE FURTHER NOTICE**

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

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

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

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



# CITY OF HAYWARD

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**File #:** MIN 18-078

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** City Clerk

**SUBJECT**

Minutes of the Special City Council Meeting on May 8, 2018

**RECOMMENDATION**

That the City Council approves the minutes of the Special City Council meeting on May 8, 2018.

**SUMMARY**

The City Council held a meeting on May 8, 2018.

**ATTACHMENTS**

Attachment I Draft Minutes of 05/08/2018



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL**  
**Council Chambers**  
**777 B Street, Hayward, CA 94541**  
**Tuesday, May 8, 2018, 7:00 p.m.**

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

**ROLL CALL**

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

**CLOSED SESSION ANNOUNCEMENT**

Mayor Halliday announced the City Council convened in closed session at 5:00 p.m., to discuss three items: (1) conference with legal counsel pursuant to Government Code 54956.9 regarding anticipated litigation; 2) conference with labor negotiators pursuant to Government Code 54957.6 regarding all groups; and (3) public employment pursuant to Government Code 54957 regarding the City Manager's annual performance evaluation. Mayor Halliday noted the Council did not discuss Item No. 2; and had no reportable action related to Item No. 3. City Attorney Lawson noted there was no reportable action related to Item No. 1.

Mayor Halliday announced there was an English/Spanish interpreter available in the Council Chambers for those in need of assistance.

**PRESENTATIONS**

Council Member Zermeño, on behalf of the Mayor, read a Proclamation declaring the month of May 2018 as Bike to Work Month in the City of Hayward. Bike East Bay Community Organizer, Ms. Susie Hufstader, accepted the Proclamation.

Mayor Halliday read a Proclamation declaring the month of May 2018 as Lupus Awareness Month in the City of Hayward. Lupus Foundation of Northern California representative, Ms. Jane Tiphayachan, accepted the Proclamation.

Mayor Halliday announced that Consent Item No. 6 was continued to May 15, 2018.

**PUBLIC COMMENTS**

Mr. Jim Drake, Hayward resident, spoke about the ingredients in toothpaste and alleged health risks.

The following speakers spoke about increased rent cost; lack of affordable housing; development that displaces the indigent out of the community; and advocated for 1)



protection of controlled housing stock, 2) recontrol all decontrolled units, 3) enactment of an emergency moratorium on rent increases, and 4) just cause protections for all tenants.

Mr. Monzella Curtis, Hayward resident  
Mr. Cesar Delgadillo, Hayward resident and Hayward Collective member  
Mr. Diego Aldana, Hayward resident and Hayward Collective member  
Mr. Ramon Rios-Pareda, Hayward Collective member  
Mr. Jesse Wiltey, Hayward resident

Mr. Charlie Peters, Clean Air Performance Professional representative, spoke about a CNN documentary on the Yuba City's Sikh community and advocated for creating inclusive communities.

## CONSENT

1. Minutes of the Special City Council Meeting on April 24, 2018 **MIN 18-065**  
It was moved by Council Member Peixoto, seconded by Council Member Lamnin, and carried unanimously, to approve the minutes of the Special City Council Meeting on April 24, 2018.
2. Minutes of the City Council Meeting on April 24, 2018 **MIN 18-063**  
It was moved by Council Member Peixoto, seconded by Council Member Lamnin, and carried unanimously, to approve the minutes of the City Council Meeting on April 24, 2018.
3. Recycled Water Treatment Facility Project - Phase I: Approval of Plans and Specifications and Call for Bids for Procurement of Membrane Treatment System Equipment **CONS 18-284**

Staff report submitted by Utilities and Environmental Services  
Director Ameri, dated May 8, 2018, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Lamnin, and carried unanimously, to adopt the following:

Resolution 18-072, "Resolution Approving Plans and Specifications for the Procurement of Membrane Treatment System Equipment for Phase I of the Recycled Water Treatment Facility Project, Project No. 07710, and Call for Bids"

4. Water Pollution Control-Facility Final Clarifier and Gravity Belt Thickener Sludge Blending Tank Rehabilitation Project: Approval of Plans and Specifications and Call for Bids **CONS 18-292**

Staff report submitted by Utilities and Environmental Services  
Director Ameri, dated May 8, 2018, was filed.



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL**  
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It was moved by Council Member Peixoto, seconded by Council Member Lamnin, and carried unanimously, to adopt the following:

Resolution 18-073, "Resolution Approving Plans and Specifications for the Water Pollution Control Facility Final Clarifier and Gravity Belt Thickener (GBT) Sludge Blending Tank Rehabilitation Project. Project No. 07703, and Call for Bids"

5. Approval of Final Map Tract 8345 (Mission Crossings), Associated with the Previously Approved Tentative Tract Map and Proposed Development of 140 Townhome-style Condominium Units on a 7.52-acre Site Located at 25501 & 25551 Mission Boulevard and 671 Berry Avenue (APN 444-0060-019-04); Meritage Homes (Applicant) **CONS 18-288**

Staff report submitted by Interim Development Services Director Bristow, dated May 8, 2018, was filed.

It was moved by Council Member Peixoto, seconded by Council Member Lamnin, and carried unanimously, to adopt the following:

Resolution 18-074, "Resolution Approving Final Map for Tract 8345 and Authorizing the City Manager to Execute a Subdivision Agreement"

6. Resolution of Intention to Form the Downtown Hayward Community Benefit District **CONS 18-289**

Mayor Halliday announced that the item was continued to May 15, 2018.

**PUBLIC HEARING**

7. Introduction of an Ordinance and Resolution to Approve General Plan Amendment, Rezoning and Tentative Map and Related Environmental Review for Sohay Mixed Use Development (Application No. 201704129) on Various Parcels Located on the Northwestern Corner of Mission Boulevard and Industrial Parkway (Report from Interim Development Services Director Bristow) **PH 18-035**

Staff report submitted by Interim Development Services Director Bristow, dated May 8, 2018, was filed.

Interim Development Services Director Bristow announced the report and introduced Senior Planner Schmidt who provided a synopsis of the staff report. Associate

Transportation Planner Chang presented a traffic analysis for the proposed project. Mr. Scott Roylance representing William Lyons Homes presented a video of the proposed project.

Mayor Halliday and Council Members disclosed having met individually with William Lyons Homes' representatives, Fairway Park Neighborhood members, union members, housing advocates and various stakeholders.

Discussion ensued among Council Members, City staff and Mr. Scott Roylance about Clipper Cards for residents; unbundling parking; "Coming Soon" signs; condition to ensure that the retail component gets built; signalization for pedestrians; anticipated businesses for the retail area; parking and mitigations that reduce overspill into neighboring areas; partnership with Waze app to avoid "cut-through" traffic; affordable housing plan; common open space; neighborhood commercial type needs; flex space for guest parking and community events; rain water collection; noise mitigation measures; and price of units.

Mayor Halliday opened the public hearing at 8:32 p.m.

Mr. Moses Gerrero, Hayward resident, asked about the steps that the City had taken to conform with the California Surplus Land Act and the notification given to entities about the plans to dispose of city-owned land and the prioritization for affordable housing.

Mr. Bruce King, Friends of San Lorenzo Creek member, recommended that the proposed project include ecological and aesthetic features in the creek channel.

The following speakers expressed support for the proposed SoHay Mixed Use Development because the project is in an area that needs attention; will provide an opportunity for local union workers to work on the project and get fair wages; will attract more people to existing amenities such as the Treeview Swimming Club; and partnered with the Fairway Park Neighborhood Association and incorporated feedback to enhance the project and improve the community.

Mr. Aaron Lanzarin, Hayward resident and Union Sheet Metal Local Union 104 member.

Mr. Jeff Dixon, Hayward resident and Sprinkler Fitters Local 483 member.

Mr. Obray Van Buren, Hayward resident and business representative for Plumbers & Steamfitters Local 343.

Mr. Jose Chavez submitted a card but did not speak.

Mr. Fernando Estrada, Hayward resident and Laborers Local 304 Business Manager.

Ms. Cecilia Miskic, Fairway Park Neighborhood Association and Treeview Swimming Club Board member.

Ms. Mimi Bauer, Fairway Park Neighborhood Association President.

In response to comments offered by the public speakers, Mr. Scott Roylance noted that the developer had met with Alameda County Flood Control about the project; and Assistant City Attorney Brick noted that the land acquired by the City was for economic development



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL**  
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purposes and the project and property were exempt under state law from the Surplus Land Act.

Mayor Halliday closed the public hearing at 8:54 p.m.

Mayor Halliday and Council Members thanked City staff, the developer William Lyon Homes, union members, community members, and various stakeholders for the input provided to improve the proposed project.

Council Members applauded the improvements and sustainability measures that were added to the project by William Lyon Homes during the extensive discussion period among stakeholders.

Council Member Mendall offered a motion per staff's recommendation with four amendments: (1) Add a new condition [Condition of Approval No. 56 (k.)] requiring the Homeowners Association to provide at least \$400 of free Clipper Cards annually to each residential unit that wants one; (2) Unbundle the cost of renting the parking spaces from the cost of the apartment rent for the 72 apartment units; (3) That the developer be required to erect two "Coming Soon" signs on Mission Boulevard and Industrial Parkway, subject to applicable sign regulations; and (4) Ensure that the mixed-use component gets built: that no certificates of occupancy for the "for-sale" units be issued by the City until the vertical construction of the mixed-use buildings has begun, and that the last 20% of the certificates of occupancy for the "for-sale" units be withheld until the mixed-use buildings are deemed largely complete by City staff, and work with developer to draft language related to waivers should unforeseen circumstances arise.

Council Member Zermeño seconded the motion and consented to the amendments. Council Member Zermeño noted the project will help South Hayward and local labor unions.

Council Member Lamnin expressed support for the motion. Council Member Lamnin offered recommendations for staff: ensure that the Conditions of Approval include language that garages must be used for parking; review consistency regarding graffiti removal; and in the future, consider affordable ownership housing opportunities.

Council Member Peixoto expressed support for the motion noting that the developer worked closely with the community and labor unions.

Council Member Salinas expressed support for the motion and thanked staff for transforming the first Caltrans property.

Council Member Márquez noted she had voted against the project when it was a conceptual plan because the retail was not substantial and did not maximize density. Council Member

Márquez added that she would not be supporting the motion because she felt that the proposed project did not have community benefits and this was a missed opportunity to build more affordable housing and to help members of the community who were struggling to continue to live in Hayward.

Mayor Halliday noted she would be supporting the motion because the project included housing for low-income residents. Mayor Halliday asked staff to ensure that during the building phase, that the architecture articulated in the plans are realized as promised; and to consider neighborhood commercial type needs such as child care and community space for meetings and outdoor space around commercial space devoted to a small playground.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried with the following vote and the four amendments noted previously, to adopt the resolution and introduce the ordinance:

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

Resolution 18-075, “Resolution Approving General Plan Amendment, Zone Change and Vesting Tentative Map (Tract 8428) for the SoHay Mixed Use Development; and Approving the Related Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. William Lyon Homes, Inc./City of Hayward, Hayward Area Recreation District, Alameda County Flood Control District and Bay Area Rapid Transit District (Applicant/Owners)”

Introduction of Ordinance 18-, “An Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) and Article 24 (South Hayward Form Based Code) of the Hayward Municipal Code Rezoning Certain Property to Planned Development District in Connection with General Plan Amendment, Zone Change and Vesting Tentative Map Application No. 201704129 for the SoHay Mixed Use Development”

### **CITY MANAGER’S COMMENTS**

City Manager McAdoo had two announcements: 1) the Hayward Police Department would be hosting a Tip-A-Cop for Special Olympics on May 17, 2018 at Applebee’s in Southland; and 2) the Hayward Police Department achieved an outstanding “spot check” assessment by the Commission on Accreditation of Law Enforcement Agencies (CALEA).



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL**  
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**COUNCIL REPORTS AND ANNOUNCEMENTS**

Council Member Márquez spoke about the successful 36<sup>th</sup> Annual Cinco de Mayo celebration on May 5, 2018; and acknowledged La Alianza de Hayward, Mr. Martin Genera, Council Member Zermeño, Downtown Streets Team, City staff and all who contributed to the event.

Council Member Zermeño made three announcements: 1) May 8, 2018 - National Teacher Appreciation Day; 2) May 10, 2018 - Bike to Work Day; 3) and the 2018 Citywide Cleanup and Community Fair on May 12, 2018 at Weekes Park.

Council Member Salinas also mentioned this week was Teacher's Appreciation Week; and acknowledged the Latino students who were being recognized for their outstanding academic achievements at the 2018 Hayward Unified School District's Latino Recognition Night.

Mayor Halliday congratulated Council Members Zermeno and Salinas for the work they do as teachers; and acknowledged the outstanding Cinco de Mayo celebration on May 5, 2018, and thanked those who made the event possible.

**ADJOURNMENT**

Mayor Halliday adjourned the meeting at 9:41 p.m. in memory of Retired Hayward Police Lieutenant Frank Romero.

Retired Hayward Police Lieutenant Frank Romero started his career with the Hayward Police Department in 1950 and after 29 years of service retired on June 19, 1979; was the oldest living retiree; and it was noted that his personnel file was filled with letters of appreciation for the dedication and compassion he showed to members of the Hayward community.

**APPROVED**

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Barbara Halliday  
Mayor, City of Hayward

**ATTEST:**

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Miriam Lens  
City Clerk, City of Hayward



# CITY OF HAYWARD

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

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**File #:** CONS 18-371

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** City Clerk

**SUBJECT**

Resignation of Ms. Jillian Hogan from the Keep Hayward Clean and Green Task Force

**RECOMMENDATION**

That the City Council adopts a resolution accepting the resignation of Ms. Jillian Hogan from the Keep Hayward Clean and Green Task Force, Effective immediately.

**SUMMARY**

Ms. Jillian Hogan was appointed to the Keep Hayward Clean and Green Task Force on September 15, 2015. Ms. Hogan's resignation becomes effective immediately per her resignation letter (Attachment III). Ms. Hogan's vacated position will be filled as part of the annual appointment process for the City's appointed officials to Boards, Commissions, Committees, and Task Forces.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Resignation Letter



DATE: June 5, 2018  
TO: Mayor and City Council  
FROM: City Clerk  
SUBJECT: Resignation of Ms. Jillian Hogan from the Keep Hayward Clean and Green Task Force

**RECOMMENDATION**

That the City Council adopts a resolution accepting the resignation of Ms. Jillian Hogan from the Keep Hayward Clean and Green Task Force, Effective immediately.

**SUMMARY**

Ms. Jillian Hogan was appointed to the Keep Hayward Clean and Green Task Force on September 15, 2015. Ms. Hogan’s resignation becomes effective immediately per her resignation letter (Attachment III). Ms. Hogan’s vacated position will be filled as part of the annual appointment process for the City’s appointed officials to Boards, Commissions, Committees, and Task Forces.

**FISCAL IMPACT**

There is no fiscal impact associated with this action.

**STRATEGIC INITIATIVES**

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

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:

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Kelly McAdoo, City Manager



HAYWARD CITY COUNCIL

RESOLUTION No. 18-

Introduced by Council Member \_\_\_\_\_

RESOLUTION ACCEPTING THE RESIGNATION OF JILLIAN HOGAN FROM THE  
KEEP HAYWARD CLEAN AND GREEN TASK FORCE

WHEREAS, Ms. Jillian Hogan was appointed to the Keep Hayward Clean and Green Task Force on September 15, 2015;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the Council hereby accepts the resignation of Jillian Hogan from the Keep Hayward Clean and Green Task Force; and commends her for her civic service to the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018.

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

ATTACHMENT III

From: Jillian Hogan  
Sent: Tuesday, May 15, 2018 8:25 PM  
To: Todd Rullman <[Todd.Rullman@hayward-ca.gov](mailto:Todd.Rullman@hayward-ca.gov)>; Kimberly De Land <[Kimberly.DeLand@hayward-ca.gov](mailto:Kimberly.DeLand@hayward-ca.gov)>  
Cc: Angela Andrews; Steve O  
Subject: KHCG Task Force Resignation

Due to my recent medical and personal situations, it's best if I resign from the KHCG Task Force. It's been a great experience working with you and getting to know you all.

I will definitely see you at TF events and other Hayward functions (HaywardBeautiful!), but need to focus on other things right now and can't continue my commitment as VC or TF member. I don't want to hold up any of the amazing work the TF is doing and will surely accomplish in the coming months/years!

Thank you!

Jillian



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**File #:** CONS 18-131

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Maintenance Services Director

**SUBJECT**

Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Assessments for Fiscal Year 2019 and set June 19, 2018 as the Public Hearing Date for Such Actions for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16

**RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II).

**SUMMARY**

The City of Hayward has sixteen landscape and lighting assessment districts (LLAD) which are required to be reviewed and approved annually by the City Council. Benefit zone details are included in engineer's report (Attachment III) which provides staff's recommendation for the FY 2019 assessment rates and annual budgets. The assessment amounts may or may not change from fiscal year to fiscal year, depending upon the operation and maintenance needed to be performed in each zone, and the funding levels required for the operating and capital reserves. The recommended assessments cannot exceed the maximum base annual assessment rates established when the zones were originally formed.

The FY 2019 Engineer's Report includes a summary for each benefit zone, to include:

- (1) a description of the improvements to be operated, maintained, and serviced;
- (2) the FY 2019 recommended budget;
- (3) the FY 2019 recommended assessment rate; and
- (4) map of each benefit zone (assessment diagram).

If Council adopts the attached resolution, the City will hold a public hearing on June 19, 2018 to consider approving the Engineer's Report and order the levy of assessments for FY 2019.

**ATTACHMENTS**

Attachment I      Staff Report

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**File #:** CONS 18-131

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Attachment II	Resolution
Attachment III	Engineer's Report



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Maintenance Services Director

SUBJECT: Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Assessments for Fiscal Year 2019 and set June 19, 2018 as the Public Hearing Date for Such Actions for Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 16

#### RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II).

#### SUMMARY

The City of Hayward has sixteen landscape and lighting assessment districts (LLAD) which are required to be reviewed and approved annually by the City Council. Benefit zone details are included in engineer's report (Attachment III) which provides staff's recommendation for the FY 2019 assessment rates and annual budgets. The assessment amounts may or may not change from fiscal year to fiscal year, depending upon the operation and maintenance needed to be performed in each zone, and the funding levels required for the operating and capital reserves. The recommended assessments cannot exceed the maximum base annual assessment rates established when the zones were originally formed.

The FY 2019 Engineer's Report includes a summary for each benefit zone, to include:

- (1) a description of the improvements to be operated, maintained, and serviced;
- (2) the FY 2019 recommended budget;
- (3) the FY 2019 recommended assessment rate; and
- (4) map of each benefit zone (assessment diagram).

If Council adopts the attached resolution, the City will hold a public hearing on June 19, 2018 to consider approving the Engineer's Report and order the levy of assessments for FY 2019.

#### BACKGROUND

The Landscaping and Lighting Act of 1972 (Streets and Highways Code §22500) is a flexible tool used by local government agencies to form Landscaping and Lighting Districts to finance the cost and expense of operating, maintaining, and servicing landscaping (including parks),

and lighting improvements in public areas. In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, the Consolidated Landscaping and Lighting District No. 96-1, by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-16 were individually created and annexed into the District. This staff report and attached engineer's report provide benefit, budget, and assessment details for each of the established 16 zones. Table 1 below provides general information regarding the year in which each benefit zone was formed and the number of assessable parcels within each benefit zone.

TABLE 1: FY 2019 DESCRIPTION OF EXISTING BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
Current Assessments - Year Formed and Number of Parcels Per Zone				
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	516
11b	Stonebrae Country Club - Undeveloped	2006	Residential	118
12a	Eden Shores - Sports Park - Developed	2007, 2016	Residential	261
12b	Spindrifft - Sports Park - Developed	2016	Residential	54
12c	Spindrifft - Sports Park - Undeveloped	2016	Residential	64
13	Cannery Place	2008	Residential	599
14a	La Vista - Developed	2016	Residential	52
14b	La Vista - Undeveloped	2016	Residential	127
16a	Blackstone - Zone A - Developed	2016	Residential	82
16b	Blackstone - Zone A - Undeveloped	2016	Residential	23
16c	Blackstone - Zone B - Developed	2016	Residential	51
16d	Blackstone - Zone B - Undeveloped	2016	Residential	1
Total Assessed Parcels:				3,421
For Reference ONLY				
15	Cadence	2017	Residential	206
Grand Total Assessed Parcels:				3,627

## DISCUSSION

Staff annually reviews expenditure estimates for the next fiscal year and recommends an annual assessment rate based on those expenditure estimates along with considering the zone's fund balance. Staff recommends an increase in the assessment rate if the zone does

not have the recommended level of fund balance (operating + capital reserves). On the flip side, if the zone has ample funds in its fund balance to fund both the operating and capital reserve, then staff's recommendation is to reduce the annual assessment charge. When reviewing the information for each zone below, there are two items to review and consider.

1. Maximum Base Assessment (MBA) - This is the maximum amount a property owner can be charged annually. This amount is established during the original formation of the zone. The only variable between zones is whether the original MBA can be increased annually based on an inflation factor, like the Consumer Price Index (CPI).
2. Assessment Revenue - This is the amount of funds generated by the annual charge to each property owner located within each zone, minus a county administrative charge (1.7%). The assessment rate recommendation depends on three things:
  - a. Amount of revenue needed to pay annual expenses, which include such things as landscape maintenance, utility expense, and administrative costs. Annual expenses are estimated each year, based on past years' expenses and future years cost estimates.
  - b. Amount of "Operating Reserve" needed. This is the amount of "cash flow" needed for each zone to make expenditure payments each month throughout the year. For example, each zone incurs monthly expenses, but only receives property tax revenue from the county three times a year (December, April, and June). Therefore, some cash is needed to fund operations prior to the first revenue stream being received in December. The amount of operating reserves is set at 50% of the "net assessment amount," which is the amount of assessment collected net of the County's 1.7% administrative charge.
  - c. Amount of "Capital Reserve" needed. The capital reserve is established to maintain a "savings account" for the replacement of zone infrastructure items. This amount is established by calculating the current cost of the item, identifying the life span, and adding an annual inflation factor. Each zone is responsible for the replacement of its capital items with the exclusion of Zone 12. For Zone 12, Eden Shores – Alden E. Oliver Sports Park, the benefit zone property owners contribute to a portion of the annual operational cost, while the Hayward Area Recreation District is responsible for saving for and replacing the park infrastructure items.

Table 2 summarizes the FY 2019 recommended assessment amounts by benefit zone and presents for comparison purposes the FY 2018 rates. As was done for Table 1, information for reference purposes only is provided for Zone 15.

TABLE 2: FY 2019 ASSESSMENT AMOUNTS BY BENEFIT ZONE							
A	B	C	D	E	F	G	H = (F - E)
Zone	Name/Location	Annual CPI Update	FY 2019 Max Base Assessment	FY 2018 Assessment	FY 2019 Assessment	Chg from last year	Chg \$/%
Year Over Year Assessment Comparison							
1	Huntwood Ave. & Panjon St.	No	\$295.83	\$183.75	\$192.94	Incr	\$9.19, 5%
2	Harder Rd. & Mocine Ave.	No	\$193.39	\$153.58	\$122.86	Decr	(\$30.72), -20%
3	Prominence	Yes	\$933.07	\$824.16	\$853.83	Incr	\$29.67, 3.6%
4	Stratford Village	No	\$180.00	\$145.20	\$116.16	Decr	(29.04), -20%
5	Soto Rd. & Plum Tree St.	No	\$258.67	\$205.25	\$212.64	Incr	\$7.39, 3.6%
6 <sup>(1,2)</sup>	Pepper Tree Park	No	\$2.61	\$2.61	\$2.61	None	N/A
7	Twin Bridges	Yes	\$975.95	\$563.52	\$591.70	Incr	\$28.18, 5%
8	Capitola St.	Yes	\$698.00	\$150.00	\$157.50	Incr	\$7.50, 5%
9	Orchard Ave.	Yes	\$186.37	\$30.00	\$31.08	Incr	\$1.08, 3.6%
10	Eden Shores - Residential	Yes	\$1,111.33	\$192.50	\$221.38	Incr	\$28.88, 15%
11a	Stonebrae Country Club (developed)	Yes	\$1,576.26	\$168.44	\$210.55	Incr	\$42.11, 25%
11b	Stonebrae Country Club (undeveloped)	Yes	\$1,576.26	\$89.21	\$111.51	Incr	\$22.30, 25%
12a	Eden Shores- Sports Park	Yes	\$208.87	\$112.00	\$112.00	None	N/A
12b	Spindrift - Sports Park (developed)	Yes	\$206.85	\$112.00	\$112.00	None	N/A
12c	Spindrift - Sports Park (undeveloped)	Yes	\$62.06	\$33.60	\$33.60	None	N/A
13	Cannery Place	Yes	\$1,185.29	\$361.00	\$361.00	None	N/A
14a	La Vista (developed)	Yes	\$607.42	\$50.00	\$15.00	Decr	(\$35.00), -70%
14b	La Vista (undeveloped)	Yes	\$607.42	\$15.00	\$4.50	Decr	(\$10.50), -70%
16a	Blackstone (Zone A - developed)	Yes	\$432.68	\$315.00	\$432.68	Incr	\$117.68, 37%
16b	Blackstone (Zone A - undevelopment)	Yes	\$129.80	\$95.00	\$129.80	Incr	\$34.80, 37%
16c	Blackstone (Zone B - developed)	Yes	\$454.31	\$330.75	\$454.31	Incr	\$123.56, 37%
16d	Blackstone (Zone B - undeveloped)	Yes	\$136.29	\$99.75	\$136.29	Incr	\$36.54, 37%
Self Maintained Benefit Zone - For Reference ONLY							
15 <sup>(3)</sup>	Cadence	Yes	\$607.42	N/A	N/A	N/A	N/A

Notes: <sup>(1)</sup> Shaded items reflect Fiscal Year 2019 assessment amounts levied at the base maximum assessment

<sup>(2)</sup> Zone 6 is in the industrial district and is assessed based upon street frontage.

<sup>(3)</sup> Zone 15 maintains their own benefits.



## Assessment Rate Recommendations

Rates among the 16 benefit zones vary (\$853.83 to \$2.61), depending on the benefits maintained, the operating and capital reserve needed, whether the City has accepted maintenance responsibility from the developer, and whether the parcel is developed or not developed. Prominence (Zone 3) has the highest assessment (\$853.83), based on benefits maintained and the fund balance required. Pepper Tree (Zone 6) has the lowest assessment (\$2.61), based on the minimum amount of maintenance required. The largest percentage increase for FY 2019 is for Cannery-Blackstone (Zone 16). The reason for the increase is because up until this point, the developer has been responsible to maintain the area. In FY 2019, the City anticipates acceptance of the maintenance responsibility from the developer, at which time, the LLAD will be responsible for incurring the maintenance cost.

## Developing Zones

Four of the 16 benefit zones are not completely developed. Zones that have development in progress include Stonebrae (Zone 11), Spindrift (Zone 12 annexation), La Vista (Zone 14), and Cannery-Blackstone (Zone 16). Each year the parcels are reviewed to see if a Certification of Occupancy (COO) has been filed. For parcels that are not developed when the assessment rates are submitted to the county assessor, a lower assessment rate is recommended, known as the “undeveloped rate.” During the next annual review, the parcel is once again reviewed to see if the OCC had been issued, which would change the parcel status to “developed.”

In FY 2018, Stonebrae (Zone 11) subdivided one of its larger parcels to create 96 single-family lots. As an overview, the Stonebrae development is comprised of a total of 5 phases or villages (Village A thru E) and was originally approved for a total of 650 residential lots. It is worth noting that with the addition of the 96 lots for Village C in July 2017, residential lots now total 634.

## Future Zones

The City anticipates forming future LLAD zones to include:

- 1) Parkside Heights (2nd St. and Walpert St.) – The pending benefit zone is anticipated to include a park and trail. Design documents are currently under review, with implementation anticipated in FY 2019.
- 2) Lincoln Landing (corner of Foothill Blvd. and Hazel Ave.) – The pending benefit zone is anticipated to include a park and trail. Design documents are currently under review, with implementation anticipated in FY 2020.
- 3) SoHAY (between Mission Blvd. and Dixon St.) – The pending benefit zone is anticipated to include a park and trail. Design documents are currently under review, with implementation anticipated in FY 2020.

## One-Time Projects

The FY 2019 budget recommendations include annual operation and maintenance budget, and in some zones, one-time project budgets. The Table 3 below summaries FY 2019 one-time project budgets by zone.

TABLE 3: FY 2019 ONE-TIME PROJECT BUDGETS			
Zone	Name/Location	Budget	One-Time Project Descriptions
1	Huntwood Ave. & Panjon St.	\$500	In FY 2019, \$500 has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
2	Harder Rd. & Mocine Ave.	\$3,000	In FY 2019, \$3,000 has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
3	Prominence	\$21,000	In FY 2019, \$21,000 has been budgeted for 1) spring and fall planting, 2) tree trimming, 3) irrigation repairs, and 4) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
4	Stratford Village	\$5,000	In FY 2019, \$5,000 has been budgeted for 1) trimming trees, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
5	Soto Rd. & Plum Tree St.	\$2,000	In FY 2019, \$2,000 has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
6	Pepper Tree Park	\$4,000	In FY 2019, \$4,000 has been budgeted to 1) repair median cement, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
7	Twin Bridges	\$120,000	In FY 2019, \$120,000 has been budgeted to 1) update the sand volleyball area to a covered picnic area, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
8	Capitola St.	\$2,000	In FY 2019, \$2,000 has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
9	Orchard Ave.	\$1,500	In FY 2019, \$1,500 has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
10	Eden Shores (Residential)	\$120,000	In FY 2019, \$120,000 has been budgeted to 1) resurface the tennis courts, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
11	Stonebrae Country Club	\$100,000	In FY 2019, \$100,000 has been budgeted for 1) tri-annual mulch replacement, 2) decomposed granite pathway renovation, 3) update to security gate drainage, 4) installation of a french drain, and 5) any unanticipated repairs.
12	Eden Shores (Sports Park)	\$0	None
13	Cannery Place	\$20,000	In FY 2019, \$20,000 has been budgeted for 1) tree trimming, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.
14	La Vista	\$0	None
15	Cadence	\$0	None
16	Blackstone	\$0	None

## Proposition 218 Compliance

For FY 2019, all assessments are proposed to be levied in compliance with Proposition 218 and do not require the noticing and balloting of property owners to obtain their approval. Any future increases in the assessment amounts that exceed the maximum base assessment amount would require the noticing and balloting of property owners.

## FISCAL IMPACT

Expenditures associated with this action will be paid for using District revenues and a portion of capital reserves held by the District. There is no anticipated fiscal impact to the City's General Fund associated with this action.

## STRATEGIC INITIATIVES

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

## PUBLIC CONTACT

To provide community engagement, City staff 1) mailed a notice to property owners to let them know of their recommended FY 2019 assessment rate, and to alert them to three meetings where they could provide input (May 22, June 5, and June 19); 2) held a community engagement meeting on May 22; and 3) provided an online survey to measure maintenance satisfaction.

## NEXT STEPS

Following this Council meeting, a notice will be published in the local newspaper announcing the scheduling of a public hearing on June 19, 2018. The notice is a legal requirement to allow the opportunity to let interested persons know of the public hearing meeting and the additional opportunity to address the Council.

At the public hearing on June 19, 2018, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the FY 2019 county property tax assessor's roll will be prepared and will be filed with the Alameda County Auditor's Office to be included on the FY 2019 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 assessments must be placed in special City funds that can only be used for the purposes stated within this report.

If the City Council adopts the attached resolution this evening, it will hold a noticed public hearing on June 19, 2018, to consider approving the Engineer's Report and ordering the levy of assessments for FY 2019.

Prepared by: Denise Blohm, Management Analyst II

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:

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

---

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT,  
DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2019  
FOR CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT NO. 96-1,  
ZONES 1-16, AND SETTING JUNE 19, 2018 AS THE PUBLIC HEARING  
DATE

NOW, THEREFOR BE IT RESOLVED by the City Council of the City of Hayward, as follows:

1. On May 7, 1996, the Consolidated Landscaping and Lighting District No. 96-1, Zones 1-6 (the "District") was established by the adoption of Resolution No. 96-93 and, subsequently, Zones 7-16 were respectively annexed to the District.
2. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and was ordered to prepare an Engineer's Report in accordance with Article XIID of the California Constitution.
3. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and was ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIID of the California Constitution.
4. The Engineer of Work has prepared a report in accordance with the provisions of Article XIID, Section 4, of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, Section 22500 et seq. of the California Streets and Highways Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of District assessments for Fiscal Year 2019.
5. It is the intention of the City Council to order the levy and collection of assessments within the District for Fiscal Year 2019.

6. 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.
7. 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.
8. The proposed assessments for Zones 6, 12, and 13 are unchanged from the previous year's assessments.
9. The proposed assessments for Zones 2, 4, and 14 are less than the previous year's assessments.
10. The proposed assessments for Zones 1, 3, 5, 7, 8, 9, 10, 11, 16 are more than the previous year's assessments.
11. Reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed District, and the proposed assessments upon assessable lots within said District.
12. On June 19, 2018, at the hour of 7:00 p.m., in the regular meeting place of this City Council, City Council Chambers, 777 B Street, Hayward, California, a public hearing will be held on the levy of the proposed assessments. Prior to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously filed a protest, may file a written withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner.

13. The City Clerk is hereby directed to cause a notice of said meeting and hearing to be made in the form and manner provided by applicable laws.

IN COUNCIL, HAYWARD, CALIFORNIA June 5, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward



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

**PRELIMINARY ENGINEER'S REPORT**

FISCAL YEAR 2019

JUNE 2018

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

ENGINEER OF WORK:  
**SCIConsultingGroup**  
4745 MANGELS BLVD.  
FAIRFIELD, CALIFORNIA 94534  
PHONE 707.430.4300  
FAX 707.426.4319  
[WWW.SCI-CG.COM](http://WWW.SCI-CG.COM)



**CITY OF HAYWARD**

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**CITY COUNCIL**

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

**CLERK OF THE COUNCIL**

Miriam Lens

**CITY MANAGER**

Kelly McAdoo

**CITY ATTORNEY**

Michael Lawson

**ENGINEER OF WORK**

SCI Consulting Group

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## INTRODUCTION

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### OVERVIEW

In 1996 there were six (6) separate Landscaping & Lighting Assessment Districts throughout the City of Hayward. On May 7, 1996, Landscaping & Lighting Assessment District No. 96-1 ("Assessment District" or "District") was formed which consolidated each of the assessment districts and designated them as six (6) separate zones of benefit. From FY 1998 through FY 2017, Benefit Zones No. 7 through No. 16 were annexed to Landscaping & Lighting Assessment District No. 96-1. Each zone of benefit has a separate budget pertaining to its respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared proportionately among the zones.

To ensure the proper flow of funds for the ongoing operation, maintenance, and servicing of improvements that were constructed as a condition of development within various subdivisions, the City Council, through the Landscaping and Lighting Act of 1972 (1972 Act), formed the City of Hayward Landscaping and Lighting Assessment District No. 96-1. The 1972 Act also 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). Therefore, because there are varying degrees of benefit within the various subdivisions, the City Council established sixteen (16) benefit zones.

## BENEFIT ZONES ASSESSMENT OVERVIEW

The following table summarizes the number of parcels per benefit zone, as described throughout this report.

**TABLE 1- DESCRIPTION OF EXISTING BENEFIT ZONES**

TABLE 1: FY 2019 DESCRIPTION OF EXISTING BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
<b>Current Assessments - Year Formed and Number of Parcels Per Zone</b>				
1	Huntwood Ave. & Panjon St.	1990	Residential	30
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16d	Blackstone - Zone B - Undeveloped	2016	Residential	1
<b>Total Assessed Parcels:</b>				<b>3,421</b>
<b>For Reference ONLY</b>				
15	Cadence	2017	Residential	206
<b>Grand Total Assessed Parcels:</b>				<b>3,627</b>

## 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 XIII C and XIII D 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 the increase in assessment was anticipated in the assessment formula (e.g., to reflect the CPI or an assessment cap) then the City would be in compliance with the provisions of Proposition 218 if assessments did not exceed the assessment formula. The FY 2019 assessments proposed within the Engineer's Report are equal to or less than the maximum base assessment amount authorized; therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.

Automatic CPI Increase – Eleven of sixteen benefit zones (3, 7-16) have an allowance within their respective assessment formulas to increase their maximum base assessment amount based upon the change in the prior year's CPI. The CPI for benefit zones (3, 7-13) which is used for this calculation is the **CPI-U for the San Francisco-Oakland- San Jose MSA<sup>2</sup>**, as published by the Bureau of Labor and Statistics on a bi-monthly basis (CPI-U). For those benefit zones with CPI Index adjustments, the CPI-U increase from **February 2017 to February 2018** was **3.60%**, therefore the maximum base assessment amounts have been increased by **3.60%** for FY 2019. The CPI for benefit zones (12 annexation, 14-16) which is used for this calculation is the **CPI-U for the San Francisco-Oakland- San Jose MSA<sup>3</sup>**, as published by the Bureau of Labor and Statistics on a bi-monthly basis (CPI-U) and is capped at 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 those benefit zones with CPI Index adjustments, the CPI-U increase from **December 2016 to December 2017** was **2.94%**. Future CPI increases in the maximum base assessment amount **do not** require the noticing and balloting of property owners per the requirements of Proposition 218.

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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://data.bls.gov/cgi-bin/surveymost> (Feb 2017 to Feb 2018)

<sup>3</sup> <https://data.bls.gov/cgi-bin/surveymost> (Dec 2016 to Dec 2017)

## 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 description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed assessment amount for each assessable lot or parcel.

### MAXIMUM BASE ASSESSMENT VERSUS ANNUAL CHARGE

The following table summarizes assessment information by zone. **Fifteen** of the sixteen benefit zones are proposed to be levied **below** their maximum base assessment amount (1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16), while **two** benefit zones are proposed to be levied **at their maximum** base assessment amount (6 and 16). Table 2 below describes assessments by zone, if there is an annual CPI adjustment, the FY 2018 vs FY 2019 assessment, if there was an increase to the prior year's assessment, along with the maximum base assessment amount. The bottom of the table represents new annexations or zones that are being presented to the City Council in separate reports.

**TABLE 2- ASSESSMENT AMOUNTS PER BENEFIT ZONE**

TABLE 2: FY 2019 ASSESSMENT AMOUNTS BY BENEFIT ZONE							
A	B	C	D	E	F	G	H = (F - E)
Zone	Name/Location	Annual CPI Update	FY 2019 Max Base Assessment	FY 2018 Assessment	FY 2019 Assessment	Chg from last year	Chg \$/%
<b>Year Over Year Assessment Comparison</b>							
1	Huntwood Ave. & Panjon St.	No	\$295.83	\$183.75	\$192.94	Incr	\$9.19, 5%
2	Harder Rd. & Mocine Ave.	No	\$193.39	\$153.58	\$122.86	Decr	(\$30.72), -20%
3	Prominence	Yes	\$933.07	\$824.16	\$853.83	Incr	\$29.67, 3.6%
4	Stratford Village	No	\$180.00	\$145.20	\$116.16	Decr	(29.04), -20%
5	Soto Rd. & Plum Tree St.	No	\$258.67	\$205.25	\$212.64	Incr	\$7.39, 3.6%
6 <sup>(1,2)</sup>	Pepper Tree Park	No	\$2.61	\$2.61	\$2.61	None	N/A
7	Twin Bridges	Yes	\$975.95	\$563.52	\$591.70	Incr	\$28.18, 5%
8	Capitola St.	Yes	\$698.00	\$150.00	\$157.50	Incr	\$7.50, 5%
9	Orchard Ave.	Yes	\$186.37	\$30.00	\$31.08	Incr	\$1.08, 3.6%
10	Eden Shores - Residential	Yes	\$1,111.33	\$192.50	\$221.38	Incr	\$28.88, 15%
11a	Stonebrae Country Club (developed)	Yes	\$1,576.26	\$168.44	\$210.55	Incr	\$42.11, 25%
11b	Stonebrae Country Club (undeveloped)	Yes	\$1,576.26	\$89.21	\$111.51	Incr	\$22.30, 25%
12a	Eden Shores- Sports Park	Yes	\$208.87	\$112.00	\$112.00	None	N/A
12b	Spindrift - Sports Park (developed)	Yes	\$206.85	\$112.00	\$112.00	None	N/A
12c	Spindrift - Sports Park (undeveloped)	Yes	\$62.06	\$33.60	\$33.60	None	N/A
13	Cannery Place	Yes	\$1,185.29	\$361.00	\$361.00	None	N/A
14a	La Vista (developed)	Yes	\$607.42	\$50.00	\$15.00	Decr	(\$35.00), -70%
14b	La Vista (undeveloped)	Yes	\$607.42	\$15.00	\$4.50	Decr	(\$10.50), -70%
16a	Blackstone (Zone A - developed)	Yes	\$432.68	\$315.00	\$432.68	Incr	\$117.68, 37%
16b	Blackstone (Zone A - undevelopment)	Yes	\$129.80	\$95.00	\$129.80	Incr	\$34.80, 37%
16c	Blackstone (Zone B - developed)	Yes	\$454.31	\$330.75	\$454.31	Incr	\$123.56, 37%
16d	Blackstone (Zone B - undeveloped)	Yes	\$136.29	\$99.75	\$136.29	Incr	\$36.54, 37%
<b>Self Maintained Benefit Zone - For Reference ONLY</b>							
15 <sup>(3)</sup>	Cadence	Yes	\$607.42	N/A	N/A	N/A	N/A

Notes: <sup>(1)</sup> Shaded items reflect Fiscal Year 2019 assessment amounts levied at the base maximum assessment  
<sup>(2)</sup> Zone 6 is in the industrial district and is assessed based upon street frontage.  
<sup>(3)</sup> Zone 15 maintains their own benefits.



**PUBLIC COMMENT:**

In order to receive public comment, City staff 1) mailed a notice to property owners to let them know of the May 22 community input meeting and two Council dates; 2) held a community input meeting on May 22, and 3) conducted an online survey to measure maintenance satisfaction.

The City of Hayward is proposing to hold a public hearing on June 19, 2018, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2019 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.

## DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward, 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 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.

**Zone 1 (Huntwood Ave. & Panjon Street)**

Tract No. 06041

Formed: November 13, 1990

Resolution Number: 90-256

**30 Parcels**

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FY 2019 Assessment Amount per Parcel: **\$192.94**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** is **unchanged** from the original amount of **\$295.83** per parcel, set when the zone was created in 1990.
- **Annual CPI increase:** the maximum base assessment amount **cannot be increased** annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$5,788.13**.
- **Annual assessment charge:** each of the **30** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge **will increase** from the FY 2018 amount of **\$183.75** to **\$192.94** for FY 2019. This amount is below the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be **increased** based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$500** has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained, and serviced throughout the benefit zone:

- **Landscaping and irrigation:** includes an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
- **Surface maintenance of the street side:** of a 600-foot masonry wall along Huntwood Ave. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- *The ownership and responsibility of the masonry wall as a structure remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 1 - Huntwood Ave. & Panjon St.**  
**Fund 266, Project 3740**

Budget Detail	FY 2016 Actual	FY 2017 Actual	FY 2018 Adopted	FY 2018 EOY Est	FY 2019 Proposed
<b>Income</b>					
a. Annual Assessment Revenue	7,969	5,250	5,513	5,513	5,788
b. Minus County Tax Collection Fee (1.7%)	(135)	(135)	(94)	(94)	(98)
c. Adjustment for Delinquencies	(118)	358	-	-	-
d. Other	-	289	75	136	100
<b>Total Revenue:</b>	<b>7,716</b>	<b>5,762</b>	<b>5,494</b>	<b>5,555</b>	<b>5,790</b>
<b>Services</b>					
a. Utilities: Water	777	231	505	500	515
b. Utilities: PGE	244	233	253	270	278
c. Landscape Maintenance	1,620	1,620	1,669	1,620	1,669
d. One-time Maintenance	-	-	3,000	2,500	500
e. Irrigation Repair	-	-	505	500	515
f. Property Owner Mtg/Legal Noticing	41	86	150	50	52
g. Annual Reporting	560	534	808	1,303	1,068
h. City Staff	1,719	2,060	2,122	2,081	2,000
<b>Total Expenditures:</b>	<b>4,960</b>	<b>4,764</b>	<b>9,011</b>	<b>8,824</b>	<b>6,596</b>
<i>Net Change</i>	<u>2,756</u>	<u>998</u>	<u>(3,518)</u>	<u>(3,269)</u>	<u>(806)</u>
<b>Beginning Fund Balance</b>	19,723	22,480	23,478	23,478	20,209
<i>Change</i>	<u>2,756</u>	<u>998</u>	<u>(3,518)</u>	<u>(3,269)</u>	<u>(806)</u>
<b>Ending Fund Balance</b>	<b>22,480</b>	<b>23,478</b>	<b>19,960</b>	<b>20,209</b>	<b>19,402</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	3,858	2,881	2,747	2,777	2,895
Capital Reserve <sup>2</sup>	<u>18,621</u>	<u>20,597</u>	<u>17,213</u>	<u>17,431</u>	<u>16,507</u>
<b>Total Fund Balance</b>	<b>22,480</b>	<b>23,478</b>	<b>19,960</b>	<b>20,209</b>	<b>19,402</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>295.83</b>	<b>295.83</b>	<b>295.83</b>	<b>295.83</b>	<b>295.83</b>
<b>Annual Parcel Assessment</b>	<b>265.64</b>	<b>175.00</b>	<b>183.75</b>	<b>183.75</b>	<b>192.94</b>
<b># of Parcels</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Total Amount Assessed for the District</b>	<b>7,969.20</b>	<b>5,250.00</b>	<b>5,512.50</b>	<b>5,512.50</b>	<b>5,788.13</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 2 (Harder Road & Mocine Avenue)**

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

FY 2019 Assessment Amount per Parcel: **\$122.86**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** is **unchanged** from the original amount of **\$193.39** per parcel, set when the zone was created in 1991.
- **Annual CPI increase:** the maximum base assessment amount **cannot be increased** annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$10,443.10**.
- **Annual assessment charge:** each of the **85** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge **will be reduced** from **\$153.58** in FY 2018 to **\$122.86** in FY 2019. This amount is **below** the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment decrease:** The assessment rate for FY 2019 is recommended to be **decreased** based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$3,000** has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping and irrigation:** includes the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement;
- **Surface maintenance of the street side:** maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Avenue, and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Surface maintenance of wall:** 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.
- *The ownership and responsibility of the masonry walls as a structure remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 2 - Harder Rd. & Mocine Ave.**  
**Fund 267, Project 3741**

Budget Detail	FY 2016 Actual	FY 2017 Actual	FY 2018 Adopted	FY 2018 EOY Est	FY 2019 Projected
<b>Income</b>					
a. Annual Assessment Revenue	7,912	13,054	13,054	13,054	10,443
b. Minus County Tax Collection Fee (1.7%)	(135)	(222)	(222)	(222)	(178)
c. Adjustment for Delinquencies	143	42	-	-	-
d. Other	-	102	-	-	-
<b>Total Revenue:</b>	<b>7,921</b>	<b>12,976</b>	<b>12,832</b>	<b>12,832</b>	<b>10,266</b>
<b>Services</b>					
a. Utilities: Water	4,851	2,008	2,424	500	2,500
b. Utilities: PGE	126	127	136	145	149
c. Landscape Maintenance	1,620	1,620	1,636	1,620	1,685
d. One-Time Project/Maintenance	-	-	3,000	3,000	3,000
e. Irrigation Repair	-	-	500	-	500
f. Property Owner Mtg/Legal Noticing	116	157	202	90	93
g. Annual Reporting	560	534	600	1,303	1,068
h. City Staff	1,499	2,060	2,081	2,081	2,000
<b>Total Expenditures:</b>	<b>8,773</b>	<b>6,506</b>	<b>10,579</b>	<b>8,739</b>	<b>10,995</b>
<i>Net Change</i>	<i>(853)</i>	<i>6,470</i>	<i>2,253</i>	<i>4,093</i>	<i>(730)</i>
<b>Beginning Fund Balance</b>	5,316	4,463	10,933	10,933	15,026
<i>Change</i>	<i>(853)</i>	<i>6,470</i>	<i>2,253</i>	<i>4,093</i>	<i>(730)</i>
<b>Ending Fund Balance</b>	<b>4,463</b>	<b>10,933</b>	<b>13,186</b>	<b>15,026</b>	<b>14,297</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	3,958	3,958	3,958	3,958	3,958
Capital Reserve <sup>2</sup>	505	6,975	9,228	7,875	10,338
<b>Total Fund Balance</b>	<b>4,463</b>	<b>10,933</b>	<b>13,186</b>	<b>11,833</b>	<b>14,297</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>193.39</b>	<b>193.39</b>	<b>193.39</b>	<b>193.39</b>	<b>193.39</b>
<b>Annual Parcel Assessment</b>	<b>93.08</b>	<b>153.58</b>	<b>153.58</b>	<b>153.58</b>	<b>122.86</b>
<b># of Parcels</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>
<b>Total Amount Assessed for the District</b>	<b>7,911.80</b>	<b>13,054.30</b>	<b>13,054.30</b>	<b>13,054.30</b>	<b>10,443.10</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.



**Zone 3 (Prominence - Hayward Blvd. & Fairview Avenue)**

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

FY 2019 Assessment Amount per Parcel: **\$853.83**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$900.65 to \$933.07** by applying CPI-U for the San Francisco-Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$132,343.62**.
- **Annual assessment charge:** each of the **155** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will increase* from **\$824.16** in FY 2018 to **\$853.83** per parcel in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, \$21,000 has been budgeted for 1) spring and fall planting, 2) tree trimming, 3) irrigation repairs, and 4) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained, and serviced throughout the benefit zone:

- **Landscaping and irrigation:** includes approximately one mile of landscaped frontage along Hayward Blvd. and Fairview Ave., with significant slope areas along the street;
- **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
- **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.
- *The ownership and responsibility of the masonry sound wall as a structure remains with the individual property owners.*
- 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.

#### *History of Changes to Annual Assessment Amounts*

- This zone was established in 1992 and the **maximum base assessment amount 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 amount for the maintenance component was set at **\$694.52**, and is increased annually based upon the prior year's change in the CPI for the San Francisco-Oakland-San Jose Area.

#### *History 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 Drive & 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 Drive 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 Drive & Barn Rock Drive**

- In FY 2009 along Fairview Drive, 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 Drive 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 Budget**  
**Zone 3 - Hayward Blvd. & Fairview Ave.**  
**Fund 268, Project 3742**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	123,544	123,544	127,745	127,745	132,344
b. Minus County Tax Collection Fee (1.7%)	(2,100)	(2,100)	(2,172)	(2,172)	(2,250)
c. Adjustment for Delinquencies	1,111	(908)	-	1,072	-
d. Other	-	2,456	400	400	400
<b>Total Revenue:</b>	<b>122,555</b>	<b>122,992</b>	<b>125,973</b>	<b>127,045</b>	<b>130,494</b>
<b>Services</b>					
a. Utilities: Water	24,557	17,452	24,995	37,000	36,000
b. Utilities: PGE	1,563	1,511	1,648	1,550	1,597
c. Landscape Maintenance	44,640	44,640	47,341	44,640	46,000
d. One-Time Project/Maintenance	30,190	26,006	10,000	33,300	10,000
e. Spring and Fall Planting	-	-	10,000	-	5,000
f. Tree Trimming	-	-	7,000	500	5,000
g. Mulch Replacement	-	-	41,000	36,000	-
h. Irrigation Upgrade and Repair	-	-	12,000	-	1,000
i. Property Owner Mtg/Legal Noticing	212	249	500	140	144
j. Annual Reporting	1,120	1,067	1,200	1,700	1,203
k. City Staff	3,696	5,640	5,150	5,613	4,000
<b>Total Expenditures:</b>	<b>105,978</b>	<b>96,565</b>	<b>160,834</b>	<b>160,443</b>	<b>109,944</b>
<i>Net Change</i>	<u>16,577</u>	<u>26,427</u>	<u>(34,861)</u>	<u>(33,398)</u>	<u>20,550</u>
<b>Beginning Fund Balance</b>	163,505	180,082	206,509	206,509	173,111
<i>Change</i>	<u>16,577</u>	<u>26,427</u>	<u>(34,861)</u>	<u>(33,398)</u>	<u>20,550</u>
<b>Ending Fund Balance</b>	<b>180,082</b>	<b>206,509</b>	<b>171,648</b>	<b>173,111</b>	<b>193,661</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	61,278	61,496	62,987	63,523	65,247
Capital Reserve <sup>2</sup>	118,804	145,013	108,662	109,589	128,414
<b>Total Fund Balance</b>	<b>180,082</b>	<b>206,509</b>	<b>171,648</b>	<b>173,111</b>	<b>193,661</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>845.50</b>	<b>871.03</b>	<b>900.65</b>	<b>900.65</b>	<b>933.07</b>
<b>Annual Parcel Assessment</b>	<b>797.06</b>	<b>797.06</b>	<b>824.16</b>	<b>824.16</b>	<b>853.83</b>
<b># of Parcels</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>	<b>155</b>
<b>Total Amount Assessed for the District</b>	<b>123,544.30</b>	<b>123,544.30</b>	<b>127,744.81</b>	<b>127,744.81</b>	<b>132,343.62</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 4 (Stratford Village - Pacheco Way, Stratford Road, Ruus Lane, Ward Creek)**

Tract Nos. 6472, 6560, 6682 & 6683

Formed: May 23, 1995

Resolution Number: 95-96

**174 Parcels**

Annexed Tract No. 6682: January 23, 1996

FY 2019 Assessment Amount per Parcel: **\$116.16**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** is *unchanged* from the original amount of **\$180.00** per parcel, set when the zone was created in 1995.
- **Annual CPI increase:** the maximum base assessment amount *cannot be increased* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$20,211.84**.
- **Annual assessment charge:** each of the **174** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will be reduced* from **\$145.20** in FY 2018 to **\$116.16** in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment decrease:** The assessment rate for FY 2019 is recommended to be *decreased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$5,000** has been budgeted for 1) trimming trees, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping and irrigation:** Approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
- **Median landscaping:** Approximately 2,100 square feet along Stratford Road and Ruus Lane;
- **Landscaping:** Approximately 7,500 square feet along Pacheco Way;
- **Landscaping, irrigation and appurtenances:** on the median island on Ruus Lane;
- **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;
- **Asphalt bike pathway:** Approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Avenue, and bike path striping on pathway;
- **Chain link fencing:** approximately 50 linear feet of 4-foot-high black vinyl clad fencing at two locations between Ward Creek and the asphalt pathway;
- **Gate:** a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- **Bridge:** 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- **Pedestrian access:** between Rosecliff Lane and Ward Creek Pathway.
- *The ownership and responsibility of the masonry wall as a structure remains with the individual property owners.*



**FY 2019 Budget**  
**Zone 4 - Stratford Village - Pacheco Wy., Stratford Rd., Russ Ln., & Ward Crk.**  
**Fund 269, Project 3743**

Budget Detail	FY 2016 Actual	FY 2017 Actual	FY 2018 Adopted	FY 2018 EOY Est	FY 2019 Projected
<b>Income</b>					
a. Annual Assessment Revenue	21,054	25,265	25,265	25,265	20,212
b. Minus County Tax Collection Fee (1.7%)	(358)	(430)	(430)	(430)	(344)
c. Adjustment for Delinquencies	521	151	-	-	-
d. Other	-	1,158	300	300	300
<b>Total Revenue:</b>	<b>21,217</b>	<b>26,144</b>	<b>25,135</b>	<b>25,278</b>	<b>20,168</b>
<b>Services</b>					
a. Utilities: Water	2,488	2,786	2,727	3,700	3,500
b. Utilities: PGE	1,072	1,031	1,111	1,111	1,144
c. Landscape Maintenance	6,415	6,415	6,803	6,803	7,007
d. One-Time Project/Maintenance	-	315	5,000	5,000	5,000
e. Special Services	-	-	-	-	-
f. Property Owner Mtg/Legal Noticing	239	212	505	90	93
g. Annual Reporting	1,120	1,067	1,200	1,569	1,068
h. City Staff	2,158	3,312	3,344	3,344	2,000
<b>Total Expenditures:</b>	<b>13,493</b>	<b>15,138</b>	<b>20,690</b>	<b>21,617</b>	<b>19,812</b>
<i>Net Change</i>	<u>7,724</u>	<u>11,006</u>	<u>4,445</u>	<u>4,588</u>	<u>356</u>
<b>Beginning Fund Balance</b>	77,948	85,672	96,678	96,678	99,091
<i>Change</i>	<u>7,724</u>	<u>11,006</u>	<u>4,445</u>	<u>4,588</u>	<u>356</u>
<b>Ending Fund Balance</b>	<b>85,672</b>	<b>96,678</b>	<b>101,124</b>	<b>99,091</b>	<b>99,447</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	10,609	13,072	12,568	12,639	10,084
Capital Reserve <sup>2</sup>	<u>75,063</u>	<u>83,606</u>	<u>88,556</u>	<u>86,452</u>	<u>89,363</u>
<b>Total Fund Balance</b>	<b>85,672</b>	<b>96,678</b>	<b>101,124</b>	<b>99,091</b>	<b>99,447</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>180.00</b>	<b>180.00</b>	<b>180.00</b>	<b>180.00</b>	<b>180.00</b>
<b>Annual Parcel Assessment</b>	<b>121.00</b>	<b>145.20</b>	<b>145.20</b>	<b>145.20</b>	<b>116.16</b>
<b># of Parcels</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>
<b>Total Amount Assessed for the District</b>	<b>21,054.00</b>	<b>25,264.80</b>	<b>25,264.80</b>	<b>25,264.80</b>	<b>20,211.84</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 5 (Soto Road & Plum Tree Street)**

Tract Nos. 6641 & 6754

Formed: May 23, 1995

Resolution Number: 95-97

**38 Parcels**

Annexed Tract No. 6754: October 17, 1995

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FY 2019 Assessment Amount per Parcel: **\$212.64**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** is *unchanged* from the original amount of **\$258.67** per parcel, set when the zone was created in 1995.
- **Annual CPI increase:** the maximum base assessment amount *cannot be increased* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$8,080.24**.
- **Annual assessment charge:** each of the **38** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will increase* from **\$205.25** in FY 2018 to **\$212.64** per parcel in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$2,000** has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping:** within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
- **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.
- **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
- **The curb return areas:** at the intersection of Soto Road and Plum Tree Street.
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

**FY 2019 Budget**  
**Zone 5 - Plum Tree St. - Soto Road**  
**Fund 272, Project 3744**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<i>Adopted</i>	<i>EOY Est</i>	<i>Projected</i>
<b>Income</b>					
a. Annual Assessment Revenue	7,543	7,543	7,799	7,799	8,080
b. Minus County Tax Collection Fee (1.7%)	(128)	(128)	(133)	(133)	(137)
c. Adjustment for Delinquencies	12	2	-	-	-
d. Other	-	110	-	45	45
<b>Total Revenue:</b>	<b>7,427</b>	<b>7,527</b>	<b>7,667</b>	<b>7,712</b>	<b>7,988</b>
<b>Services</b>					
a. Utilities: Water	854	832	912	2,700	2,781
b. Utilities: PGE	244	234	256	256	264
c. Landscape Maintenance	1,620	1,620	1,700	1,700	1,751
d. One-Time Project/Maintenance	-	2,448	2,000	1,550	2,000
e. Property Owner Mtg/Legal Noticing	52	96	120	60	62
f. Annual Reporting	560	534	600	785	535
g. City Staff	1,499	1,638	1,638	1,638	1,500
<b>Total Expenditures:</b>	<b>4,829</b>	<b>7,402</b>	<b>7,226</b>	<b>8,689</b>	<b>8,892</b>
<i>Net Change</i>	<u>2,598</u>	<u>125</u>	<u>441</u>	<u>(977)</u>	<u>(904)</u>
<b>Beginning Fund Balance</b>	6,297	8,895	9,020	9,020	8,043
<i>Change</i>	<u>2,598</u>	<u>125</u>	<u>441</u>	<u>(977)</u>	<u>(904)</u>
<b>Ending Fund Balance</b>	<b>8,895</b>	<b>9,020</b>	<b>9,461</b>	<b>8,043</b>	<b>7,138</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	3,713	3,763	3,833	3,856	3,994
Capital Reserve <sup>2</sup>	<u>5,181</u>	<u>5,256</u>	<u>5,627</u>	<u>4,187</u>	<u>3,144</u>
<b>Total Fund Balance</b>	<b>8,895</b>	<b>9,020</b>	<b>9,461</b>	<b>8,043</b>	<b>7,138</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>258.67</b>	<b>258.67</b>	<b>258.67</b>	<b>258.67</b>	<b>258.67</b>
<b>Annual Parcel Assessment</b>	<b>198.50</b>	<b>198.50</b>	<b>205.25</b>	<b>205.25</b>	<b>212.64</b>
<b># of Parcels</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>
<b>Total Amount Assessed for the District</b>	<b>7,543.00</b>	<b>38.00</b>	<b>7,799.46</b>	<b>7,799.46</b>	<b>8,080.24</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 6 (Peppertree Park)**  
Tract Nos. 4420 & 3337 (Lot 2)  
Formed: May 11, 1982  
Resolution Number: 82-160  
**11 Parcels**

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FY 2019 Assessment Amount per linear-foot of street frontage: **\$2.61**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** is *unchanged* from the original amount of **\$2.61** per linear-foot of street frontage, set when the zone was created in 1982.
- **Annual CPI increase:** the maximum base assessment amount *cannot be increased* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$13,034.34**.
- **Annual assessment charge:** each of the **11** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will remain the same* as the FY 2018 amount of **\$2.61** per linear-foot of street frontage. ***This is the maximum base amount.*** This amount is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$4,000** has been budgeted to 1) repair median cement, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Ave. and San Antonio Street;
- **Landscaping:** in the fountain area; and

- **Various:** the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.

**FY 2019 Budget**  
**Zone 6 - Peppertree Business Park**  
**Fund 273, Project 3730**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<i>Adopted</i>	<i>EOY Est</i>	<i>Projected</i>
<b>Income</b>					
a. Annual Assessment Revenue	13,034	13,034	13,034	13,034	13,034
b. Minus County Tax Collection Fee (1.7%)	(222)	(222)	(222)	(222)	(222)
c. Adjustment for Delinquencies	3	64		-	-
d. Other	-	797	200	370	370
<b>Total Revenue:</b>	<b>12,816</b>	<b>13,674</b>	<b>13,013</b>	<b>13,183</b>	<b>13,183</b>
<b>Services</b>					
a. Utilities: Water	873	1,136	1,717	1,800	1,854
b. Utilities: PGE	139	120	141	130	134
c. Landscape Maintenance	5,706	6,240	6,322	6,322	4,000
d. One-Time Project/Maintenance	2,600	1,910	3,000	2,000	4,000
e. Property Owner Mtg/Legal Noticing	-	61	40	40	41
f. Annual Reporting	575	534	600	1,303	1,068
g. City Staff - Admin/Maint	2,000	2,000	2,000	2,000	2,000
<b>Total Expenditures:</b>	<b>11,893</b>	<b>12,001</b>	<b>13,820</b>	<b>13,595</b>	<b>13,097</b>
<i>Net Change</i>	<u>923</u>	<u>1,673</u>	<u>(807)</u>	<u>(412)</u>	<u>86</u>
<b>Beginning Fund Balance</b>	61,773	62,696	64,368	64,368	63,956
<i>Change</i>	<u>923</u>	<u>1,673</u>	<u>(807)</u>	<u>(412)</u>	<u>86</u>
<b>Ending Fund Balance</b>	<b>62,696</b>	<b>64,368</b>	<b>63,561</b>	<b>63,956</b>	<b>64,042</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	6,408	6,408	6,408	6,408	6,408
Capital Reserve <sup>2</sup>	<u>56,288</u>	<u>57,960</u>	<u>57,153</u>	<u>57,548</u>	<u>57,634</u>
<b>Total Fund Balance</b>	<b>62,696</b>	<b>64,368</b>	<b>63,561</b>	<b>63,956</b>	<b>64,042</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>
<b>Annual Parcel Assessment</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>	<b>2.61</b>
<b># of Parcels</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>
<b>Length of Assessable Street Frontage</b>	<u><b>4,994</b></u>	<u><b>4,994</b></u>	<u><b>4,994</b></u>	<u><b>4,994</b></u>	<u><b>4,994</b></u>
<b>Total Amount Assessed for the District</b>	<b>13,034.34</b>	<b>13,034.34</b>	<b>13,034.34</b>	<b>13,034.34</b>	<b>13,034.34</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 7 (Twin Bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)**

Tract Nos. 7015

Formed: July 28, 1998

Resolution Number: 98-153

**348 Parcels**

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FY 2019 Assessment Amount per Parcel: **\$591.70**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$942.04 to \$975.95** by applying the CPI-U for the San Francisco-Oakland- San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$205,910.21**.
- **Annual assessment charge:** each of the **348** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will increase* from **\$563.52** in FY 2018 to **\$591.70** per parcel in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$120,000** has been budgeted to 1) update the sand volleyball area to a covered picnic area, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.



- Note: In January 2016, the City met with Hayward Area Recreation and Park District (HARD) to reduce the annual maintenance. In FY 2016, the park maintenance charge was **\$73,771**. In FY 2019, the park maintenance budget is **\$46,144**.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- Planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Blvd. and Industrial Pkwy.;
- Medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
- Bus shelters;
- 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);
- Specialty street lighting; and
- A two-acre neighborhood park. The City of Hayward has a Memorandum of Understanding with the HARD to maintain the park.

**FY 2019 Budget**  
**Zone 7 - (Twin Bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)**  
**Fund 274, Project 3746**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	188,895	196,884	196,105	196,105	205,910
b. <i>Minus County Tax Collection Fee (1.7%)</i>	-	(3,347)	(3,334)	(3,334)	(3,500)
c. Adjustment for Delinquencies	-	(1,983)	-	-	-
d. Other	-	5,330	1,300	-	1,300
<b>Total Revenue:</b>	<b>188,895</b>	<b>196,884</b>	<b>194,071</b>	<b>192,771</b>	<b>203,710</b>
<b>Services</b>					
a. Utilities: Water	14,540	20,125	26,260	52,315	50,000
b. Utilities: PGE	2,157	1,522	2,020	2,433	2,506
c. Landscape Maintenance	29,796	29,875	31,599	30,000	30,900
d. Park Maintenance - HARD	73,771	44,800	45,248	44,800	46,144
e. Park Maintenance - HARD - Past Due	-	-	-	-	-
f. Street Light Maintenance	-	-	1,000	1,000	1,000
g. Graffiti Abatement	-	-	2,000	2,000	2,000
h. One-Time Project/Maintenance	15,138	22,940	150,000	65,000	120,000
i. Property Owner Mtg/Legal Noticing	476	500	1,111	280	288
j. Annual Reporting	1,750	1,668	1,900	2,000	1,203
k. City Administration	3,696	5,150	5,202	5,202	4,000
<b>Total Expenditures:</b>	<b>141,324</b>	<b>126,580</b>	<b>266,340</b>	<b>205,030</b>	<b>258,041</b>
<i>Net Change</i>	<u>47,571</u>	<u>70,304</u>	<u>(72,268)</u>	<u>(12,258)</u>	<u>(54,332)</u>
<b>Beginning Fund Balance</b>	334,959	382,530	452,834	452,834	440,576
<i>Change</i>	<u>47,571</u>	<u>70,304</u>	<u>(72,268)</u>	<u>(12,258)</u>	<u>(54,332)</u>
<b>Ending Fund Balance</b>	<b>382,530</b>	<b>452,834</b>	<b>380,566</b>	<b>440,576</b>	<b>386,244</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	94,098	94,098	94,098	94,098	94,098
Capital Reserve <sup>2</sup>	<u>288,432</u>	<u>358,736</u>	<u>286,468</u>	<u>283,849</u>	<u>292,146</u>
<b>Total Fund Balance</b>	<b>382,530</b>	<b>452,834</b>	<b>380,566</b>	<b>377,947</b>	<b>386,244</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>884.35</b>	<b>911.06</b>	<b>942.04</b>	<b>942.04</b>	<b>975.95</b>
<b>Annual Parcel Assessment</b>	<b>563.52</b>	<b>563.52</b>	<b>563.52</b>	<b>563.52</b>	<b>591.70</b>
<b># of Parcels</b>	<b>348</b>	<b>348</b>	<b>348</b>	<b>348</b>	<b>348</b>
<b>Total Amount Assessed for the District</b>	<b>196,104.96</b>	<b>196,104.96</b>	<b>196,104.96</b>	<b>196,104.96</b>	<b>205,910.21</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 8 (Capitola Street)**  
Tract Nos. 7033  
Formed: March 2, 1999  
Resolution Number: 99-030  
**24 Parcels**

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FY 2019 Assessment Amount per Parcel: **\$157.50**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$673.74 to \$698.00** by applying the CPI-U for the San Francisco-Oakland- San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$3,780.00**.
- **Annual assessment charge:** each of the **24** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will increase* from **\$150.00** in FY 2018 to **\$157.50** per parcel in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$2,000** has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **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.
- **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
- *The ownership and responsibility of the wall as a structure remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 8 - Capitola St.**  
**Fund 275, Project 3748**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<i>Adopted</i>	<i>EOY Est</i>	<i>Projected</i>
<b>Income</b>					
a. Annual Assessment Revenue	6,000	6,000	6,000	6,000	6,000
b. Minus County Tax Collection Fee (1.7%)	(102)	(102)	(102)	(102)	(102)
c. Adjustment for Delinquencies	149	8	-	-	-
d. Other	-	112	-	-	-
<b>Total Revenue:</b>	<b>6,047</b>	<b>6,018</b>	<b>5,898</b>	<b>5,898</b>	<b>5,898</b>
<b>Services</b>					
a. Utilities: Water	1,216	189	303	303	312
b. Utilities: PGE	-	-	-	-	-
c. Landscape Maintenance	2,212	976	2,222	2,222	2,289
d. One-Time Capital Project/Maintenance	-	0	505	505	2,000
e. Property Owner Mtg/Legal Noticing	33	64	77	50	52
f. Annual Reporting	560	534	808	785	535
g. City Staff	2,112	2,000	2,060	2,020	2,000
<b>Total Expenditures:</b>	<b>6,133</b>	<b>3,763</b>	<b>5,975</b>	<b>5,885</b>	<b>7,187</b>
<i>Net Change</i>	<i>(86)</i>	<i>2,255</i>	<i>(77)</i>	<i>13</i>	<i>(1,289)</i>
<b>Beginning Fund Balance</b>	50,197	50,111	52,366	52,366	52,379
<i>Change</i>	<i>(86)</i>	<i>2,255</i>	<i>(77)</i>	<i>13</i>	<i>(1,289)</i>
<b>Ending Fund Balance</b>	<b>50,111</b>	<b>52,366</b>	<b>52,289</b>	<b>52,379</b>	<b>51,090</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	2,888	2,888	2,888	2,888	2,888
Capital Reserve <sup>2</sup>	47,224	49,479	49,402	44,819	48,202
<b>Total Fund Balance</b>	<b>50,111</b>	<b>52,366</b>	<b>52,289</b>	<b>47,706</b>	<b>51,090</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>\$632.49</b>	<b>\$651.59</b>	<b>\$673.74</b>	<b>\$673.74</b>	<b>\$698.00</b>
<b>Annual Parcel Assessment</b>	<b>\$250.00</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$150.00</b>	<b>\$157.50</b>
<b># of Parcels</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>
<b>Total Amount Assessed for the District</b>	<b>6,000.00</b>	<b>3,600.00</b>	<b>3,600.00</b>	<b>3,600.00</b>	<b>3,780.00</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 9 (Orchard Avenue)**  
Tract Nos. 7063  
Formed: April 25, 2000  
Resolution Number: 00-050  
**74 Parcels**

FY 2019 Assessment Amount per Parcel: **\$31.08**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$179.90 to \$186.37** by applying the CPI-U for the San Francisco-Oakland- San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$2,299.92**.
- **Annual assessment charge:** each of the **74** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will increase* from **\$30.00** in FY 2018 to **\$31.08** per parcel in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$1,500** has been budgeted for any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **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.
- *The ownership and responsibility of the wall as a structure remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 9 - Orchard Ave.**  
**Fund 276, Project 3749**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	740	1,480	2,220	2,220	2,300
b. Minus County Tax Collection Fee (1.7%)	(13)	(25)	(38)	(38)	(39)
c. Adjustment for Delinquencies	742	2	-	-	-
d. Other	-	81	-	35	35
<b>Total Revenue:</b>	<b>1,469</b>	<b>1,538</b>	<b>2,182</b>	<b>2,217</b>	<b>2,296</b>
<b>Services</b>					
a. One-Time Project/Maintenance	-	-	500	500	1,500
b. Property Owner Mtg/Legal Noticing	101	143	76	80	82
c. Annual Reporting	560	534	592	785	535
d. City Staff	1,280	1,458	1,200	1,200	1,200
<b>Total Expenditures:</b>	<b>1,941</b>	<b>2,135</b>	<b>2,368</b>	<b>2,565</b>	<b>3,317</b>
<i>Net Change</i>	<i>(472)</i>	<i>(597)</i>	<i>(186)</i>	<i>(348)</i>	<i>(1,022)</i>
<b>Beginning Fund Balance</b>	7,189	6,717	6,120	6,120	5,934
<i>Change</i>	<i>(472)</i>	<i>(597)</i>	<i>(186)</i>	<i>(186)</i>	<i>(1,022)</i>
<b>Ending Fund Balance</b>	<b>6,717</b>	<b>6,120</b>	<b>5,934</b>	<b>5,934</b>	<b>4,913</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	735	769	1,091	1,108	1,148
Capital Reserve <sup>2</sup>	5,982	5,351	4,843	4,826	3,765
<b>Total Fund Balance</b>	<b>6,717</b>	<b>6,120</b>	<b>5,934</b>	<b>5,934</b>	<b>4,913</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>168.88</b>	<b>173.98</b>	<b>179.90</b>	<b>179.90</b>	<b>186.37</b>
<b>Annual Parcel Assessment</b>	<b>10.00</b>	<b>20.00</b>	<b>30.00</b>	<b>30.00</b>	<b>31.08</b>
<b># of Parcels</b>	<b>74</b>	<b>74</b>	<b>74</b>	<b>74</b>	<b>74</b>
<b>Total Amount Assessed for the District</b>	<b>740.00</b>	<b>1,480.00</b>	<b>2,220.00</b>	<b>2,220.00</b>	<b>2,299.92</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.



**Zone 10 (Eden Shores Residential)**

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

**534 Parcels**

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FY 2019 Assessment Amount per Parcel: **\$221.38**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$1,072.71 to \$1,111.33** by applying the CPI-U for the San Francisco- Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$118,214.25**
- **Annual assessment charge:** each of the **534** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge will *increase* from **\$192.50** in FY 2018 to **\$221.38** in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$120,000** has been budgeted to 1) resurface the tennis courts, and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

- In January 2016, the City met with Hayward Area Recreation and Park District (HARD) to reduce the annual maintenance cost. In FY 2016, the park maintenance was **\$106,588**. In FY 2019, park maintenance budget is **\$73,336**.
- 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 following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Park maintenance:** A 5.58 acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has an Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
- **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.
- *The ownership and responsibility for the walls as structures remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 10 - Eden Shores**  
**Fund 277, Project 3750**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	190,211	93,450	102,795	102,795	118,214
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,234)	(1,589)	(1,748)	(1,748)	(2,010)
c. Adjustment for Delinquencies	1,566	1,815	-	-	-
d. Other	-	9,338	2,000	4,237	4,000
<b>Total Revenue:</b>	<b>188,543</b>	<b>103,014</b>	<b>103,047</b>	<b>105,284</b>	<b>120,205</b>
<b>Services</b>					
a. Utilities: Water	12,965	20,050	15,732	32,000	32,960
b. Utilities: PGE	394	363	386	400	412
c. Landscape Maintenance - ES HOA	26,880	26,880	28,506	26,880	27,686
d. Graffiti Abatement	-	-	3,000	-	1,500
e. Park Maintenance - HARD	106,588	71,200	71,912	71,200	73,336
f. Park Maintenance - HARD - Past Due	-	-	-	-	-
g. One-Time Project/Maintenance	6,033	28,121	50,000	70,000	120,000
h. Property Owner Mtg/Legal Noticing	730	551	1,212	240	247
i. Annual Reporting	1,925	1,835	2,778	2,083	1,203
j. City Staff	4,165	5,150	5,202	5,202	4,000
<b>Total Expenditures:</b>	<b>159,680</b>	<b>154,150</b>	<b>178,727</b>	<b>208,005</b>	<b>261,345</b>
<i>Net Change</i>	<u>28,863</u>	<u>(51,136)</u>	<u>(75,679)</u>	<u>(102,720)</u>	<u>(141,140)</u>
<b>Beginning Fund Balance</b>	740,827	769,691	718,555	718,555	615,835
<i>Change</i>	<u>28,863</u>	<u>(51,136)</u>	<u>(75,679)</u>	<u>(102,720)</u>	<u>(141,140)</u>
<b>Ending Fund Balance</b>	<b>769,691</b>	<b>718,555</b>	<b>642,876</b>	<b>615,835</b>	<b>474,695</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	94,272	51,507	51,524	52,642	60,102
Capital Reserve <sup>2</sup>	675,419	667,048	591,352	563,193	414,593
<b>Total Fund Balance</b>	<b>769,691</b>	<b>718,555</b>	<b>642,876</b>	<b>615,835</b>	<b>474,695</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>1,007.03</b>	<b>1,037.44</b>	<b>1,072.71</b>	<b>1,072.71</b>	<b>1,111.33</b>
<b>Annual Parcel Assessment</b>	<b>356.20</b>	<b>175.00</b>	<b>192.50</b>	<b>192.50</b>	<b>221.38</b>
<b># of Parcels</b>	<b>534</b>	<b>534</b>	<b>534</b>	<b>534</b>	<b>534</b>
<b>Total Amount Assessed for the District</b>	<b>190,210.80</b>	<b>93,450.00</b>	<b>102,795.00</b>	<b>102,795.00</b>	<b>118,214.25</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 11 (Stonebrae Country Club)**

Tract Nos. 5354, 8356

Formed: July 18, 2006

Resolution Number: 06-096

**634 Parcels**

FY 2019 Assessment Amount per Parcel (Current Development): **\$210.55**

FY 2019 Assessment Amount per Parcel (Future Development): **\$111.51**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$1,521.49 to \$1,576.26** by applying the CPI-U for the San Francisco- Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$121,801.98**.
- **Annual assessment charge:** each of the **516** current development parcels shall be apportioned an equal share of the current development's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge for current development parcels will *increase* from **\$168.44** in FY 2018 to **\$210.55** per parcel in FY 2019. Each of the **118** future development parcels shall be apportioned an equal share of the future development's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge for future development parcels will *increase* from **\$89.21** in FY 2018 to **\$111.51** per parcel in FY 2019. These amounts are *below* the maximum base assessment, and are sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be *increased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.

- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- Similar to the Eden Shores residential development (Zone 10), the Stonebrae HOA administers the operation and maintenance of the zone. The HOA invoices the City quarterly for reimbursement of authorized expenses thru the benefit district zone budget.
- The Stonebrae Homeowner's Association provides landscape maintenance for the zone, including one-time project/maintenance. In FY 2019, **\$88,203** has been budgeted for 1) flower and plant replacement, 2) tree maintenance, 3) gopher control, 4) tri-annual mulch replacement, and 5) any unanticipated repairs. In addition, a one-time budget of **\$40,000** has been included for Fairway Avenue decomposed granite pathway renovation, update to security gate drainage, and installation of a french drain along Fairview Avenue.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Drive, and the access road to the City water tank;
- **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Drive;
- **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;
- **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;
- **Club Drive and Carden Lane:** this maintenance includes electrical costs, and replacement of the improvements if needed;
- 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.

- 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 **516** single-family parcels (increased from 448 in FY 2018). The future development phases will consist of the remaining **118** single-family parcels (decreased from 128 in FY 2018).

**FY 2019 Budget**  
**Zone 11 - Stonebrae Country Club**  
**Fund 279, Project 3731**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	192,332	79,049	86,880	86,878	121,802
b. Minus County Tax Collection Fee (1.7%)	(3,270)	(1,344)	(1,477)	(1,477)	(2,071)
c. Adjustment for Delinquencies	(541)	6,190	-	-	-
d. Other	-	8,169	2,000	3,692	4,000
<b>Total Revenue:</b>	<b>188,521</b>	<b>92,064</b>	<b>87,403</b>	<b>89,093</b>	<b>123,731</b>
<b>Services</b>					
a. Utilities: Water	52,233	14,911	54,540	100,000	90,000
b. Utilities: PGE	7,396	8,018	7,676	9,700	10,000
c. Landscape Maintenance	35,652	35,652	36,360	35,652	37,000
d. Plant Replacement	3,509	-	2,500	5,000	5,150
e. Flower Bed Planting	6,128	6,326	6,060	5,000	5,000
f. Irrigation Repair/Replacement	2,236	855	6,130	-	3,000
g. Tree Maintenance	1,430	9,555	9,200	9,109	12,000
h. Gopher Control	-	3,937	3,727	2,964	3,053
i. Mulch Replacement - Every 3 years	27,257	-	-	1,740	60,000
j. One-Time Projects	-	-	-	-	40,000
k. Weather Based Irrigation System	-	-	10,000	7,000	-
l. Street Light Maintenance	2,496	18,186	2,500	5,000	2,500
m. Property Owner Mtg/Legal Noticing	762	682	1,779	400	412
n. Annual Reporting	1,925	1,835	2,778	2,083	1,203
o. City Staff	1,939	3,058	3,089	3,089	3,000
<b>Total Expenditures:</b>	<b>142,962</b>	<b>103,015</b>	<b>146,339</b>	<b>186,737</b>	<b>272,318</b>
<i>Net Change</i>	<u>45,559</u>	<u>(10,951)</u>	<u>(58,936)</u>	<u>(97,643)</u>	<u>(148,587)</u>
<b>Beginning Fund Balance</b>	596,970	642,529	631,578	631,578	533,935
<i>Change</i>	<u>45,559</u>	<u>(10,951)</u>	<u>(58,936)</u>	<u>(97,643)</u>	<u>(148,587)</u>
<b>Ending Fund Balance</b>	<b>642,529</b>	<b>631,578</b>	<b>572,642</b>	<b>533,935</b>	<b>385,348</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	94,261	46,032	43,702	43,701	61,866
Capital Reserve <sup>2</sup>	548,268	585,546	528,941	478,731	323,483
<b>Total Fund Balance</b>	<b>642,529</b>	<b>631,578</b>	<b>572,642</b>	<b>522,432</b>	<b>385,348</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>1,428.32</b>	<b>1,471.46</b>	<b>1,521.49</b>	<b>1,521.49</b>	<b>1,576.26</b>
<b>Developed Parcels</b>					
Annual Parcel Assessment	379.42	155.96	168.44	168.44	210.55
# of Parcels	429	429	448	448	516
<b>Total Amount Assessed for the District</b>	<b>162,771.18</b>	<b>66,906.84</b>	<b>75,461.12</b>	<b>75,459.69</b>	<b>108,643.80</b>
<b>Future Development Parcels</b>					
Annual Parcel Assessment	201.09	82.60	89.21	89.21	111.51
# of Parcels	147	147	128	128	118
<b>Total Amount Assessed for the District</b>	<b>29,560.61</b>	<b>12,142.20</b>	<b>11,418.88</b>	<b>11,418.62</b>	<b>13,158.18</b>

**Note: Stonebrae HOA manages the maintenance for this zone. The City reimburses the HOA for expenses on a quarterly basis.**

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park & Spindrift Annexation)**

Tract Nos. 7489, 7708 & 8148

Formed: May 15, 2007

Annexed Tract No. 8148: June 21, 2016

Resolution Number: 07-031 & 16-065

**261 Parcels (Eden Shores East)**

**118 Parcels (Spindrift)**

FY 2019 Assessment Amount per Parcel (Current Development): **\$112.00**

FY 2019 Assessment Amount per Parcel (Future Development): **\$33.60**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount (Eden Shores East):** was *increased* from the prior year's maximum base assessment amount of **\$201.60 to \$208.87** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Maximum base assessment amount (Spindrift):** was *increased* from the prior year's maximum base assessment amount of **\$200.83 to \$206.85** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA, with a maximum annual CPI adjustment **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% (**3.00%** for the period December 2016 to December 2017, **0.47%** will be cumulatively reserved). The maximum assessment rate for future development parcels is **30%** of the current development rate or **\$62.05**.
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$37,430.40**.
- **Annual assessment charge:** each of the **315** current development parcels shall be apportioned an equal share of the current development's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel *will remain the same* as the FY 2018 amount of **\$112.00** per parcel. Each of the **64** future development parcels shall be apportioned an equal share of the future development's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will remain the same* as the FY 2018 amount of **\$33.60** per parcel. These amounts are *below* the maximum base assessment, and are sufficient for maintaining levels of service and for keeping a



reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.

- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In January 2016, the City met with Hayward Area Recreation and Park District (HARD) to reduce the annual maintenance cost. The amount for FY 2016 was **\$41,000**. The amount for FY 2019 is **\$31,930**.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

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.

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

On May 24, 2016<sup>4</sup>, the City Council approved the Notice of Intent to Levy Assessments and set the Public Hearing for receipt of ballots for June 21, 2016 for the annexation of the Spindrift at Eden Shores project into existing Zone 12 of LLAD 96-1. The City Council approved the assessments for the annexation of Zone 12 at their June 21, 2016<sup>5</sup> meeting. A total of 118 new lots are 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.

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<sup>4</sup> <http://hayward.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=2030>

<sup>5</sup> <http://hayward.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=2153>

**FY 2019 Budget**  
**Zone 12 - Eden Shores East - Sports Park**  
**Fund 278, Project 3732**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<i>Adopted</i>	<i>EOY Est</i>	<i>Projected</i>
<b>Income</b>					
a. Annual Assessment Revenue	49,397	50,890	35,157	35,157	37,430
b. Minus County Tax Collection Fee (1.7%)	(840)	(865)	(598)	(598)	(636)
c. Adjustment for Delinquencies	191	6,652	-	-	-
d. Other	-	155	-	-	-
<b>Total Revenue:</b>	<b>48,748</b>	<b>56,832</b>	<b>34,559</b>	<b>39,800</b>	<b>36,794</b>
<b>Services</b>					
a. Park Maintenance - HARD	41,000	31,000	31,000	31,000	31,930
b. Park Maintenance - Past Due - HARD	-	-	-	-	-
c. One-Time Capital Project/Maintenance	-	-	-	-	-
d. Property Owner Mtg/Legal Noticing	361	391	835	260	268
e. Annual Reporting	1,260	1,201	1,400	1,636	1,068
f. City Staff	1,280	2,206	2,228	2,228	1,200
<b>Total Expenditures:</b>	<b>43,901</b>	<b>34,798</b>	<b>35,463</b>	<b>35,124</b>	<b>34,466</b>
<i>Net Change</i>	<u>4,848</u>	<u>22,034</u>	<u>(904)</u>	<u>4,676</u>	<u>2,328</u>
<b>Beginning Fund Balance</b>	(6,434)	(1,586)	20,448	20,448	25,123
<i>Change</i>	<u>4,848</u>	<u>22,034</u>	<u>(904)</u>	<u>4,676</u>	<u>2,328</u>
<b>Ending Fund Balance</b>	<b>(1,586)</b>	<b>20,448</b>	<b>19,544</b>	<b>25,123</b>	<b>27,452</b>
<b>CPI - Feb to Feb</b>					
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>189.26</b>	<b>194.98</b>	<b>201.61</b>	<b>201.61</b>	<b>208.87</b>
<b>Annual Parcel Assessment</b>	<b>189.26</b>	<b>194.98</b>	<b>112.00</b>	<b>112.00</b>	<b>112.00</b>
<b># of Parcels</b>	<u>261</u>	<u>261</u>	<u>261</u>	<u>261</u>	<u>261</u>
<b>Total Amount Assessed for the District</b>	<b>49,396.86</b>	<b>50,889.78</b>	<b>29,232.00</b>	<b>29,232.00</b>	<b>29,232.00</b>
<b>Spindrift Annexation - Added FY 2017 - 118 Parcels - CPI Dec to Dec</b>					
<b>Maximum Base Assessment (Developed)</b>	<b>N/A</b>	<b>194.98</b>	<b>200.83</b>	<b>200.83</b>	<b>206.85</b>
<b>Maximum Base Assessment (Undeveloped)</b>	<b>N/A</b>	<b>58.49</b>	<b>60.25</b>	<b>60.25</b>	<b>62.06</b>
<b>Annual Parcel Assessment</b>	<b>N/A</b>	<b>194.97</b>	<b>112.00</b>	<b>112.00</b>	<b>112.00</b>
<b># DEVELOPED Parcels</b>	<b>N/A</b>	<u>-</u>	<u>25</u>	<u>25</u>	<u>54</u>
<b>Total Amount Assessed for the District</b>	<b>N/A</b>	<u>-</u>	<b>2,800.00</b>	<b>2,800.00</b>	<b>6,048.00</b>
<b>Annual Parcel Assessment</b>	<b>N/A</b>	<b>58.49</b>	<b>33.60</b>	<b>33.60</b>	<b>33.60</b>
<b># UNDEVELOPED Parcels</b>	<b>N/A</b>	<u>-</u>	<u>93</u>	<u>93</u>	<u>64</u>
<b>Total Amount Assessed for the District</b>	<b>N/A</b>	<u>-</u>	<b>3,124.80</b>	<b>3,124.80</b>	<b>2,150.40</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue.

**Zone 13 (Cannery Place)**

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

**582** Condominium Style Units, **16** Duets, and **One** Commercial Retail Parcel

FY 2019 Assessment Amount per Parcel: **\$361.00**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$1,144.10 to \$1,185.29** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$216,239.00**.
- **Annual assessment charge:** each of the **599** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge *will remain the same* as the FY 2018 amount of **\$361.00** per parcel. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, **\$20,000** has been budgeted for 1) tree trimming and 2) any unanticipated repairs. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout the benefit zone:

- **Landscaping and irrigation:** of park strips and parkway within the development;

- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Park Maintenance:** approximately five (5) acres of park area which includes landscaping and irrigation and playground equipment and maintenance of a historic water tower within the development;
- **Maintenance:** of street trees;
- **Maintenance:** of paved walkways;
- *The ownership and responsibility for the walls as structures remains with the individual property owners.*

**FY 2019 Budget**  
**Zone 13 - Cannery Place**  
**Fund 281, Project 3733**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>					
a. Annual Assessment Revenue	216,239	216,239	216,239	216,239	216,239
b. Minus County Tax Collection Fee (1.7%)	(3,676)	(3,676)	(3,676)	(3,676)	(3,676)
c. Adjustment for Delinquencies	(1,992)	3,092	-	-	-
d. Other	-	4,013	900	900	1,000
<b>Total Revenue:</b>	<b>210,571</b>	<b>219,668</b>	<b>213,463</b>	<b>213,463</b>	<b>213,563</b>
<b>Services</b>					
a. Utilities: Water	59,773	70,422	95,950	100,000	103,000
b. Utilities: PGE	2,468	3,992	4,040	7,000	7,210
c. Landscape Maintenance	42,036	42,572	43,430	43,430	65,000
d. Street Light Maintenance	-	-	1,000	1,000	1,030
e. Graffiti Abatement	-	-	2,000	2,000	2,060
f. One-Time Capital Project/Maintenance	36,589	12,066	50,000	20,000	20,000
g. Property Owner Mtg/Legal Noticing	819	827	2,020	500	515
h. Annual Reporting	1,750	1,668	2,576	1,927	1,068
i. City Staff	3,699	5,271	7,866	7,866	4,000
<b>Total Expenditures:</b>	<b>147,134</b>	<b>136,818</b>	<b>208,882</b>	<b>183,723</b>	<b>203,883</b>
<i>Net Change</i>	<u>63,437</u>	<u>82,850</u>	<u>4,581</u>	<u>29,740</u>	<u>9,680</u>
<b>Beginning Fund Balance</b>	219,417	282,854	365,704	365,704	395,444
<i>Change</i>	<u>63,437</u>	<u>82,850</u>	<u>4,581</u>	<u>29,740</u>	<u>9,680</u>
<b>Ending Fund Balance</b>	<b>282,854</b>	<b>365,704</b>	<b>370,285</b>	<b>395,444</b>	<b>405,124</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	44,255	44,255	44,255	44,255	44,255
Capital Reserve <sup>2</sup>	<u>238,599</u>	<u>321,449</u>	<u>326,030</u>	<u>351,189</u>	<u>360,869</u>
<b>Total Fund Balance</b>	<b>282,854</b>	<b>365,704</b>	<b>370,285</b>	<b>395,444</b>	<b>405,124</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>1,074.04</b>	<b>1,106.48</b>	<b>1,144.10</b>	<b>1,144.10</b>	<b>1,185.29</b>
<b>Annual Parcel Assessment</b>	<b>361.00</b>	<b>361.00</b>	<b>361.00</b>	<b>361.00</b>	<b>361.00</b>
<b># of Parcels</b>	<b>599</b>	<b>599</b>	<b>599</b>	<b>599</b>	<b>599</b>
<b>Total Amount Assessed for the District</b>	<b>216,239.00</b>	<b>216,239.00</b>	<b>216,239.00</b>	<b>216,239.00</b>	<b>216,239.00</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

**Zone 14 (La Vista)**  
Tract Nos. 7620  
Formed: June 14, 2016  
Resolution Number: 16-044  
**179 Parcels**

FY 2019 Assessment Amount per Parcel (Developed): **\$15.00**  
FY 2019 Assessment Amount per Parcel (Undeveloped): **\$4.50**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$607.42 to \$625.64** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA, with a maximum annual CPI adjustment **not to exceed** 3% 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% (**3.00%** for the period December 2016 to December 2017, **0.47%** will be cumulatively reserved). The maximum assessment rate for future development parcels is **30%** of the current development maximum rate or **\$187.69**.
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$1,352**.
- **Annual assessment charge:** each of the current **52** developed parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual developed parcels is indistinguishable from each other. The FY 2019 developed parcel charge *will be reduced* from **\$50.00** in FY 2018 to **\$15.00** in FY 2019. Each of the current **127** future development parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual future development parcels is indistinguishable from each other. The FY 2019 future development parcel charge *will be reduced* from **\$15.00** in FY 2018 to **\$4.50** in FY 2019. This amount is *below* the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Reason for assessment decrease:** The assessment rate for FY 2019 is recommended to be *decreased* based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues

that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.

- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- The La Vista Development will be constructed in three phases. Currently, the first phase is under construction and the City is expected to assume full maintenance responsibility in FY 2020. The vacant lots can be assessed at 30% of the maximum base assessment. However, the parcels will only be assessed at a rate to cover the annual reporting, noticing, and staff costs.

The following is a detailed description of the improvements that will be operated, maintained and serviced throughout the benefit zone upon completion of construction:

- **Landscaping and irrigation:** of the public right of ways of Tennyson Road, Vista Grande Drive, Cantera Drive, Mountain View Drive, Fortuna Way and Alquire Parkway, 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;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Maintenance:** of street trees;
- **Maintenance:** of bioswales and Fitera Tree Filters;
- **Maintenance:** of street lighting;
- **Maintenance:** of private paved trails east of Alquire Parkways;

**FY 2019 Budget**  
**Zone 14 - La Vista**  
**Fund 282, Project 3751**

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>				
a. Annual Assessment Revenue	31,669	2,685	2,685	1,352
b. Minus County Tax Collection Fee (1.7%)	(538)	(46)	(46)	(23)
c. Adjustment for Delinquencies	-	-	-	-
d. Other	298	-	-	-
<b>Total Revenue:</b>	<b>31,428</b>	<b>2,639</b>	<b>2,639</b>	<b>1,329</b>
<b>Services</b>				
a. Utilities: Water	-	-	-	-
b. Utilities: PGE	-	-	-	-
c. Landscape Maintenance	-	-	-	-
d. Street Light Maintenance	-	-	-	-
e. Graffiti Abatement	-	-	-	-
f. One-Time Capital Project/Maintenance	-	-	-	-
g. Property Owner Mtg/Legal Noticing	-	300	100	100
h. Annual Reporting	-	1,200	1,038	1,069
i. City Staff	-	1,000	1,000	1,000
<b>Total Expenditures:</b>	<b>-</b>	<b>2,500</b>	<b>2,138</b>	<b>2,169</b>
<i>Net Change</i>	<u>31,428</u>	<u>139</u>	<u>501</u>	<u>(841)</u>
<b>Beginning Fund Balance</b>	-	31,428	31,428	31,929
<i>Change</i>	<u>31,428</u>	<u>139</u>	<u>501</u>	<u>(841)</u>
<b>Ending Fund Balance</b>	<b>31,428</b>	<b>31,567</b>	<b>31,929</b>	<b>31,089</b>
<b>Fund Balance Designations</b>				
Operating Reserve <sup>1</sup>	-	1,320	1,320	664
Capital Reserve <sup>2</sup>	31,428	30,248	30,610	30,424
<b>Total Fund Balance</b>	<b>31,428</b>	<b>31,567</b>	<b>31,929</b>	<b>31,089</b>
<b>Maximum Base Assessment Amount Per Parcel (Developed, Undeveloped)</b>	<b>589.73 / 176.92</b>	<b>607.42 / 182.23</b>	<b>607.42 / 182.23</b>	<b>625.64 / 187.69</b>
<b>Developed Parcels</b>				
Annual Parcel Assessment	N/A	50.00	50.00	15.00
# of Parcels	N/A	-	-	52
Total Amount Assessed for the District	N/A	-	-	780.00
<b>Future Development Parcels</b>				
Annual Parcel Assessment	176.92	15.00	15.00	4.50
# of Parcels	179	179	179	127
Total Amount Assessed for the District	31,668.68	2,685.00	2,685.00	571.50

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.



**Zone 15 (Cadence)**  
Tract No. 8032  
Formed: January 17, 2017  
Resolution Number: 17-001  
**206 Parcels**

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The following is an overview of the FY 2019 zone assessment:

- **Maximum base assessment amount:** was *increased* from the prior year's maximum base assessment amount of **\$589.73 to \$607.06** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA (**2.94%** for the period December 2016 to December 2017), with a maximum annual CPI adjustment **not to exceed** 3% 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%.
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Annual assessment charge:** pursuant to the Owners Participation Agreement (OPA) for the Cadence Development, 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 by City Council on February 1, 2018.

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 in the event that the property is sold, and the City assumes maintenance of the park

- **Proposition 218:** Future increases in the assessment amount *above* the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.

**Zone 16 (Blackstone at Cannery Place)**

Tract Nos. 7894

Formed: May 17, 2016

Resolution Number: 16-044

**157 Parcels**

FY 2019 Assessment Amount per Parcel in Zone A (Developed): **\$432.68**

FY 2019 Assessment Amount per Parcel in Zone A (Undeveloped): **\$129.80**

FY 2019 Assessment Amount per Parcel in Zone B (Undeveloped): **\$454.31**

FY 2019 Assessment Amount per Parcel in Zone B (Undeveloped): **\$136.29**

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The following is an overview of the FY 2019 zone assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount (Zone A):** was *increased* from the prior year's maximum base assessment amount of **\$420.10 to \$432.68** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA, with a maximum annual CPI adjustment **not to exceed** 3% 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% (**3.00%** for the period December 2016 to December 2017, **0.47%** will be cumulatively reserved). The maximum assessment rate for undeveloped parcels is **30%** of the developed maximum rate or **\$129.80**.
- **Maximum base assessment amount (Zone B):** was *increased* from the prior year's maximum base assessment amount of **\$441.10 to \$454.31** by applying the CPI-U for the San Francisco-Oakland-San Jose MSA, with a maximum annual CPI adjustment **not to exceed** 3% per Fiscal Year. Any change in the CPI **in excess of** 3% 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% (**3.00%** for the period December 2016 to December 2017, **0.47%** will be cumulatively reserved). The maximum assessment rate for future development parcels is **30%** of the developed maximum rate or **\$136.29**.
- **Annual CPI increase:** the maximum base assessment amount *does increase* annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$52,684.98**.
- **Annual assessment charge:** each of the current **82 Zone A** developed parcels shall be apportioned an equal share of the current developed total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 **Zone A** developed parcel charge *will be increased* from **\$315.00** in FY 2018 to **\$432.68** in FY 2019. Each of the **51 Zone A** future development parcels shall be apportioned an equal share of the future

development's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 **Zone A** future development parcel charge **will be increased** from **\$95.00** in FY 2018 to **\$129.80** in FY 2019. Each of the current **23 Zone B** developed parcels shall be apportioned an equal share of the developed parcel's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 **Zone B** developed parcel charge **will be increased** from **\$330.75** in FY 2018 to **\$454.32** in FY 2019. Each of the current **1 Zone B** future development parcels shall be apportioned an equal share of the future development parcel's total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 **Zone B** future development parcel charge **will be increased** from **\$99.75** in FY 2018 to **\$136.29** in FY 2019. These amounts are **at** the maximum base assessment, and are sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.

- **Reason for assessment increase:** The assessment rate for FY 2019 is recommended to be **increased** based on the City's analysis of the financial stability of the zone. The recommended assessment rate for FY 2019 will generate revenues that are adequate to pay for the expected level of maintenance, and to also maintain a prudent capital reserve.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, the City expects to assume full maintenance responsibility at the beginning of the fiscal year. The maintenance costs have been budgeted accordingly to reflect 100% of the maintenance cost for FY 2019.

The following is a detailed description of the improvements that are being operated, maintained, and serviced throughout the benefit zone:

- **Landscaping and irrigation:** of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
- **Surface maintenance:** of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **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.
- **Maintenance:** of street trees;

- **Maintenance:** of street lights;
- **Maintenance:** of paved walkways and cobblestone pathways.

**FY 2019 Budget**  
**Zone 16 - Blackstone**  
**Fund 284, Project 3753**

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2018</b>	<b>FY 2019</b>
	<b>Actual</b>	<b>Adopted</b>	<b>EOY Est</b>	<b>Projected</b>
<b>Income</b>				
a. Annual Assessment Revenue	19,357	26,909	26,909	52,685
b. Minus County Tax Collection Fee (1.7%)	(329)	(457)	(457)	(896)
c. Adjustment for Delinquencies	(1,641)	-	-	-
d. Other	85	-	-	-
<b>Total Revenue:</b>	<b>17,473</b>	<b>26,452</b>	<b>26,452</b>	<b>51,789</b>
<b>Services</b>				
a. Utilities: Water	-	2,050	-	4,500
b. Utilities: PGE	-	200	-	3,000
c. Landscape Maintenance	-	16,700	-	35,000
d. Hardscape Maintenance	-	500	-	16,000
g. Property Owner Mtg/Legal Noticing	-	100	500	100
h. Annual Reporting	-	2,000	1,038	1,068
i. City Staff	-	2,000	2,000	3,000
<b>Total Expenditures:</b>	<b>-</b>	<b>23,550</b>	<b>3,538</b>	<b>62,668</b>
<i>Net Change</i>	<u>17,473</u>	<u>2,902</u>	<u>22,914</u>	<u>(10,879)</u>
<b>Beginning Fund Balance</b>	-	17,473	17,473	40,386
<i>Change</i>	<u>17,473</u>	<u>2,902</u>	<u>22,914</u>	<u>(10,879)</u>
<b>Ending Fund Balance</b>	<b>17,473</b>	<b>20,374</b>	<b>40,386</b>	<b>29,507</b>
<b>Fund Balance Designations</b>				
Operating Reserve <sup>1</sup>	-	17,473	17,473	40,386
Capital Reserve <sup>2</sup>	17,473	2,902	22,914	(10,879)
<b>Total Fund Balance</b>	<b>17,473</b>	<b>20,374</b>	<b>40,386</b>	<b>29,507</b>
<b>Maximum Base Assessment Amount Per Parcel</b>				
Zone A (Developed/Undeveloped)	\$407.86 / \$122.36	\$420.10 / \$126.03	\$420.10 / \$126.03	\$432.68 / \$129.80
Zone B (Developed/Undeveloped)	\$428.25 / \$128.48	\$441.10 / \$132.33	\$441.10 / \$132.33	\$454.31 / \$136.29
<b>Developed Parcels: Zone A</b>				
Annual Parcel Assessment	N/A	315.00	315.00	432.68
# of Parcels	N/A	54	54	82
Total Amount Assessed for the District	N/A	17,010	17,010.00	35,479.76
<b>Developed Parcels: Zone B</b>				
Annual Parcel Assessment	N/A	N/A	330.75	454.31
# of Parcels	N/A	N/A	-	23
Total Amount Assessed for the District	N/A	N/A	-	10,449.13
<b>Future Development Parcels: Zone A</b>				
Annual Parcel Assessment	122.36	95.00	95.00	129.80
# of Parcels	133	79	79	51
Total Amount Assessed for the District	16,274	7,505	7,505.00	6,619.80
<b>Future Development Parcels: Zone B</b>				
Annual Parcel Assessment	128.48	99.75	99.75	136.29
# of Parcels	24	24	24	1
Total Amount Assessed for the District	3,084	2,394	2,394.00	136.29

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

## FISCAL YEAR 2019 ESTIMATE OF COST

### 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 2019 *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, refer to the budget in each of the zone descriptions.

**TABLE 3: REVENUE AND EXPENDITURE PER BENEFIT ZONE**

TABLE 3: ESTIMATED FUND BALANCE CHANGES FOR FY 2019						
Zone	Name/Location	Est Beg Fund Balance FY 19	FY 2019 Est Revenue	FY 2019 Est Expenditure	Change	Est End Fund Balance FY 19
1	Huntwood Ave. & Panjon St.	20,208.71	5,789.73	6,596.20	(806.47)	19,402.23
2	Harder Rd. & Mocine Ave.	15,026.17	10,265.57	10,995.13	(729.56)	14,296.60
3	Prominence	173,111.14	130,493.78	109,943.70	20,550.08	193,661.22
4	Stratford Village	99,090.59	20,168.24	19,812.12	356.12	99,446.71
5	Soto Rd. & Plum Tree St.	8,042.52	7,987.88	8,892.05	(904.17)	7,138.35
6	Pepper Tree Park	63,956.05	13,182.76	13,097.10	85.66	64,041.71
7	Twin Bridges	440,575.91	203,709.73	258,041.39	(54,331.66)	386,244.25
8	Capitola St.	52,379.00	5,898.00	7,187.25	(1,289.25)	51,089.75
9	Orchard Ave.	5,934.38	2,295.82	3,317.40	(1,021.58)	4,912.80
10	Eden Shores- Residential	615,834.99	120,204.61	261,344.60	(141,139.99)	474,694.99
11	Stonebrae Country Club	533,934.84	123,731.35	272,317.92	(148,586.57)	385,348.27
12	Eden Shores- Sports Park	25,123.29	36,794.08	34,465.80	2,328.28	27,451.58
13	Cannery Place	395,443.66	213,562.94	203,883.00	9,679.94	405,123.60
14	La Vista	31,929.34	1,328.52	2,169.14	(840.62)	31,088.72
16	Blackstone	40,386.15	51,789.34	62,668.00	(10,878.66)	29,507.49
<b>District Total:</b>		<b>2,520,976.75</b>	<b>947,202.34</b>	<b>1,274,730.80</b>	<b>(327,528.46)</b>	<b>2,193,448.28</b>

## METHOD OF ASSESSMENT APPORTIONMENT

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### 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 on the basis of benefit, they are not considered a tax, and, therefore, are not governed by Article XIIA 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 located in the zone description section.



## ASSESSMENT

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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. 18-XXX, preliminarily approving the Engineer’s Report, as adopted by the City Council of the City of Hayward, on June 5, 2018.

**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.

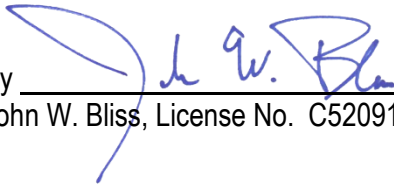
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor’s Maps of the County of Alameda for the fiscal year 2019. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

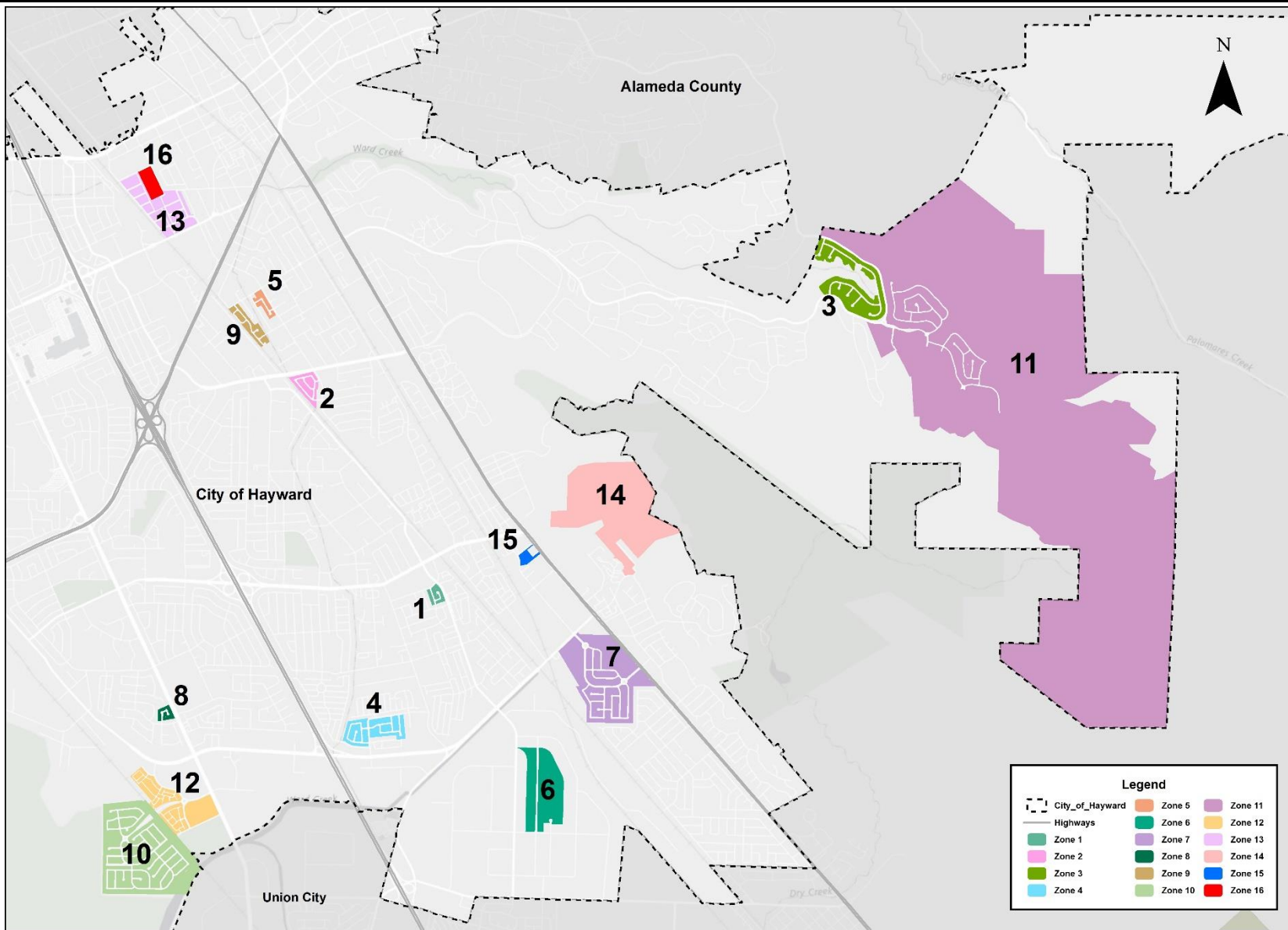
Dated: May 29, 2018



Engineer of Work

By  \_\_\_\_\_  
John W. Bliss, License No. C52091

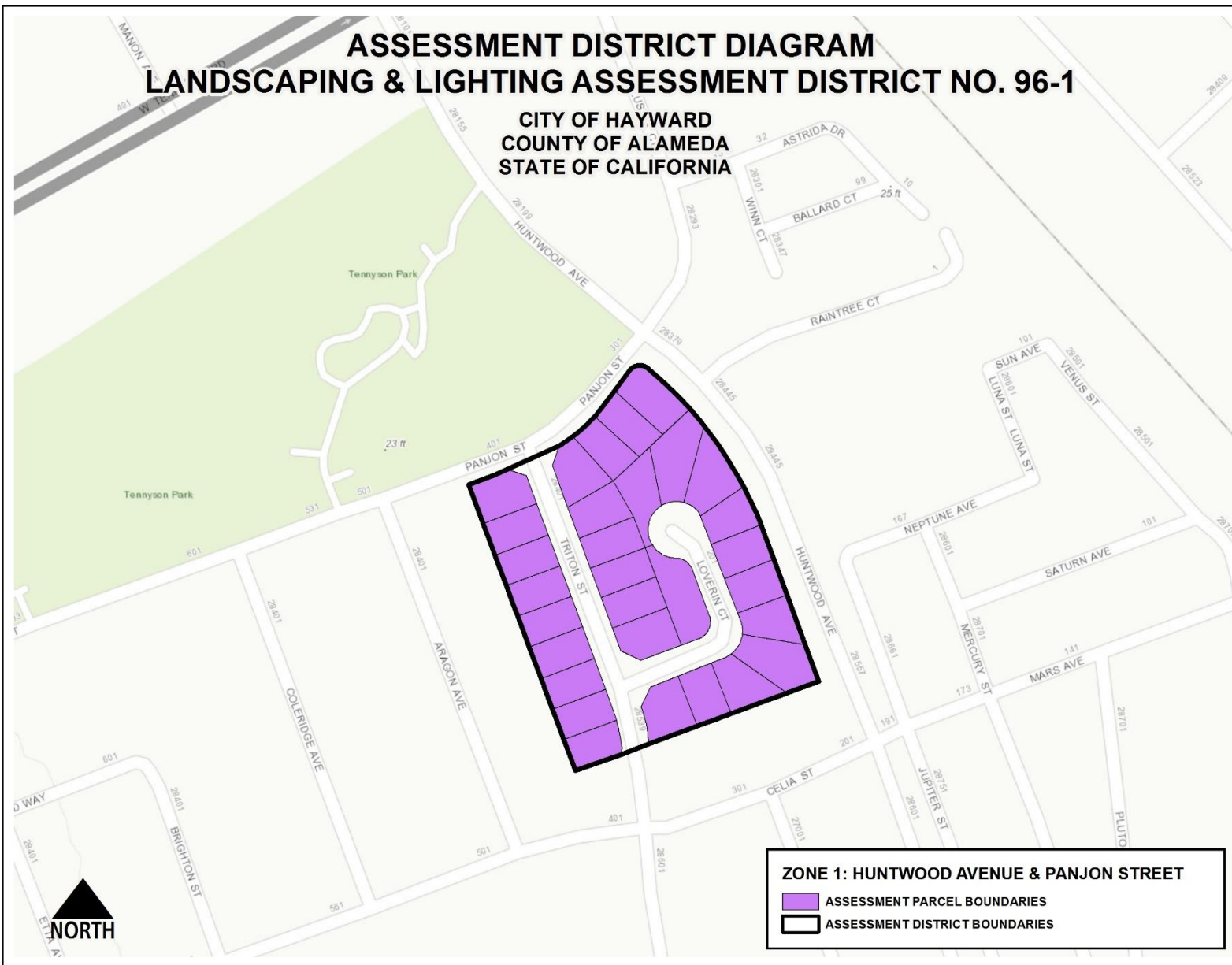
# VICINITY MAP

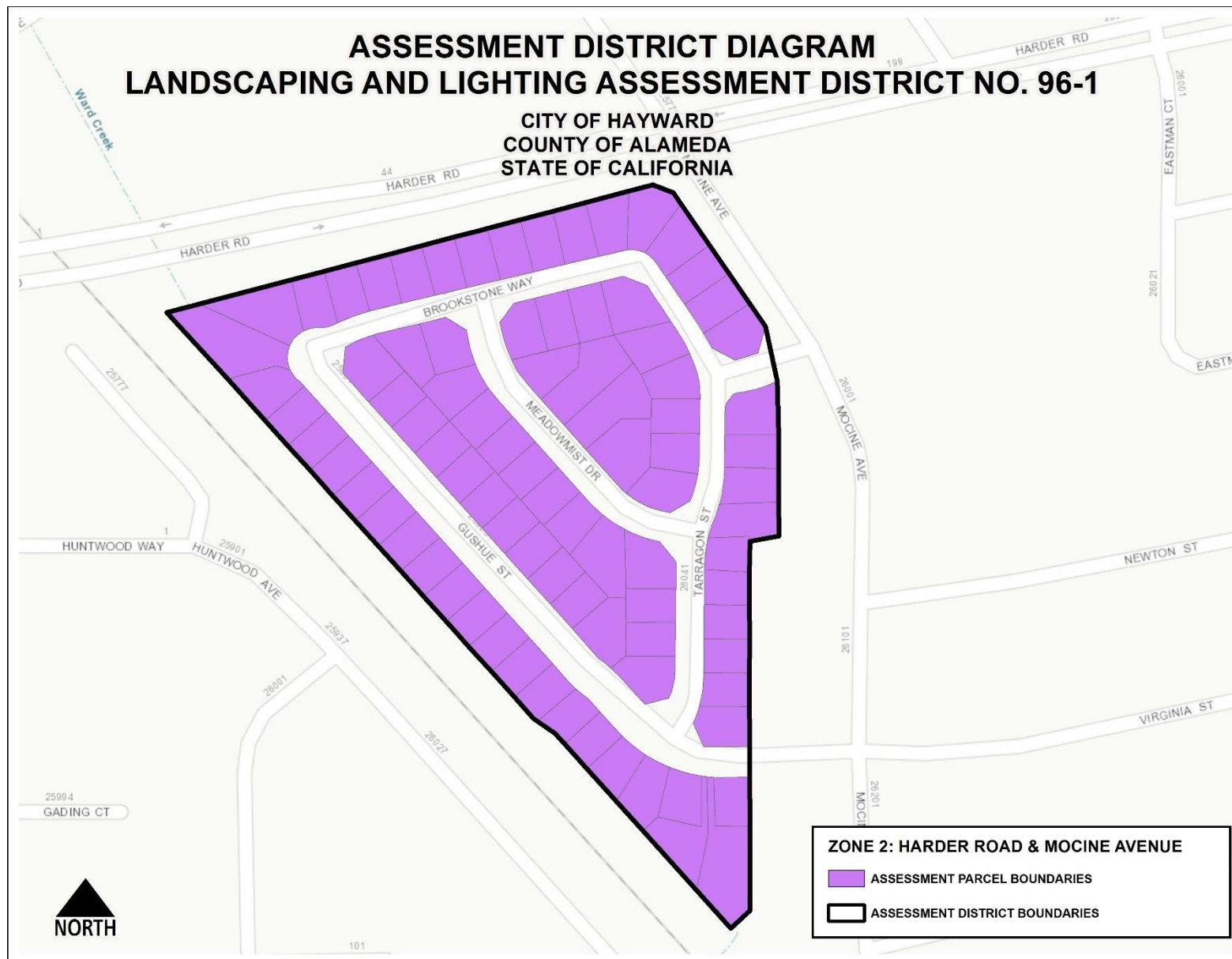


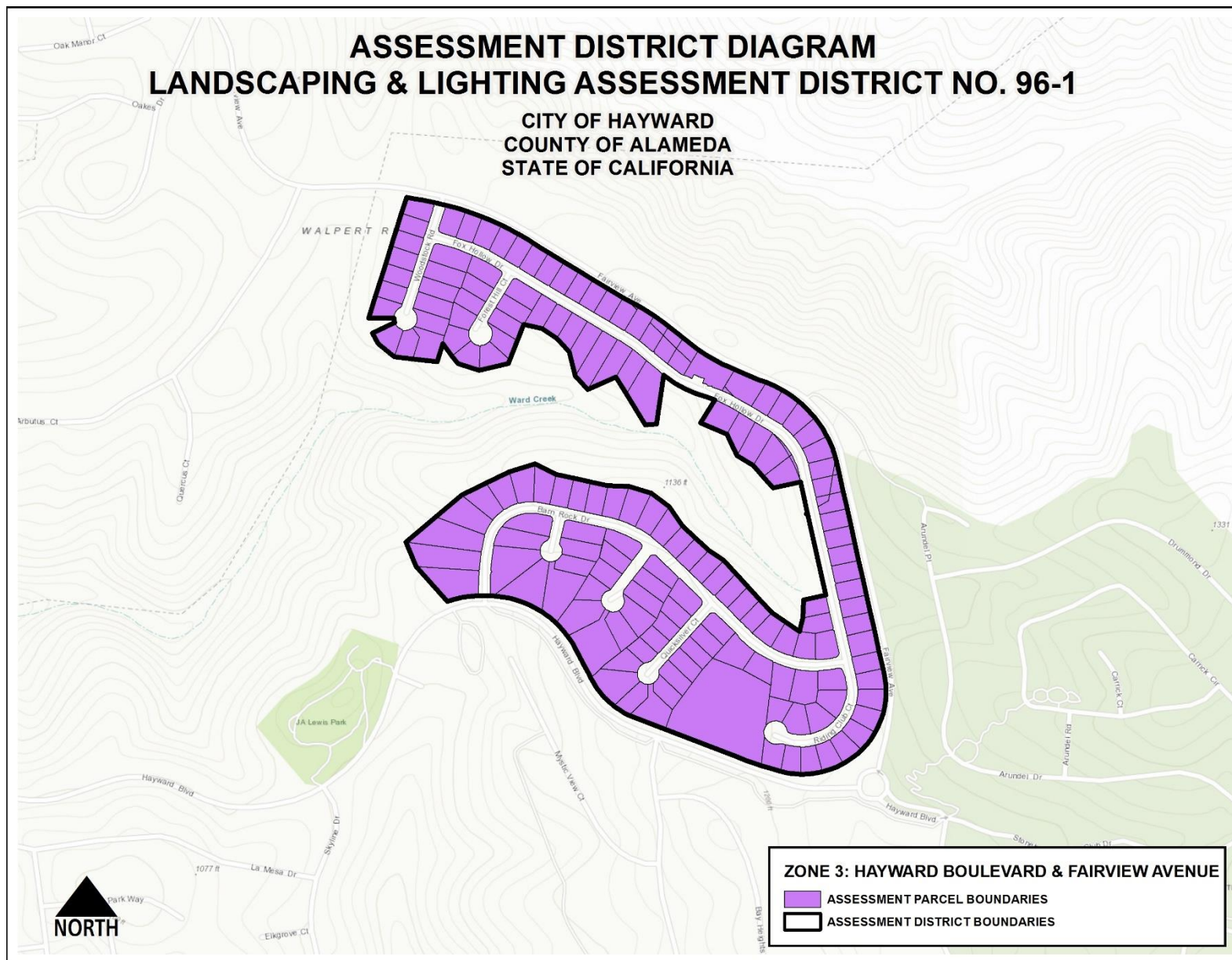
## **ASSESSMENT DIAGRAM**

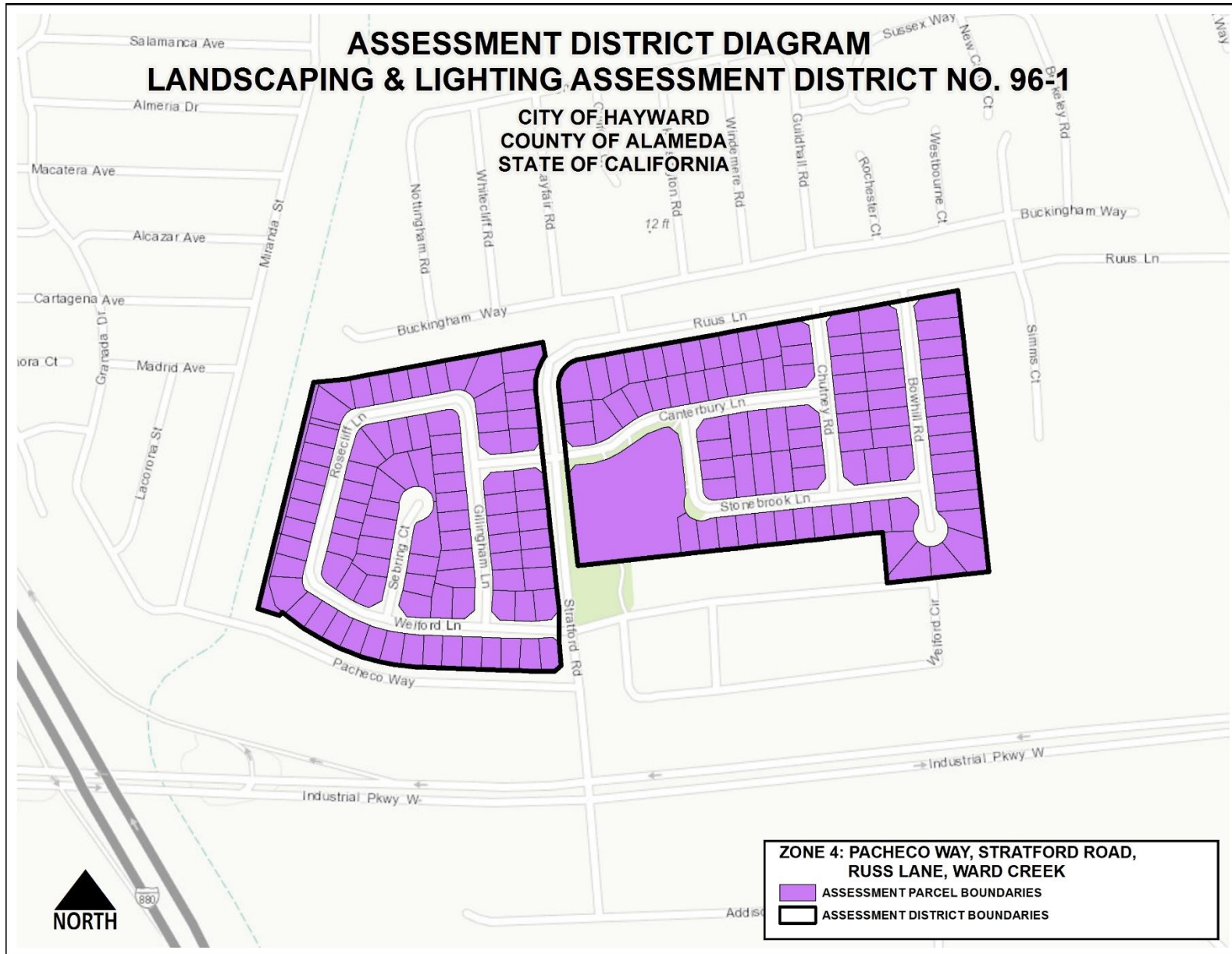
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The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the sixteen (16) zones is on file in the Office of the City Clerk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

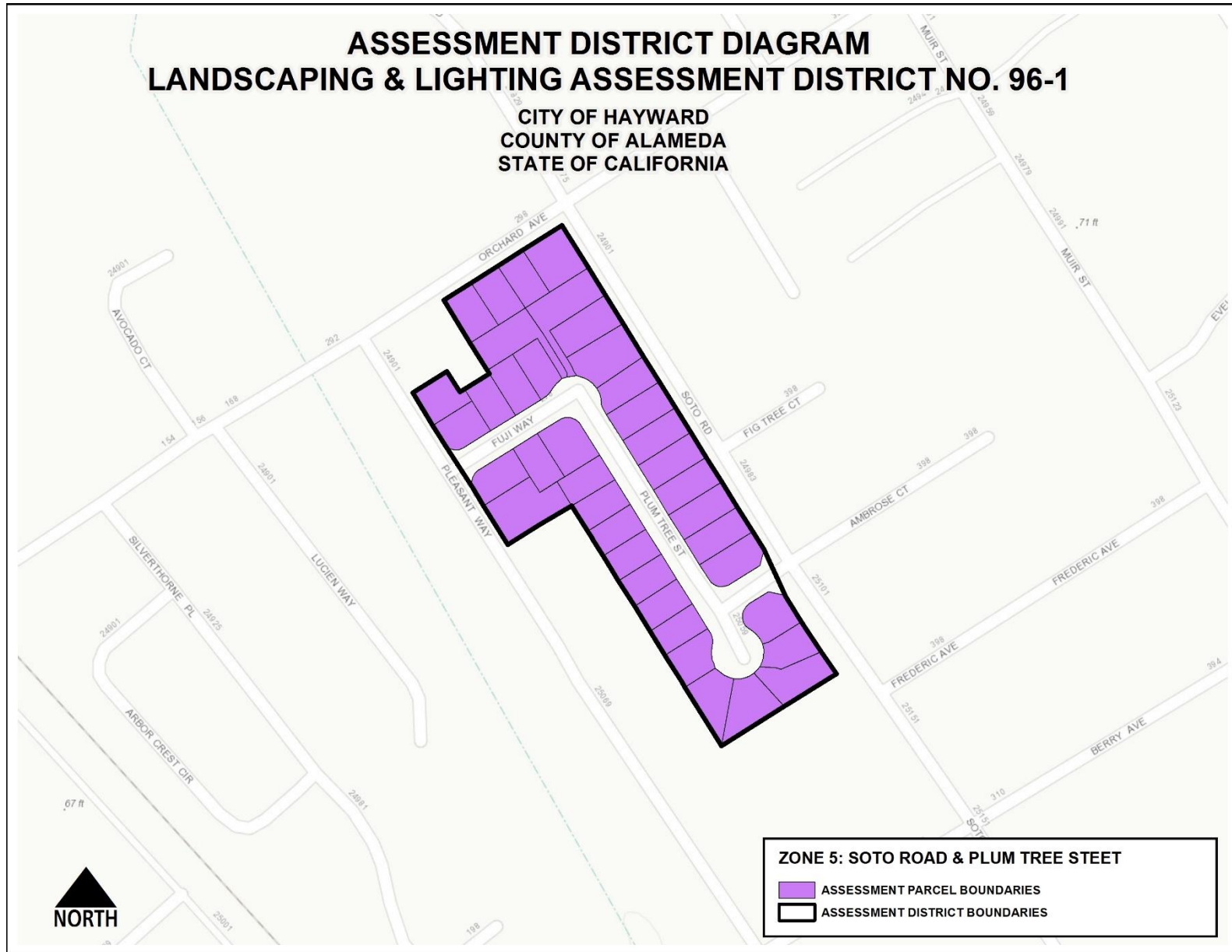


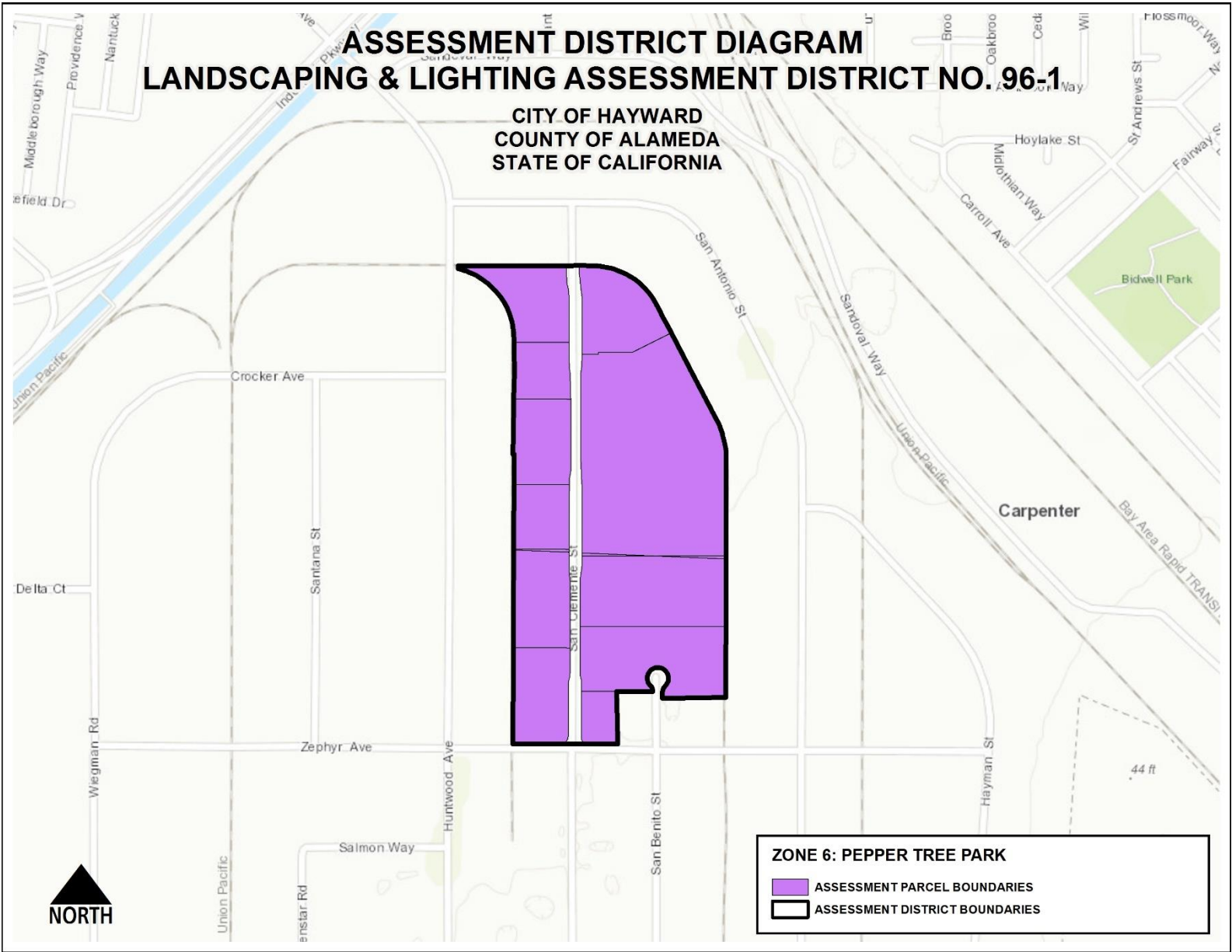


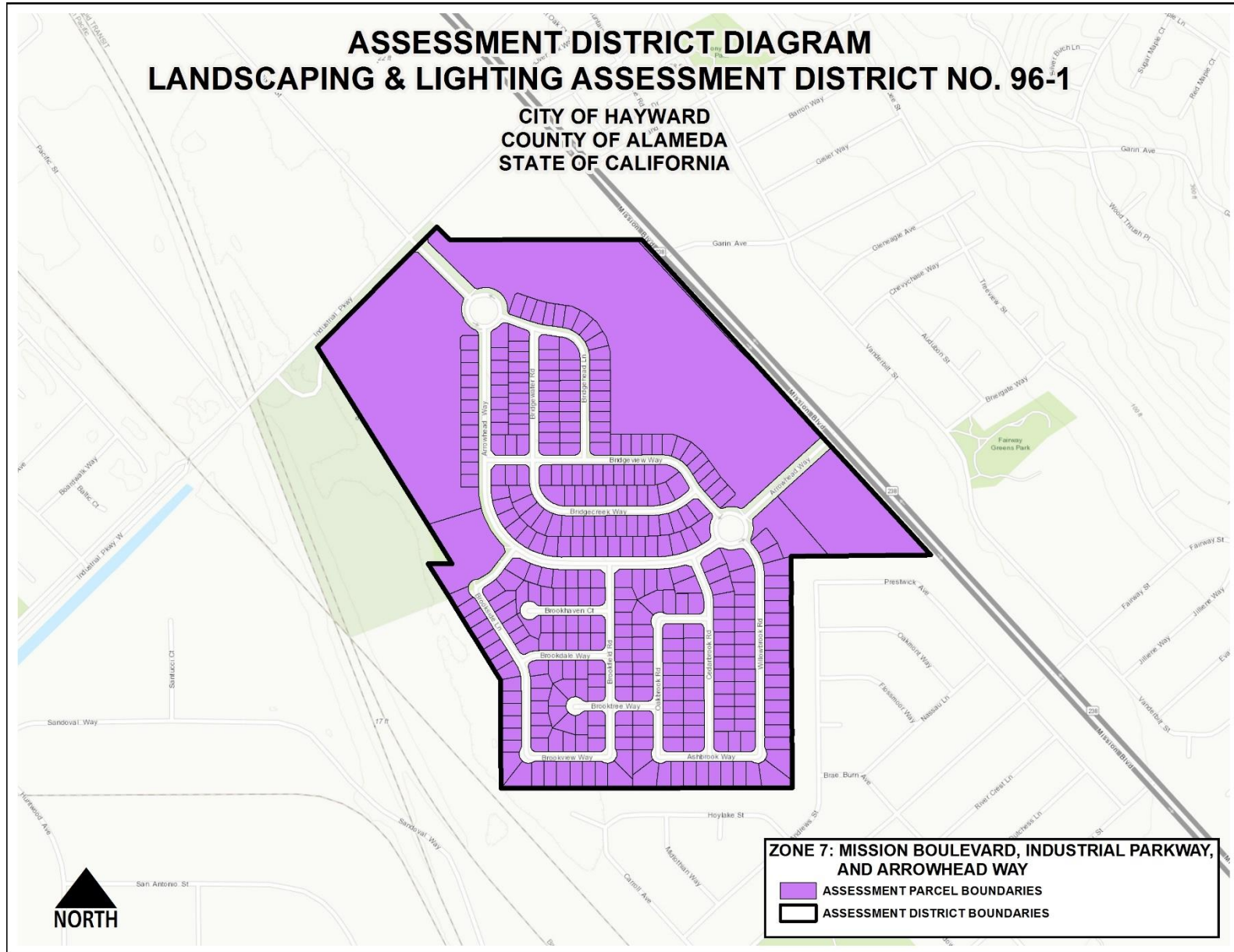


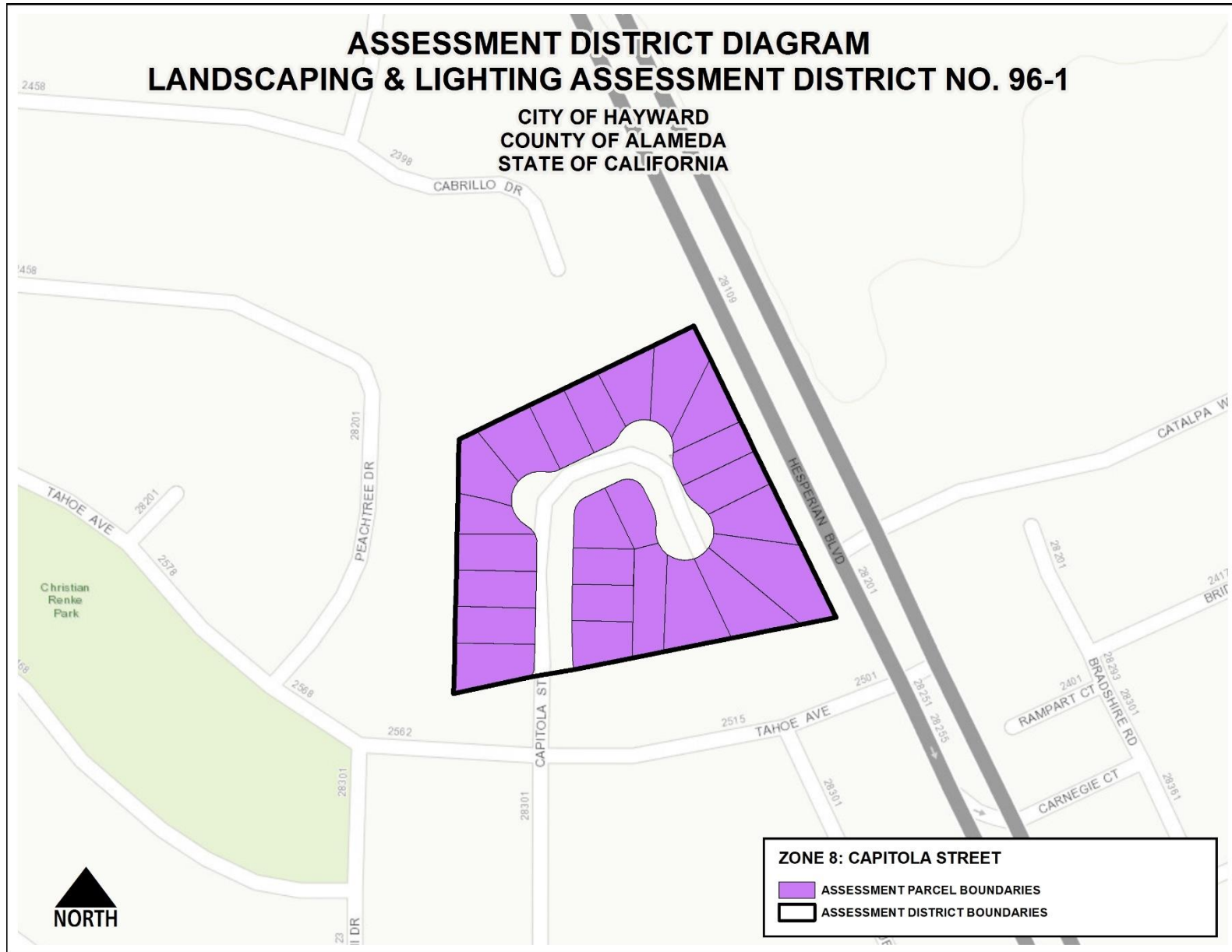


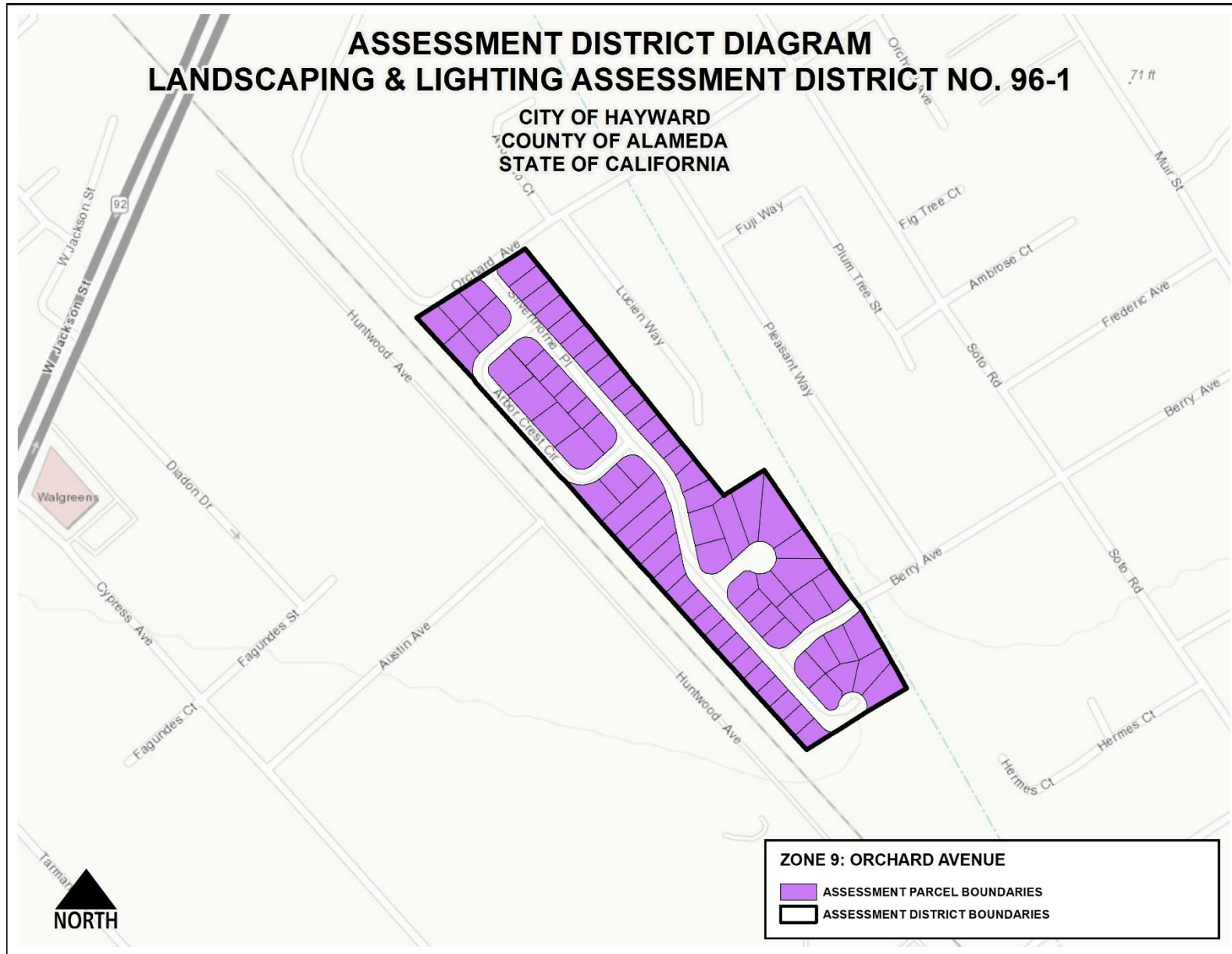






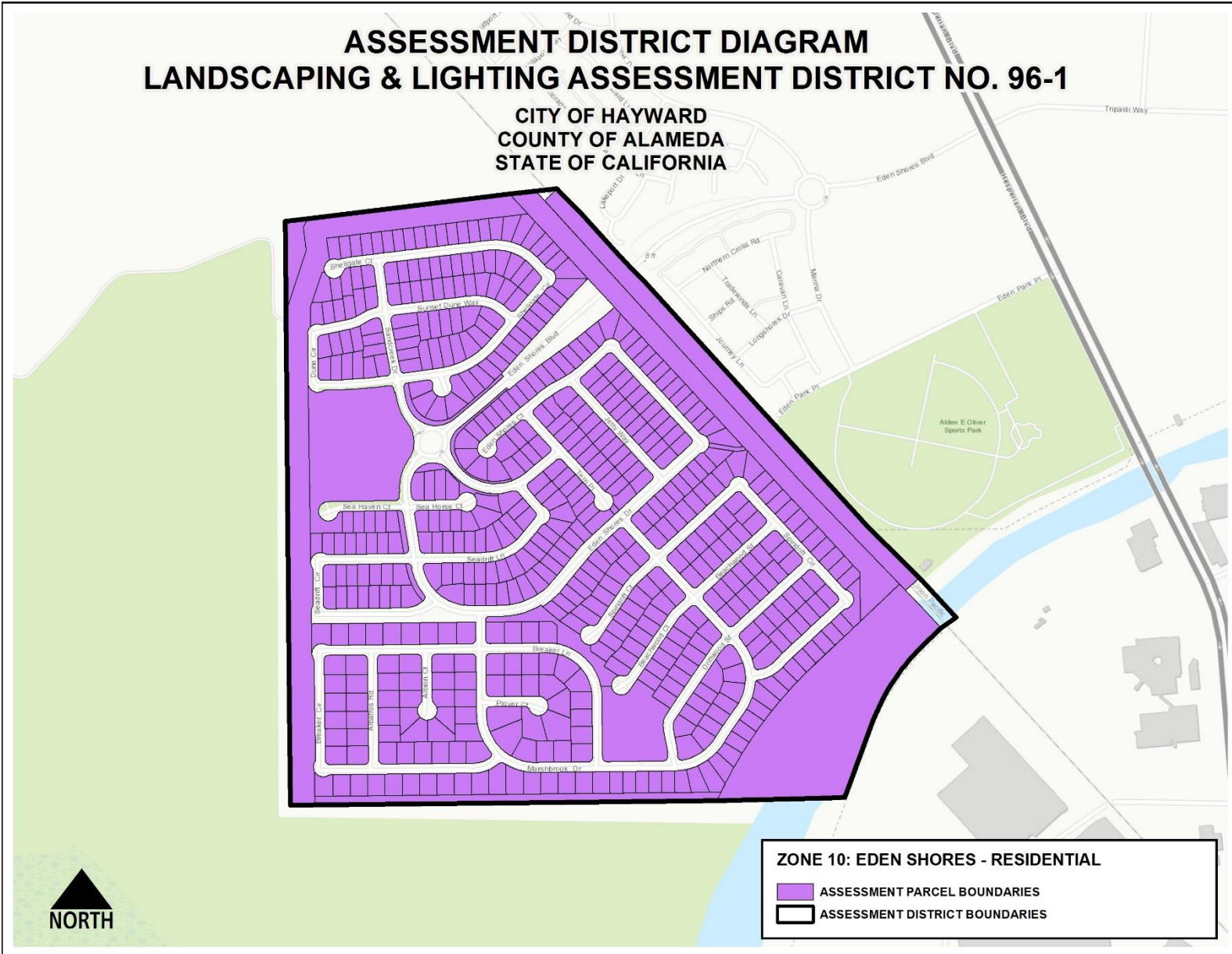


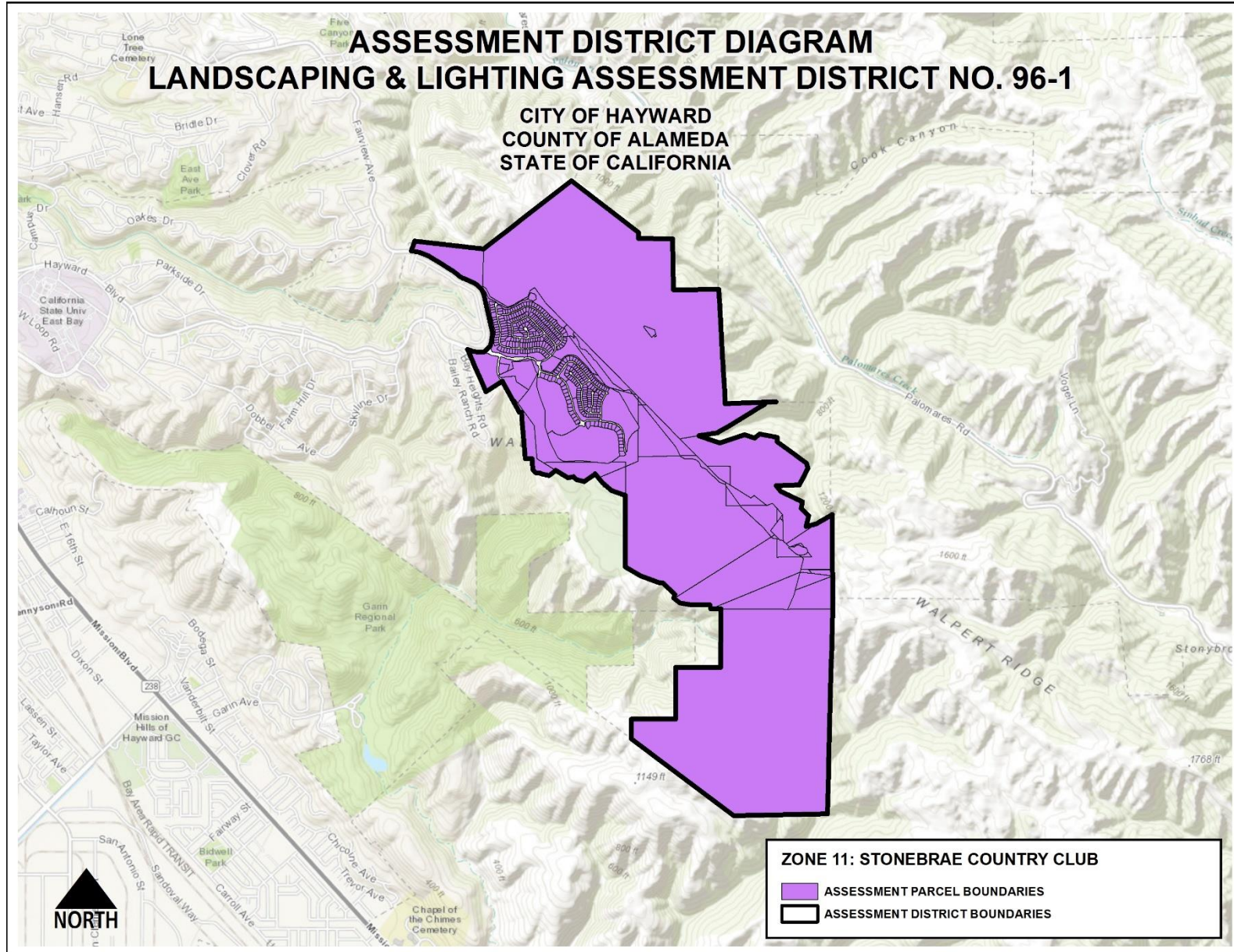


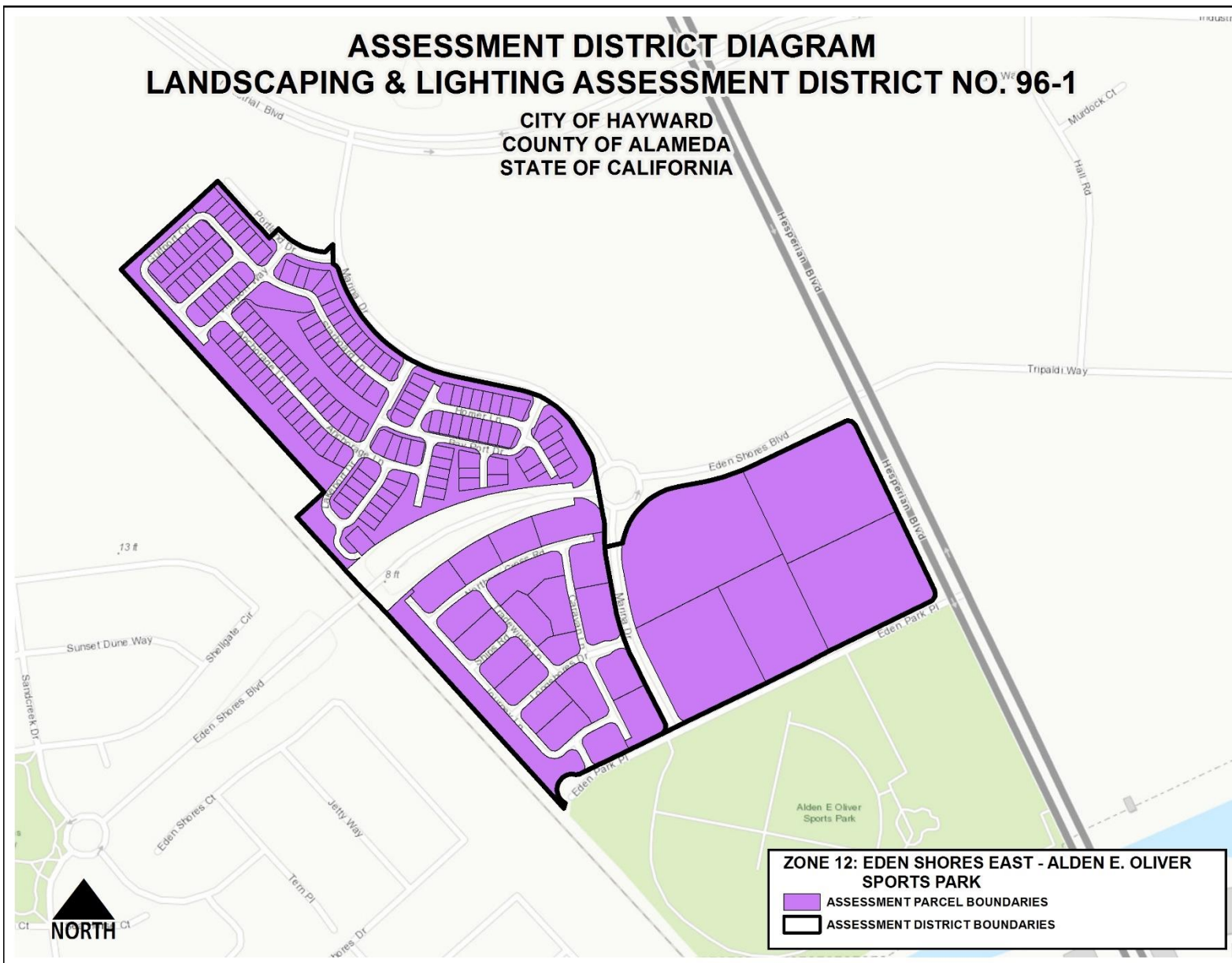


# ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

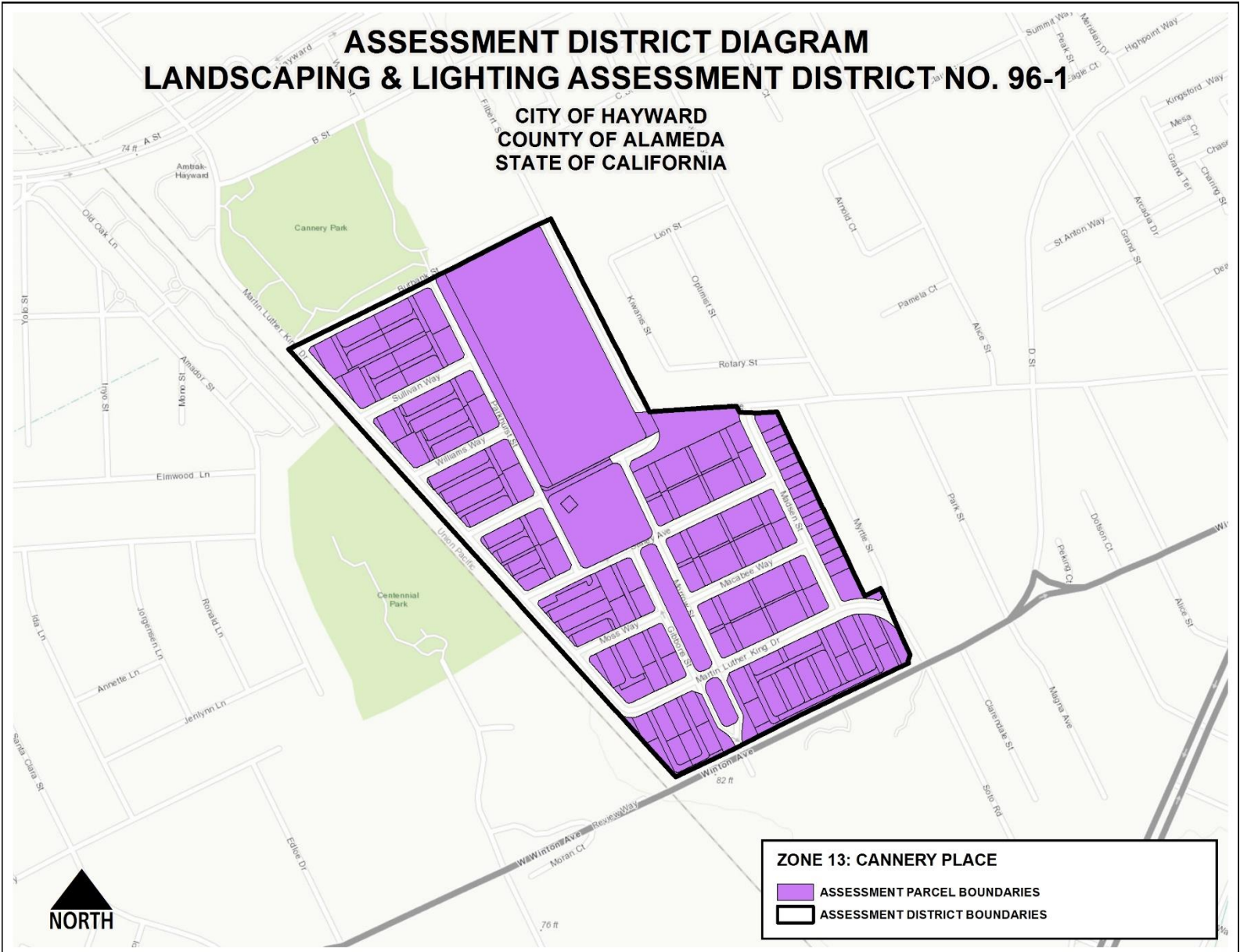
CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

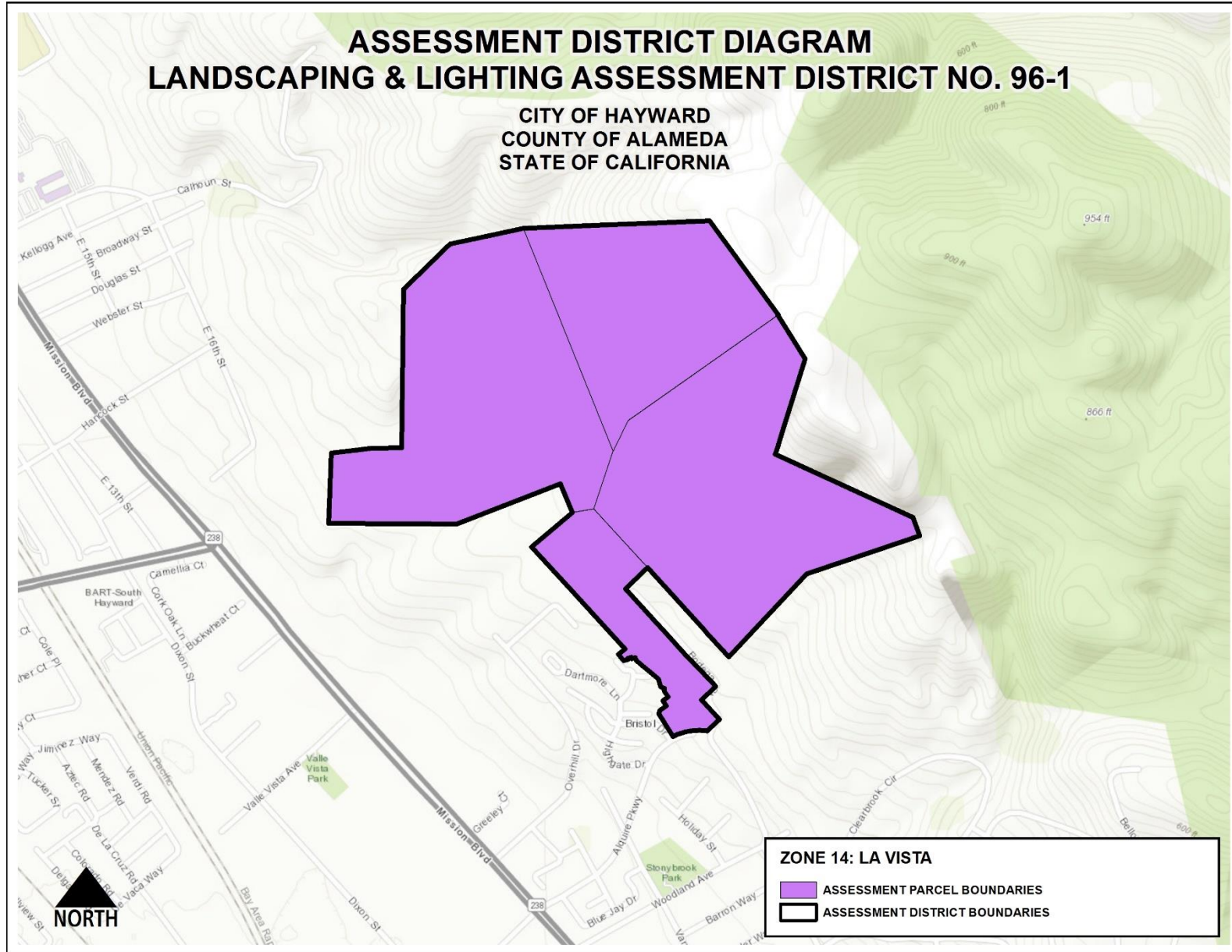


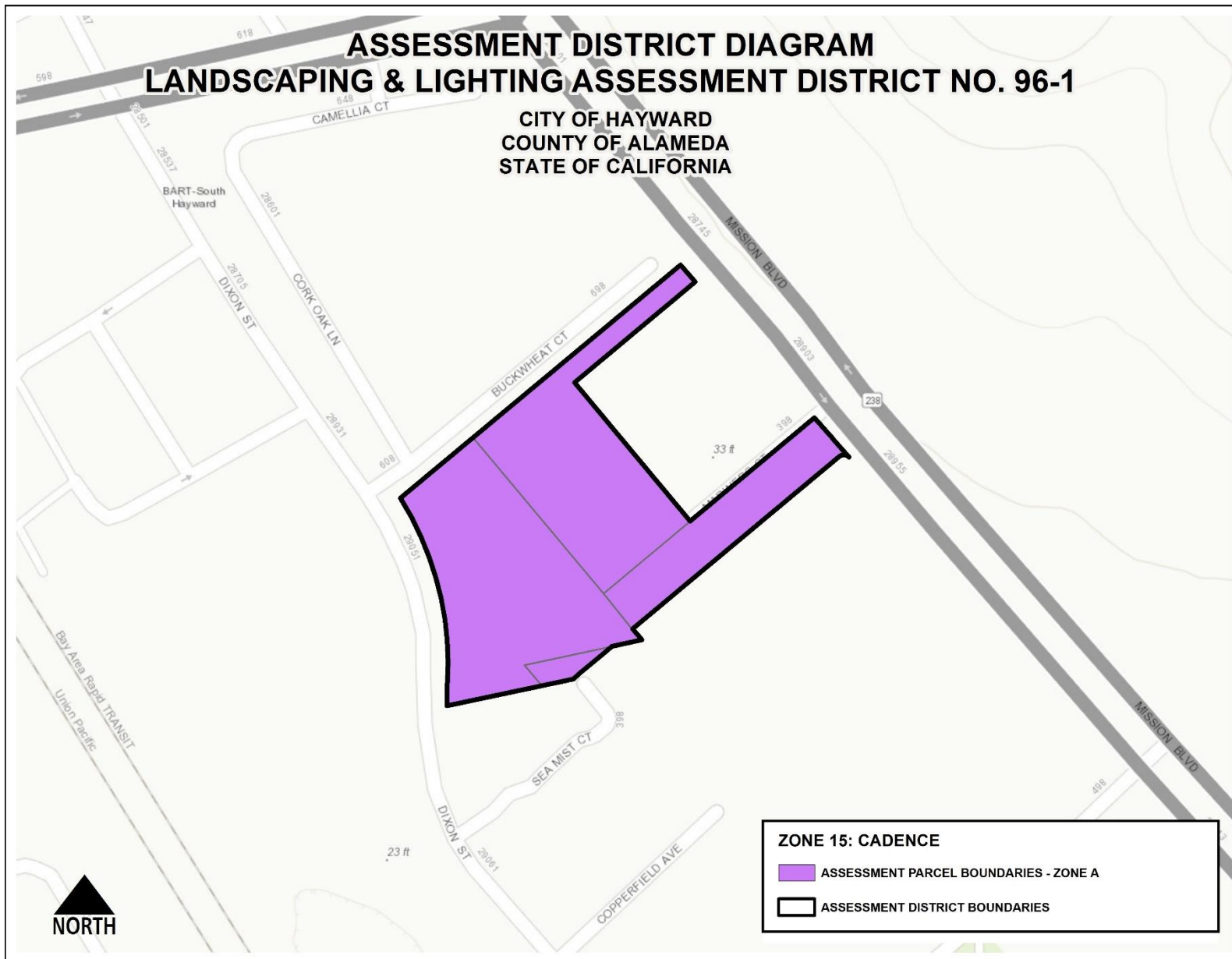


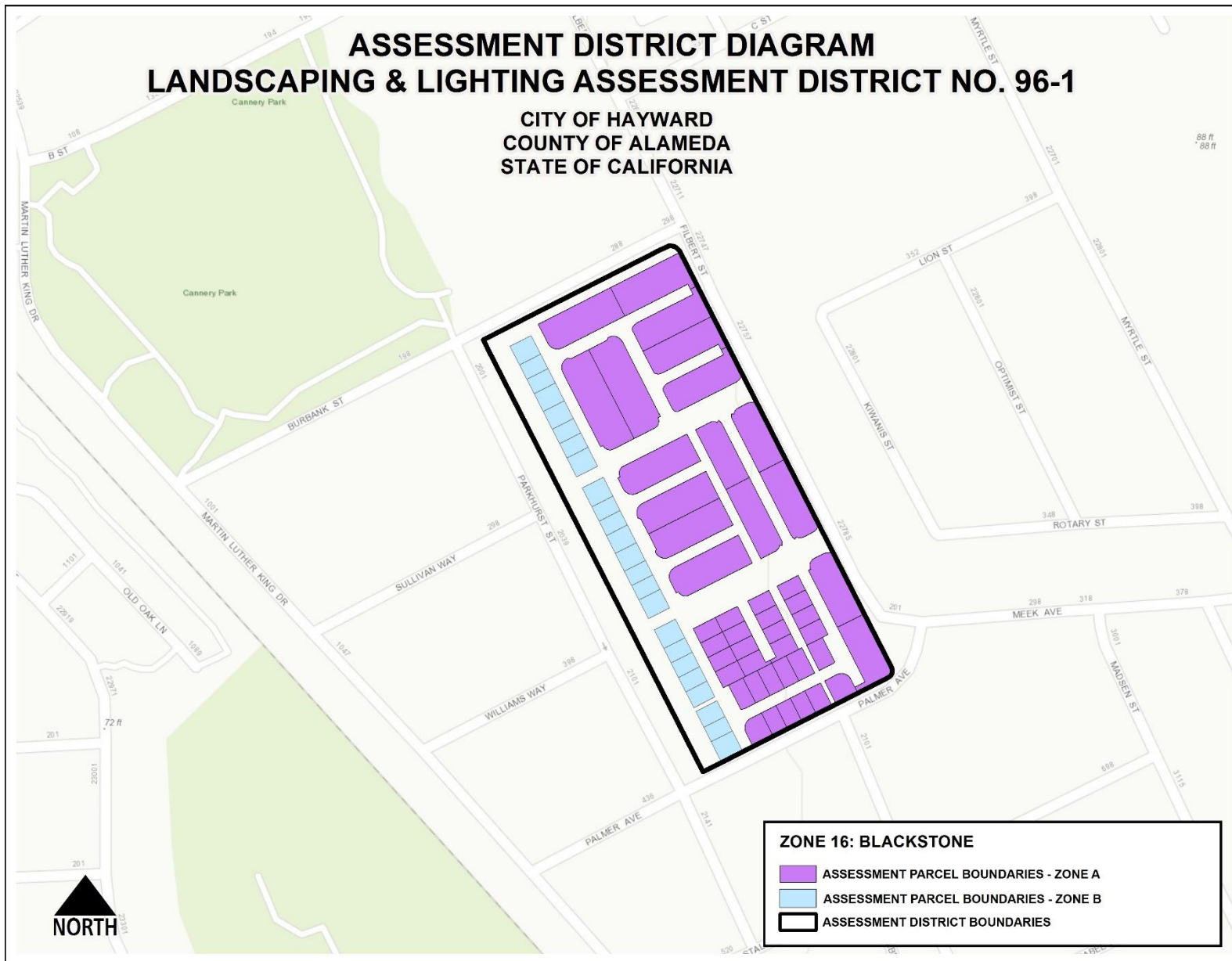












## **ASSESSMENT ROLL**

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A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City of Hayward'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 2019 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

## FY 2019 Assessment Roll

### Zone 1 (Huntwood Ave. & Panjon Street)

30 Parcels      Total Assessment: \$5,788.13

<u>Assessor's Parcel Number</u>	<u>Assess ment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assess ment Amount</u>
465 -0005-011-00	\$192.94	465 -0005-026-00	\$192.94
465 -0005-012-00	\$192.94	465 -0005-027-00	\$192.94
465 -0005-013-00	\$192.94	465 -0005-028-00	\$192.94
465 -0005-014-00	\$192.94	465 -0005-029-00	\$192.94
465 -0005-015-00	\$192.94	465 -0005-030-00	\$192.94
465 -0005-016-00	\$192.94	465 -0005-031-00	\$192.94
465 -0005-017-00	\$192.94	465 -0005-032-00	\$192.94
465 -0005-018-00	\$192.94	465 -0005-033-00	\$192.94
465 -0005-019-00	\$192.94	465 -0005-034-00	\$192.94
465 -0005-020-00	\$192.94	465 -0005-035-00	\$192.94
465 -0005-021-00	\$192.94	465 -0005-036-00	\$192.94
465 -0005-022-00	\$192.94	465 -0005-037-00	\$192.94
465 -0005-023-00	\$192.94	465 -0005-038-00	\$192.94
465 -0005-024-00	\$192.94	465 -0005-039-00	\$192.94
465 -0005-025-00	\$192.94	465 -0005-040-00	\$192.94

## FY 2019 Assessment Roll

### Zone 2 (Harder Road & Mocine Ave)

85 Parcels      Total Assessment: \$13,054.30

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
452 -0004-006-00	\$122.86	452 -0004-046-00	\$122.86
452 -0004-007-00	\$122.86	452 -0004-047-00	\$122.86
452 -0004-008-00	\$122.86	452 -0004-048-00	\$122.86
452 -0004-009-00	\$122.86	452 -0004-049-00	\$122.86
452 -0004-010-00	\$122.86	452 -0004-050-00	\$122.86
452 -0004-011-00	\$122.86	452 -0004-051-00	\$122.86
452 -0004-012-00	\$122.86	452 -0004-052-00	\$122.86
452 -0004-013-00	\$122.86	452 -0004-053-00	\$122.86
452 -0004-014-00	\$122.86	452 -0004-054-00	\$122.86
452 -0004-015-00	\$122.86	452 -0004-055-00	\$122.86
452 -0004-016-00	\$122.86	452 -0004-056-00	\$122.86
452 -0004-017-00	\$122.86	452 -0004-057-00	\$122.86
452 -0004-018-00	\$122.86	452 -0004-058-00	\$122.86
452 -0004-019-00	\$122.86	452 -0004-059-00	\$122.86
452 -0004-020-00	\$122.86	452 -0004-060-00	\$122.86
452 -0004-021-00	\$122.86	452 -0004-061-00	\$122.86
452 -0004-022-00	\$122.86	452 -0004-062-00	\$122.86
452 -0004-023-00	\$122.86	452 -0004-063-00	\$122.86
452 -0004-024-00	\$122.86	452 -0004-064-00	\$122.86
452 -0004-025-00	\$122.86	452 -0004-065-00	\$122.86
452 -0004-026-00	\$122.86	452 -0004-066-00	\$122.86
452 -0004-027-00	\$122.86	452 -0004-067-00	\$122.86
452 -0004-028-00	\$122.86	452 -0004-068-00	\$122.86
452 -0004-029-00	\$122.86	452 -0004-069-00	\$122.86
452 -0004-030-00	\$122.86	452 -0004-070-00	\$122.86
452 -0004-031-00	\$122.86	452 -0004-071-00	\$122.86
452 -0004-032-00	\$122.86	452 -0004-072-00	\$122.86
452 -0004-033-00	\$122.86	452 -0004-073-00	\$122.86
452 -0004-034-00	\$122.86	452 -0004-074-00	\$122.86
452 -0004-035-00	\$122.86	452 -0004-075-00	\$122.86
452 -0004-036-00	\$122.86	452 -0004-076-00	\$122.86
452 -0004-037-00	\$122.86	452 -0004-077-00	\$122.86
452 -0004-038-00	\$122.86	452 -0004-078-00	\$122.86
452 -0004-039-00	\$122.86	452 -0004-079-00	\$122.86
452 -0004-040-00	\$122.86	452 -0004-080-00	\$122.86
452 -0004-041-00	\$122.86	452 -0004-081-00	\$122.86
452 -0004-042-00	\$122.86	452 -0004-082-00	\$122.86
452 -0004-043-00	\$122.86	452 -0004-083-00	\$122.86
452 -0004-045-00	\$122.86	452 -0004-084-00	\$122.86

**FY 2019 Assessment Roll**  
**Zone 2 (Harder Road & Mocine Ave)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
452 -0004-085-00	\$122.86	452 -0004-089-00	\$122.86
452 -0004-086-00	\$122.86	452 -0004-090-00	\$122.86
452 -0004-087-00	\$122.86	452 -0004-091-00	\$122.86
452 -0004-088-00	\$122.86		



## FY 2019 Assessment Roll

### Zone 3 (Prominence - Hayward Blvd. & Fairview Avenue)

155 Parcels      Total Assessment: \$132,343.62

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
425 -0490-008-00	\$853.83	425 -0490-049-00	\$853.83
425 -0490-009-00	\$853.83	425 -0490-050-00	\$853.83
425 -0490-010-00	\$853.83	425 -0490-051-00	\$853.83
425 -0490-011-00	\$853.83	425 -0490-052-00	\$853.83
425 -0490-012-00	\$853.83	425 -0490-053-00	\$853.83
425 -0490-013-00	\$853.83	425 -0490-054-00	\$853.83
425 -0490-014-00	\$853.83	425 -0490-055-00	\$853.83
425 -0490-015-00	\$853.83	425 -0490-056-00	\$853.83
425 -0490-016-00	\$853.83	425 -0490-057-00	\$853.83
425 -0490-017-00	\$853.83	425 -0490-058-00	\$853.83
425 -0490-018-00	\$853.83	425 -0490-059-00	\$853.83
425 -0490-019-00	\$853.83	425 -0490-060-02	\$853.83
425 -0490-020-00	\$853.83	425 -0490-061-01	\$853.83
425 -0490-021-00	\$853.83	425 -0490-062-00	\$853.83
425 -0490-022-00	\$853.83	425 -0490-063-00	\$853.83
425 -0490-023-00	\$853.83	425 -0490-064-00	\$853.83
425 -0490-024-00	\$853.83	425 -0490-065-00	\$853.83
425 -0490-025-00	\$853.83	425 -0490-066-00	\$853.83
425 -0490-026-00	\$853.83	425 -0490-067-00	\$853.83
425 -0490-027-00	\$853.83	425 -0490-068-00	\$853.83
425 -0490-028-00	\$853.83	425 -0490-069-00	\$853.83
425 -0490-029-00	\$853.83	425 -0490-070-00	\$853.83
425 -0490-030-00	\$853.83	425 -0490-071-00	\$853.83
425 -0490-031-00	\$853.83	425 -0490-072-00	\$853.83
425 -0490-032-00	\$853.83	425 -0490-073-00	\$853.83
425 -0490-033-00	\$853.83	425 -0490-074-00	\$853.83
425 -0490-034-00	\$853.83	425 -0490-075-00	\$853.83
425 -0490-035-00	\$853.83	425 -0490-076-00	\$853.83
425 -0490-037-00	\$853.83	425 -0490-077-00	\$853.83
425 -0490-039-00	\$853.83	425 -0490-078-00	\$853.83
425 -0490-040-00	\$853.83	425 -0490-079-00	\$853.83
425 -0490-041-00	\$853.83	425 -0490-080-00	\$853.83
425 -0490-042-00	\$853.83	425 -0490-081-00	\$853.83
425 -0490-043-00	\$853.83	425 -0490-082-00	\$853.83
425 -0490-044-00	\$853.83	425 -0490-083-00	\$853.83
425 -0490-045-00	\$853.83	425 -0490-084-00	\$853.83
425 -0490-046-00	\$853.83	425 -0490-085-00	\$853.83
425 -0490-047-00	\$853.83	425 -0490-086-00	\$853.83
425 -0490-048-00	\$853.83	425 -0490-087-00	\$853.83

**FY 2019 Assessment Roll**  
**Zone 3 (Prominence - Hayward Blvd. & Fairview Avenue)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
425 -0490-088-00	\$853.83	425 -0490-137-00	\$853.83
425 -0490-091-01	\$853.83	425 -0490-138-00	\$853.83
425 -0490-093-00	\$853.83	425 -0490-139-00	\$853.83
425 -0490-095-00	\$853.83	425 -0490-140-00	\$853.83
425 -0490-097-00	\$853.83	425 -0490-141-00	\$853.83
425 -0490-098-00	\$853.83	425 -0490-142-00	\$853.83
425 -0490-099-00	\$853.83	425 -0490-143-00	\$853.83
425 -0490-101-00	\$853.83	425 -0490-144-00	\$853.83
425 -0490-102-00	\$853.83	425 -0490-145-00	\$853.83
425 -0490-103-00	\$853.83	425 -0490-146-00	\$853.83
425 -0490-104-00	\$853.83	425 -0490-147-00	\$853.83
425 -0490-105-00	\$853.83	425 -0490-148-00	\$853.83
425 -0490-106-00	\$853.83	425 -0490-149-00	\$853.83
425 -0490-109-00	\$853.83	425 -0490-150-00	\$853.83
425 -0490-111-00	\$853.83	425 -0490-151-00	\$853.83
425 -0490-112-00	\$853.83	425 -0490-152-00	\$853.83
425 -0490-113-00	\$853.83	425 -0490-153-00	\$853.83
425 -0490-114-00	\$853.83	425 -0490-154-00	\$853.83
425 -0490-115-00	\$853.83	425 -0490-155-00	\$853.83
425 -0490-116-00	\$853.83	425 -0490-156-00	\$853.83
425 -0490-117-00	\$853.83	425 -0490-157-00	\$853.83
425 -0490-118-00	\$853.83	425 -0490-158-00	\$853.83
425 -0490-119-00	\$853.83	425 -0490-159-00	\$853.83
425 -0490-120-00	\$853.83	425 -0490-160-00	\$853.83
425 -0490-121-00	\$853.83	425 -0490-161-00	\$853.83
425 -0490-122-00	\$853.83	425 -0490-162-00	\$853.83
425 -0490-123-00	\$853.83	425 -0490-163-00	\$853.83
425 -0490-124-00	\$853.83	425 -0490-164-00	\$853.83
425 -0490-125-00	\$853.83	425 -0490-165-00	\$853.83
425 -0490-127-00	\$853.83	425 -0490-166-00	\$853.83
425 -0490-128-00	\$853.83	425 -0490-167-00	\$853.83
425 -0490-129-00	\$853.83	425 -0490-168-00	\$853.83
425 -0490-130-00	\$853.83	425 -0490-169-00	\$853.83
425 -0490-131-00	\$853.83	425 -0490-170-00	\$853.83
425 -0490-132-00	\$853.83	425 -0490-171-00	\$853.83
425 -0490-133-00	\$853.83	425 -0490-175-00	\$853.83
425 -0490-134-00	\$853.83	425 -0490-177-00	\$853.83
425 -0490-135-00	\$853.83	425 -0490-178-01	\$853.83
425 -0490-136-00	\$853.83		

## FY 2019 Assessment Roll

### Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)

174 Parcels      Total Assessment: \$20,211.84

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-001-00	\$116.16	464 -0121-040-00	\$116.16
464 -0121-002-00	\$116.16	464 -0121-041-00	\$116.16
464 -0121-003-00	\$116.16	464 -0121-042-00	\$116.16
464 -0121-004-00	\$116.16	464 -0121-049-00	\$116.16
464 -0121-005-00	\$116.16	464 -0121-050-00	\$116.16
464 -0121-006-00	\$116.16	464 -0121-051-00	\$116.16
464 -0121-007-00	\$116.16	464 -0121-052-00	\$116.16
464 -0121-008-00	\$116.16	464 -0121-053-00	\$116.16
464 -0121-009-00	\$116.16	464 -0121-054-00	\$116.16
464 -0121-010-00	\$116.16	464 -0121-055-00	\$116.16
464 -0121-011-00	\$116.16	464 -0121-056-00	\$116.16
464 -0121-012-00	\$116.16	464 -0121-057-00	\$116.16
464 -0121-013-00	\$116.16	464 -0121-058-00	\$116.16
464 -0121-014-00	\$116.16	464 -0121-059-00	\$116.16
464 -0121-015-00	\$116.16	464 -0121-060-00	\$116.16
464 -0121-016-00	\$116.16	464 -0121-061-00	\$116.16
464 -0121-017-00	\$116.16	464 -0121-062-00	\$116.16
464 -0121-018-00	\$116.16	464 -0121-063-00	\$116.16
464 -0121-019-00	\$116.16	464 -0121-064-00	\$116.16
464 -0121-020-00	\$116.16	464 -0121-065-00	\$116.16
464 -0121-021-00	\$116.16	464 -0121-066-00	\$116.16
464 -0121-022-00	\$116.16	464 -0121-067-00	\$116.16
464 -0121-023-00	\$116.16	464 -0121-068-00	\$116.16
464 -0121-024-00	\$116.16	464 -0121-069-00	\$116.16
464 -0121-025-00	\$116.16	464 -0121-070-00	\$116.16
464 -0121-026-00	\$116.16	464 -0121-071-00	\$116.16
464 -0121-027-00	\$116.16	464 -0121-072-00	\$116.16
464 -0121-028-00	\$116.16	464 -0121-073-00	\$116.16
464 -0121-029-00	\$116.16	464 -0121-074-00	\$116.16
464 -0121-030-00	\$116.16	464 -0121-075-00	\$116.16
464 -0121-031-00	\$116.16	464 -0121-076-00	\$116.16
464 -0121-032-00	\$116.16	464 -0121-077-00	\$116.16
464 -0121-033-00	\$116.16	464 -0121-078-00	\$116.16
464 -0121-034-00	\$116.16	464 -0121-080-00	\$116.16
464 -0121-035-00	\$116.16	464 -0121-081-00	\$116.16
464 -0121-036-00	\$116.16	464 -0121-082-00	\$116.16
464 -0121-037-00	\$116.16	464 -0121-083-00	\$116.16
464 -0121-038-00	\$116.16	464 -0121-084-00	\$116.16
464 -0121-039-00	\$116.16	464 -0121-085-00	\$116.16

## FY 2019 Assessment Roll

### Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0121-086-00	\$116.16	464 -0122-031-00	\$116.16
464 -0121-087-00	\$116.16	464 -0122-032-00	\$116.16
464 -0121-088-00	\$116.16	464 -0122-033-00	\$116.16
464 -0121-089-00	\$116.16	464 -0122-034-00	\$116.16
464 -0121-090-00	\$116.16	464 -0122-035-00	\$116.16
464 -0121-091-00	\$116.16	464 -0122-036-00	\$116.16
464 -0121-092-00	\$116.16	464 -0122-037-00	\$116.16
464 -0121-093-00	\$116.16	464 -0122-038-00	\$116.16
464 -0121-094-00	\$116.16	464 -0122-039-00	\$116.16
464 -0121-095-00	\$116.16	464 -0122-040-00	\$116.16
464 -0121-096-00	\$116.16	464 -0122-041-00	\$116.16
464 -0122-003-00	\$116.16	464 -0122-042-00	\$116.16
464 -0122-004-00	\$116.16	464 -0122-043-00	\$116.16
464 -0122-005-00	\$116.16	464 -0122-044-00	\$116.16
464 -0122-006-00	\$116.16	464 -0122-045-00	\$116.16
464 -0122-007-00	\$116.16	464 -0122-046-00	\$116.16
464 -0122-008-00	\$116.16	464 -0122-047-00	\$116.16
464 -0122-009-00	\$116.16	464 -0122-048-00	\$116.16
464 -0122-010-00	\$116.16	464 -0122-049-00	\$116.16
464 -0122-011-00	\$116.16	464 -0122-050-00	\$116.16
464 -0122-012-00	\$116.16	464 -0122-051-00	\$116.16
464 -0122-013-00	\$116.16	464 -0122-052-00	\$116.16
464 -0122-014-00	\$116.16	464 -0122-053-00	\$116.16
464 -0122-015-00	\$116.16	464 -0122-054-00	\$116.16
464 -0122-016-00	\$116.16	464 -0122-055-00	\$116.16
464 -0122-017-00	\$116.16	464 -0122-056-00	\$116.16
464 -0122-018-00	\$116.16	464 -0122-057-00	\$116.16
464 -0122-019-00	\$116.16	464 -0122-058-00	\$116.16
464 -0122-020-00	\$116.16	464 -0122-059-00	\$116.16
464 -0122-021-00	\$116.16	464 -0122-060-00	\$116.16
464 -0122-022-00	\$116.16	464 -0122-061-00	\$116.16
464 -0122-023-00	\$116.16	464 -0122-062-00	\$116.16
464 -0122-024-00	\$116.16	464 -0122-063-00	\$116.16
464 -0122-025-00	\$116.16	464 -0122-064-00	\$116.16
464 -0122-026-00	\$116.16	464 -0122-065-00	\$116.16
464 -0122-027-00	\$116.16	464 -0122-066-00	\$116.16
464 -0122-028-00	\$116.16	464 -0122-067-00	\$116.16
464 -0122-029-00	\$116.16	464 -0122-068-00	\$116.16
464 -0122-030-00	\$116.16	464 -0122-069-00	\$116.16

## FY 2019 Assessment Roll

### Zone 4 (Stratford Village - Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
464 -0122-070-00	\$116.16	464 -0122-079-00	\$116.16
464 -0122-071-00	\$116.16	464 -0122-080-00	\$116.16
464 -0122-072-00	\$116.16	464 -0122-081-00	\$116.16
464 -0122-073-00	\$116.16	464 -0122-082-00	\$116.16
464 -0122-074-00	\$116.16	464 -0122-083-00	\$116.16
464 -0122-075-00	\$116.16	464 -0122-084-00	\$116.16
464 -0122-076-00	\$116.16	464 -0122-085-00	\$116.16
464 -0122-077-00	\$116.16	464 -0122-086-00	\$116.16
464 -0122-078-00	\$116.16	464 -0122-087-00	\$116.16

**FY 2019 Assessment Roll**  
**Zone 5 (Soto Road & Plum Tree Street)**

38 Parcels      Total Assessment: \$8,080.24

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
444 -0048-078-00	\$212.64	444 -0048-101-00	\$212.64
444 -0048-079-00	\$212.64	444 -0048-102-00	\$212.64
444 -0048-080-00	\$212.64	444 -0048-103-00	\$212.64
444 -0048-081-00	\$212.64	444 -0048-104-00	\$212.64
444 -0048-082-00	\$212.64	444 -0048-105-00	\$212.64
444 -0048-083-00	\$212.64	444 -0048-106-00	\$212.64
444 -0048-084-00	\$212.64	444 -0048-107-00	\$212.64
444 -0048-085-00	\$212.64	444 -0048-108-00	\$212.64
444 -0048-086-00	\$212.64	444 -0048-109-00	\$212.64
444 -0048-087-00	\$212.64	444 -0048-110-00	\$212.64
444 -0048-088-00	\$212.64	444 -0048-111-00	\$212.64
444 -0048-089-00	\$212.64	444 -0048-112-00	\$212.64
444 -0048-090-00	\$212.64	444 -0048-113-00	\$212.64
444 -0048-091-00	\$212.64	444 -0048-114-00	\$212.64
444 -0048-092-00	\$212.64	444 -0048-115-00	\$212.64
444 -0048-097-00	\$212.64	444 -0048-116-00	\$212.64
444 -0048-098-00	\$212.64	444 -0048-117-00	\$212.64
444 -0048-099-00	\$212.64	444 -0048-118-00	\$212.64
444 -0048-100-00	\$212.64	444 -0048-119-00	\$212.64

## FY 2019 Assessment Roll Zone 6 (Peppertree Park)

11 Parcels    4,994 Linear Feet of Street Frontage    Total Assessment: \$13,034.34

<u>Assessor's Parcel Number</u>	<u>Street Frontage (Linear Feet)</u>	<u>Assessment Amount</u>
475 -0174-011-05	477.22	\$1,245.54
475 -0174-014-01	464.34	\$1,211.94
475 -0174-017-01	391.79	\$1,022.56
475 -0174-019-02	455.60	\$1,189.12
475 -0174-022-01	302.29	\$788.98
475 -0174-025-01	405.59	\$1,058.58
475 -0174-027-01	244.73	\$638.74
475 -0174-033-00	322.24	\$841.04
475 -0174-034-00	329.29	\$859.44
475 -0174-042-00	437.35	\$1,141.48
475 -0174-043-00	1,163.55	\$3,036.86

## FY 2019 Assessment Roll

### Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

348 Parcels      Total Assessment: \$205,911.60

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2651-016-00	\$591.70	078G-2652-036-00	\$591.70
078G-2651-017-02	\$591.70	078G-2652-037-00	\$591.70
078G-2651-018-01	\$591.70	078G-2652-038-00	\$591.70
078G-2651-018-02	\$591.70	078G-2652-039-00	\$591.70
078G-2651-019-00	\$591.70	078G-2652-040-00	\$591.70
078G-2652-002-00	\$591.70	078G-2652-041-00	\$591.70
078G-2652-003-00	\$591.70	078G-2652-042-00	\$591.70
078G-2652-004-00	\$591.70	078G-2652-043-00	\$591.70
078G-2652-005-00	\$591.70	078G-2652-044-00	\$591.70
078G-2652-006-00	\$591.70	078G-2652-045-00	\$591.70
078G-2652-007-00	\$591.70	078G-2652-046-00	\$591.70
078G-2652-008-00	\$591.70	078G-2652-047-00	\$591.70
078G-2652-009-00	\$591.70	078G-2652-048-00	\$591.70
078G-2652-010-00	\$591.70	078G-2652-049-00	\$591.70
078G-2652-011-00	\$591.70	078G-2652-050-00	\$591.70
078G-2652-012-00	\$591.70	078G-2652-051-00	\$591.70
078G-2652-013-00	\$591.70	078G-2652-052-00	\$591.70
078G-2652-014-00	\$591.70	078G-2652-053-00	\$591.70
078G-2652-015-00	\$591.70	078G-2652-054-00	\$591.70
078G-2652-016-00	\$591.70	078G-2652-055-00	\$591.70
078G-2652-017-00	\$591.70	078G-2652-056-00	\$591.70
078G-2652-018-00	\$591.70	078G-2652-057-00	\$591.70
078G-2652-019-00	\$591.70	078G-2652-058-00	\$591.70
078G-2652-020-00	\$591.70	078G-2652-059-00	\$591.70
078G-2652-021-00	\$591.70	078G-2652-060-00	\$591.70
078G-2652-022-00	\$591.70	078G-2652-061-00	\$591.70
078G-2652-023-00	\$591.70	078G-2652-062-00	\$591.70
078G-2652-024-00	\$591.70	078G-2652-063-00	\$591.70
078G-2652-025-00	\$591.70	078G-2652-064-00	\$591.70
078G-2652-026-00	\$591.70	078G-2652-065-00	\$591.70
078G-2652-027-00	\$591.70	078G-2652-066-00	\$591.70
078G-2652-028-00	\$591.70	078G-2652-067-00	\$591.70
078G-2652-029-00	\$591.70	078G-2652-068-00	\$591.70
078G-2652-030-00	\$591.70	078G-2652-069-00	\$591.70
078G-2652-031-00	\$591.70	078G-2652-070-00	\$591.70
078G-2652-032-00	\$591.70	078G-2652-071-00	\$591.70
078G-2652-033-00	\$591.70	078G-2652-072-00	\$591.70
078G-2652-034-00	\$591.70	078G-2652-073-00	\$591.70
078G-2652-035-00	\$591.70	078G-2652-074-00	\$591.70



## FY 2019 Assessment Roll

### Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2652-075-00	\$591.70	078G-2652-114-00	\$591.70
078G-2652-076-00	\$591.70	078G-2652-115-00	\$591.70
078G-2652-077-00	\$591.70	078G-2652-116-00	\$591.70
078G-2652-078-00	\$591.70	078G-2652-117-00	\$591.70
078G-2652-079-00	\$591.70	078G-2652-118-00	\$591.70
078G-2652-080-00	\$591.70	078G-2652-119-00	\$591.70
078G-2652-081-00	\$591.70	078G-2652-120-00	\$591.70
078G-2652-082-00	\$591.70	078G-2652-121-00	\$591.70
078G-2652-083-00	\$591.70	078G-2652-122-00	\$591.70
078G-2652-084-00	\$591.70	078G-2652-123-00	\$591.70
078G-2652-085-00	\$591.70	078G-2652-124-00	\$591.70
078G-2652-086-00	\$591.70	078G-2652-125-00	\$591.70
078G-2652-087-00	\$591.70	078G-2652-126-00	\$591.70
078G-2652-088-00	\$591.70	078G-2652-127-00	\$591.70
078G-2652-089-00	\$591.70	078G-2652-128-00	\$591.70
078G-2652-090-00	\$591.70	078G-2652-129-00	\$591.70
078G-2652-091-00	\$591.70	078G-2652-130-00	\$591.70
078G-2652-092-00	\$591.70	078G-2652-131-00	\$591.70
078G-2652-093-00	\$591.70	078G-2652-132-00	\$591.70
078G-2652-094-00	\$591.70	078G-2652-133-00	\$591.70
078G-2652-095-00	\$591.70	078G-2652-134-00	\$591.70
078G-2652-096-00	\$591.70	078G-2652-135-00	\$591.70
078G-2652-097-00	\$591.70	078G-2652-136-00	\$591.70
078G-2652-098-00	\$591.70	078G-2652-137-00	\$591.70
078G-2652-099-00	\$591.70	078G-2652-138-00	\$591.70
078G-2652-100-00	\$591.70	078G-2652-139-00	\$591.70
078G-2652-101-00	\$591.70	078G-2652-140-00	\$591.70
078G-2652-102-00	\$591.70	078G-2652-141-00	\$591.70
078G-2652-103-00	\$591.70	078G-2652-142-00	\$591.70
078G-2652-104-00	\$591.70	078G-2652-143-00	\$591.70
078G-2652-105-00	\$591.70	078G-2652-144-00	\$591.70
078G-2652-106-00	\$591.70	078G-2652-145-00	\$591.70
078G-2652-107-00	\$591.70	078G-2652-146-00	\$591.70
078G-2652-108-00	\$591.70	078G-2652-147-00	\$591.70
078G-2652-109-00	\$591.70	078G-2652-148-00	\$591.70
078G-2652-110-00	\$591.70	078G-2652-149-00	\$591.70
078G-2652-111-00	\$591.70	078G-2652-150-00	\$591.70
078G-2652-112-00	\$591.70	078G-2652-151-00	\$591.70
078G-2652-113-00	\$591.70	078G-2652-152-00	\$591.70

## FY 2019 Assessment Roll

### Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2652-153-00	\$591.70	078G-2653-031-00	\$591.70
078G-2652-154-00	\$591.70	078G-2653-032-00	\$591.70
078G-2652-155-00	\$591.70	078G-2653-033-00	\$591.70
078G-2652-156-00	\$591.70	078G-2653-034-00	\$591.70
078G-2652-157-00	\$591.70	078G-2653-035-00	\$591.70
078G-2652-158-00	\$591.70	078G-2653-036-00	\$591.70
078G-2652-159-00	\$591.70	078G-2653-037-00	\$591.70
078G-2652-160-00	\$591.70	078G-2653-038-00	\$591.70
078G-2652-161-00	\$591.70	078G-2653-039-00	\$591.70
078G-2653-001-00	\$591.70	078G-2653-040-00	\$591.70
078G-2653-002-00	\$591.70	078G-2653-041-00	\$591.70
078G-2653-003-00	\$591.70	078G-2653-042-00	\$591.70
078G-2653-004-00	\$591.70	078G-2653-043-00	\$591.70
078G-2653-005-00	\$591.70	078G-2653-044-00	\$591.70
078G-2653-006-00	\$591.70	078G-2653-045-00	\$591.70
078G-2653-007-00	\$591.70	078G-2653-046-00	\$591.70
078G-2653-008-00	\$591.70	078G-2653-047-00	\$591.70
078G-2653-009-00	\$591.70	078G-2653-048-00	\$591.70
078G-2653-010-00	\$591.70	078G-2653-049-00	\$591.70
078G-2653-011-00	\$591.70	078G-2653-050-00	\$591.70
078G-2653-012-00	\$591.70	078G-2653-051-00	\$591.70
078G-2653-013-00	\$591.70	078G-2653-052-00	\$591.70
078G-2653-014-00	\$591.70	078G-2653-053-00	\$591.70
078G-2653-015-00	\$591.70	078G-2653-054-00	\$591.70
078G-2653-016-00	\$591.70	078G-2653-055-00	\$591.70
078G-2653-017-00	\$591.70	078G-2653-056-00	\$591.70
078G-2653-018-00	\$591.70	078G-2653-057-00	\$591.70
078G-2653-019-00	\$591.70	078G-2653-058-00	\$591.70
078G-2653-020-00	\$591.70	078G-2653-059-00	\$591.70
078G-2653-021-00	\$591.70	078G-2653-060-00	\$591.70
078G-2653-022-00	\$591.70	078G-2653-061-00	\$591.70
078G-2653-023-00	\$591.70	078G-2653-062-00	\$591.70
078G-2653-024-00	\$591.70	078G-2653-063-00	\$591.70
078G-2653-025-00	\$591.70	078G-2653-064-00	\$591.70
078G-2653-026-00	\$591.70	078G-2653-065-00	\$591.70
078G-2653-027-00	\$591.70	078G-2653-066-00	\$591.70
078G-2653-028-00	\$591.70	078G-2653-067-00	\$591.70
078G-2653-029-00	\$591.70	078G-2653-068-00	\$591.70
078G-2653-030-00	\$591.70	078G-2653-069-00	\$591.70

## FY 2019 Assessment Roll

### Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2653-070-00	\$591.70	078G-2654-022-00	\$591.70
078G-2653-071-00	\$591.70	078G-2654-023-00	\$591.70
078G-2653-072-00	\$591.70	078G-2654-024-00	\$591.70
078G-2653-073-00	\$591.70	078G-2654-025-00	\$591.70
078G-2653-074-00	\$591.70	078G-2654-026-00	\$591.70
078G-2653-075-00	\$591.70	078G-2654-027-00	\$591.70
078G-2653-076-00	\$591.70	078G-2654-028-00	\$591.70
078G-2653-077-00	\$591.70	078G-2654-029-00	\$591.70
078G-2653-078-00	\$591.70	078G-2654-030-00	\$591.70
078G-2653-079-00	\$591.70	078G-2654-031-00	\$591.70
078G-2653-080-00	\$591.70	078G-2654-032-00	\$591.70
078G-2653-081-00	\$591.70	078G-2654-033-00	\$591.70
078G-2653-082-00	\$591.70	078G-2654-034-00	\$591.70
078G-2653-083-00	\$591.70	078G-2654-035-00	\$591.70
078G-2653-084-00	\$591.70	078G-2654-036-00	\$591.70
078G-2653-085-00	\$591.70	078G-2654-037-00	\$591.70
078G-2653-086-00	\$591.70	078G-2654-038-00	\$591.70
078G-2653-087-00	\$591.70	078G-2654-039-00	\$591.70
078G-2654-001-00	\$591.70	078G-2654-040-00	\$591.70
078G-2654-002-00	\$591.70	078G-2654-041-00	\$591.70
078G-2654-003-00	\$591.70	078G-2654-042-00	\$591.70
078G-2654-004-00	\$591.70	078G-2654-043-00	\$591.70
078G-2654-005-00	\$591.70	078G-2654-044-00	\$591.70
078G-2654-006-00	\$591.70	078G-2654-045-00	\$591.70
078G-2654-007-00	\$591.70	078G-2654-046-00	\$591.70
078G-2654-008-00	\$591.70	078G-2654-047-00	\$591.70
078G-2654-009-00	\$591.70	078G-2654-048-00	\$591.70
078G-2654-010-00	\$591.70	078G-2654-049-00	\$591.70
078G-2654-011-00	\$591.70	078G-2654-050-00	\$591.70
078G-2654-012-00	\$591.70	078G-2654-051-00	\$591.70
078G-2654-013-00	\$591.70	078G-2654-052-00	\$591.70
078G-2654-014-00	\$591.70	078G-2654-053-00	\$591.70
078G-2654-015-00	\$591.70	078G-2654-054-00	\$591.70
078G-2654-016-00	\$591.70	078G-2654-055-00	\$591.70
078G-2654-017-00	\$591.70	078G-2654-056-00	\$591.70
078G-2654-018-00	\$591.70	078G-2654-057-00	\$591.70
078G-2654-019-00	\$591.70	078G-2654-058-00	\$591.70
078G-2654-020-00	\$591.70	078G-2654-059-00	\$591.70
078G-2654-021-00	\$591.70	078G-2654-060-00	\$591.70

## FY 2019 Assessment Roll

### Zone 7 - (Twin bridges - Mission Blvd., Industrial Pkwy, Arrowhead Way)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
078G-2654-061-00	\$591.70	078G-2654-079-00	\$591.70
078G-2654-062-00	\$591.70	078G-2654-080-00	\$591.70
078G-2654-063-00	\$591.70	078G-2654-081-00	\$591.70
078G-2654-064-00	\$591.70	078G-2654-082-00	\$591.70
078G-2654-065-00	\$591.70	078G-2654-083-00	\$591.70
078G-2654-066-00	\$591.70	078G-2654-084-00	\$591.70
078G-2654-067-00	\$591.70	078G-2654-085-00	\$591.70
078G-2654-068-00	\$591.70	078G-2654-086-00	\$591.70
078G-2654-069-00	\$591.70	078G-2654-087-00	\$591.70
078G-2654-070-00	\$591.70	078G-2654-088-00	\$591.70
078G-2654-071-00	\$591.70	078G-2654-089-00	\$591.70
078G-2654-072-00	\$591.70	078G-2654-090-00	\$591.70
078G-2654-073-00	\$591.70	078G-2654-091-00	\$591.70
078G-2654-074-00	\$591.70	078G-2654-092-00	\$591.70
078G-2654-075-00	\$591.70	078G-2654-093-00	\$591.70
078G-2654-076-00	\$591.70	078G-2654-094-03	\$591.70
078G-2654-077-00	\$591.70	078G-2654-095-03	\$591.70
078G-2654-078-00	\$591.70	078G-2654-096-00	\$591.70

## FY 2019 Assessment Roll

### Zone 8 (Capitola Street)

24 Parcels      Total Assessment: \$3,780.00

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0096-002-00	\$157.50	456 -0096-014-00	\$157.50
456 -0096-003-00	\$157.50	456 -0096-015-00	\$157.50
456 -0096-004-00	\$157.50	456 -0096-016-00	\$157.50
456 -0096-005-00	\$157.50	456 -0096-017-00	\$157.50
456 -0096-006-00	\$157.50	456 -0096-018-00	\$157.50
456 -0096-007-00	\$157.50	456 -0096-019-00	\$157.50
456 -0096-008-00	\$157.50	456 -0096-020-00	\$157.50
456 -0096-009-00	\$157.50	456 -0096-021-00	\$157.50
456 -0096-010-00	\$157.50	456 -0096-022-00	\$157.50
456 -0096-011-00	\$157.50	456 -0096-023-00	\$157.50
456 -0096-012-00	\$157.50	456 -0096-024-00	\$157.50
456 -0096-013-00	\$157.50	456 -0096-025-00	\$157.50

## FY 2019 Assessment Roll Zone 9 (Orchard Avenue)

74 Parcels      Total Assessment: \$2,299.92

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
444 -0049-001-00	\$31.08	444 -0049-038-00	\$31.08
444 -0049-002-00	\$31.08	444 -0049-039-00	\$31.08
444 -0049-003-00	\$31.08	444 -0049-040-00	\$31.08
444 -0049-004-00	\$31.08	444 -0049-041-00	\$31.08
444 -0049-005-00	\$31.08	444 -0049-042-00	\$31.08
444 -0049-006-00	\$31.08	444 -0049-043-00	\$31.08
444 -0049-007-00	\$31.08	444 -0049-044-00	\$31.08
444 -0049-008-00	\$31.08	444 -0049-045-00	\$31.08
444 -0049-009-00	\$31.08	444 -0049-046-00	\$31.08
444 -0049-010-00	\$31.08	444 -0049-047-00	\$31.08
444 -0049-011-00	\$31.08	444 -0049-048-00	\$31.08
444 -0049-012-00	\$31.08	444 -0049-049-00	\$31.08
444 -0049-013-00	\$31.08	444 -0049-050-00	\$31.08
444 -0049-014-00	\$31.08	444 -0049-051-00	\$31.08
444 -0049-015-00	\$31.08	444 -0049-052-00	\$31.08
444 -0049-016-00	\$31.08	444 -0049-053-00	\$31.08
444 -0049-017-00	\$31.08	444 -0049-054-00	\$31.08
444 -0049-018-00	\$31.08	444 -0049-055-00	\$31.08
444 -0049-019-00	\$31.08	444 -0049-056-00	\$31.08
444 -0049-020-00	\$31.08	444 -0049-057-00	\$31.08
444 -0049-021-00	\$31.08	444 -0049-058-00	\$31.08
444 -0049-022-00	\$31.08	444 -0049-059-00	\$31.08
444 -0049-023-00	\$31.08	444 -0049-060-00	\$31.08
444 -0049-024-00	\$31.08	444 -0049-061-00	\$31.08
444 -0049-025-00	\$31.08	444 -0049-062-00	\$31.08
444 -0049-026-00	\$31.08	444 -0049-063-00	\$31.08
444 -0049-027-00	\$31.08	444 -0049-064-00	\$31.08
444 -0049-028-00	\$31.08	444 -0049-065-00	\$31.08
444 -0049-029-00	\$31.08	444 -0049-066-00	\$31.08
444 -0049-030-00	\$31.08	444 -0049-067-00	\$31.08
444 -0049-031-00	\$31.08	444 -0049-068-00	\$31.08
444 -0049-032-00	\$31.08	444 -0049-069-00	\$31.08
444 -0049-033-00	\$31.08	444 -0049-070-00	\$31.08
444 -0049-034-00	\$31.08	444 -0049-071-00	\$31.08
444 -0049-035-00	\$31.08	444 -0049-072-00	\$31.08
444 -0049-036-00	\$31.08	444 -0049-073-00	\$31.08
444 -0049-037-00	\$31.08	444 -0049-074-00	\$31.08

## FY 2019 Assessment Roll Zone 10 (Eden Shores Residential)

534 Parcels      Total Assessment: \$118,216.92

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0037-002-00	\$221.38	461 -0037-041-00	\$221.38
461 -0037-003-00	\$221.38	461 -0037-042-00	\$221.38
461 -0037-004-00	\$221.38	461 -0037-043-00	\$221.38
461 -0037-005-00	\$221.38	461 -0037-044-00	\$221.38
461 -0037-006-00	\$221.38	461 -0037-045-00	\$221.38
461 -0037-007-00	\$221.38	461 -0037-046-00	\$221.38
461 -0037-008-00	\$221.38	461 -0037-047-00	\$221.38
461 -0037-009-00	\$221.38	461 -0037-048-00	\$221.38
461 -0037-010-00	\$221.38	461 -0037-049-00	\$221.38
461 -0037-011-00	\$221.38	461 -0037-050-00	\$221.38
461 -0037-012-00	\$221.38	461 -0037-051-00	\$221.38
461 -0037-013-00	\$221.38	461 -0037-052-00	\$221.38
461 -0037-014-00	\$221.38	461 -0037-053-00	\$221.38
461 -0037-015-00	\$221.38	461 -0037-054-00	\$221.38
461 -0037-016-00	\$221.38	461 -0037-055-00	\$221.38
461 -0037-017-00	\$221.38	461 -0037-056-00	\$221.38
461 -0037-018-00	\$221.38	461 -0037-057-00	\$221.38
461 -0037-019-00	\$221.38	461 -0037-058-00	\$221.38
461 -0037-020-00	\$221.38	461 -0037-059-00	\$221.38
461 -0037-021-00	\$221.38	461 -0037-060-00	\$221.38
461 -0037-022-00	\$221.38	461 -0037-061-00	\$221.38
461 -0037-023-00	\$221.38	461 -0037-062-00	\$221.38
461 -0037-024-00	\$221.38	461 -0037-063-00	\$221.38
461 -0037-025-00	\$221.38	461 -0037-064-00	\$221.38
461 -0037-026-00	\$221.38	461 -0037-065-00	\$221.38
461 -0037-027-00	\$221.38	461 -0037-066-00	\$221.38
461 -0037-028-00	\$221.38	461 -0037-067-00	\$221.38
461 -0037-029-00	\$221.38	461 -0037-068-00	\$221.38
461 -0037-030-00	\$221.38	461 -0037-069-00	\$221.38
461 -0037-031-00	\$221.38	461 -0037-070-00	\$221.38
461 -0037-032-00	\$221.38	461 -0037-071-00	\$221.38
461 -0037-033-00	\$221.38	461 -0037-072-00	\$221.38
461 -0037-034-00	\$221.38	461 -0037-073-00	\$221.38
461 -0037-035-00	\$221.38	461 -0037-074-00	\$221.38
461 -0037-036-00	\$221.38	461 -0037-075-00	\$221.38
461 -0037-037-00	\$221.38	461 -0037-076-00	\$221.38
461 -0037-038-00	\$221.38	461 -0037-077-00	\$221.38
461 -0037-039-00	\$221.38	461 -0037-078-00	\$221.38
461 -0037-040-00	\$221.38	461 -0037-079-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0037-080-00	\$221.38	461 -0100-011-00	\$221.38
461 -0037-081-00	\$221.38	461 -0100-012-00	\$221.38
461 -0037-082-00	\$221.38	461 -0100-013-00	\$221.38
461 -0037-083-00	\$221.38	461 -0100-014-00	\$221.38
461 -0037-084-00	\$221.38	461 -0100-015-00	\$221.38
461 -0037-085-00	\$221.38	461 -0100-016-00	\$221.38
461 -0037-086-00	\$221.38	461 -0100-017-00	\$221.38
461 -0037-087-00	\$221.38	461 -0100-018-00	\$221.38
461 -0037-088-00	\$221.38	461 -0100-019-00	\$221.38
461 -0037-089-00	\$221.38	461 -0100-020-00	\$221.38
461 -0037-090-00	\$221.38	461 -0100-021-00	\$221.38
461 -0037-091-00	\$221.38	461 -0100-022-00	\$221.38
461 -0037-092-00	\$221.38	461 -0100-023-00	\$221.38
461 -0037-093-00	\$221.38	461 -0100-024-00	\$221.38
461 -0037-094-00	\$221.38	461 -0100-025-00	\$221.38
461 -0037-095-00	\$221.38	461 -0100-026-00	\$221.38
461 -0037-096-00	\$221.38	461 -0100-027-00	\$221.38
461 -0037-097-00	\$221.38	461 -0100-028-00	\$221.38
461 -0037-098-00	\$221.38	461 -0100-029-00	\$221.38
461 -0037-099-00	\$221.38	461 -0100-030-00	\$221.38
461 -0037-100-00	\$221.38	461 -0100-031-00	\$221.38
461 -0037-101-00	\$221.38	461 -0100-032-00	\$221.38
461 -0037-102-00	\$221.38	461 -0100-033-00	\$221.38
461 -0037-103-00	\$221.38	461 -0100-034-00	\$221.38
461 -0037-104-00	\$221.38	461 -0100-035-00	\$221.38
461 -0037-105-00	\$221.38	461 -0100-036-00	\$221.38
461 -0037-106-00	\$221.38	461 -0100-037-00	\$221.38
461 -0037-107-00	\$221.38	461 -0100-038-00	\$221.38
461 -0037-108-00	\$221.38	461 -0100-039-00	\$221.38
461 -0037-109-00	\$221.38	461 -0100-040-00	\$221.38
461 -0037-110-00	\$221.38	461 -0100-041-00	\$221.38
461 -0100-003-00	\$221.38	461 -0100-042-00	\$221.38
461 -0100-004-00	\$221.38	461 -0100-043-00	\$221.38
461 -0100-005-00	\$221.38	461 -0100-044-00	\$221.38
461 -0100-006-00	\$221.38	461 -0100-045-00	\$221.38
461 -0100-007-00	\$221.38	461 -0100-046-00	\$221.38
461 -0100-008-00	\$221.38	461 -0100-047-00	\$221.38
461 -0100-009-00	\$221.38	461 -0100-048-00	\$221.38
461 -0100-010-00	\$221.38	461 -0100-049-00	\$221.38



**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0100-050-00	\$221.38	461 -0100-089-00	\$221.38
461 -0100-051-00	\$221.38	461 -0100-090-00	\$221.38
461 -0100-052-00	\$221.38	461 -0100-091-00	\$221.38
461 -0100-053-00	\$221.38	461 -0100-092-00	\$221.38
461 -0100-054-00	\$221.38	461 -0100-093-00	\$221.38
461 -0100-055-00	\$221.38	461 -0100-094-00	\$221.38
461 -0100-056-00	\$221.38	461 -0100-095-00	\$221.38
461 -0100-057-00	\$221.38	461 -0100-096-00	\$221.38
461 -0100-058-00	\$221.38	461 -0100-097-00	\$221.38
461 -0100-059-00	\$221.38	461 -0100-098-00	\$221.38
461 -0100-060-00	\$221.38	461 -0100-099-00	\$221.38
461 -0100-061-00	\$221.38	461 -0100-100-00	\$221.38
461 -0100-062-00	\$221.38	461 -0100-101-00	\$221.38
461 -0100-063-00	\$221.38	461 -0100-102-00	\$221.38
461 -0100-064-00	\$221.38	461 -0100-103-00	\$221.38
461 -0100-065-00	\$221.38	461 -0100-104-00	\$221.38
461 -0100-066-00	\$221.38	461 -0100-105-00	\$221.38
461 -0100-067-00	\$221.38	461 -0100-106-00	\$221.38
461 -0100-068-00	\$221.38	461 -0100-107-00	\$221.38
461 -0100-069-00	\$221.38	461 -0100-108-00	\$221.38
461 -0100-070-00	\$221.38	461 -0100-109-00	\$221.38
461 -0100-071-00	\$221.38	461 -0100-110-00	\$221.38
461 -0100-072-00	\$221.38	461 -0100-111-00	\$221.38
461 -0100-073-00	\$221.38	461 -0100-112-00	\$221.38
461 -0100-074-00	\$221.38	461 -0100-113-00	\$221.38
461 -0100-075-00	\$221.38	461 -0100-114-00	\$221.38
461 -0100-076-00	\$221.38	461 -0100-115-00	\$221.38
461 -0100-077-00	\$221.38	461 -0100-116-00	\$221.38
461 -0100-078-00	\$221.38	461 -0100-117-00	\$221.38
461 -0100-079-00	\$221.38	461 -0100-118-00	\$221.38
461 -0100-080-00	\$221.38	461 -0101-005-00	\$221.38
461 -0100-081-00	\$221.38	461 -0101-006-00	\$221.38
461 -0100-082-00	\$221.38	461 -0101-007-00	\$221.38
461 -0100-083-00	\$221.38	461 -0101-008-00	\$221.38
461 -0100-084-00	\$221.38	461 -0101-009-00	\$221.38
461 -0100-085-00	\$221.38	461 -0101-010-00	\$221.38
461 -0100-086-00	\$221.38	461 -0101-011-00	\$221.38
461 -0100-087-00	\$221.38	461 -0101-012-00	\$221.38
461 -0100-088-00	\$221.38	461 -0101-013-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-014-00	\$221.38	461 -0101-053-00	\$221.38
461 -0101-015-00	\$221.38	461 -0101-054-00	\$221.38
461 -0101-016-00	\$221.38	461 -0101-055-00	\$221.38
461 -0101-017-00	\$221.38	461 -0101-056-00	\$221.38
461 -0101-018-00	\$221.38	461 -0101-057-00	\$221.38
461 -0101-019-00	\$221.38	461 -0101-058-00	\$221.38
461 -0101-020-00	\$221.38	461 -0101-059-00	\$221.38
461 -0101-021-00	\$221.38	461 -0101-060-00	\$221.38
461 -0101-022-00	\$221.38	461 -0101-061-00	\$221.38
461 -0101-023-00	\$221.38	461 -0101-062-00	\$221.38
461 -0101-024-00	\$221.38	461 -0101-063-00	\$221.38
461 -0101-025-00	\$221.38	461 -0101-064-00	\$221.38
461 -0101-026-00	\$221.38	461 -0101-065-00	\$221.38
461 -0101-027-00	\$221.38	461 -0101-066-00	\$221.38
461 -0101-028-00	\$221.38	461 -0101-067-00	\$221.38
461 -0101-029-00	\$221.38	461 -0101-068-00	\$221.38
461 -0101-030-00	\$221.38	461 -0101-069-00	\$221.38
461 -0101-031-00	\$221.38	461 -0101-070-00	\$221.38
461 -0101-032-00	\$221.38	461 -0101-071-00	\$221.38
461 -0101-033-00	\$221.38	461 -0101-072-00	\$221.38
461 -0101-034-00	\$221.38	461 -0101-073-00	\$221.38
461 -0101-035-00	\$221.38	461 -0101-074-00	\$221.38
461 -0101-036-00	\$221.38	461 -0101-075-00	\$221.38
461 -0101-037-00	\$221.38	461 -0101-076-00	\$221.38
461 -0101-038-00	\$221.38	461 -0101-077-00	\$221.38
461 -0101-039-00	\$221.38	461 -0101-078-00	\$221.38
461 -0101-040-00	\$221.38	461 -0101-079-00	\$221.38
461 -0101-041-00	\$221.38	461 -0101-080-00	\$221.38
461 -0101-042-00	\$221.38	461 -0101-081-00	\$221.38
461 -0101-043-00	\$221.38	461 -0101-082-00	\$221.38
461 -0101-044-00	\$221.38	461 -0101-083-00	\$221.38
461 -0101-045-00	\$221.38	461 -0101-084-00	\$221.38
461 -0101-046-00	\$221.38	461 -0101-085-00	\$221.38
461 -0101-047-00	\$221.38	461 -0101-086-00	\$221.38
461 -0101-048-00	\$221.38	461 -0101-087-00	\$221.38
461 -0101-049-00	\$221.38	461 -0101-088-00	\$221.38
461 -0101-050-00	\$221.38	461 -0101-089-00	\$221.38
461 -0101-051-00	\$221.38	461 -0101-090-00	\$221.38
461 -0101-052-00	\$221.38	461 -0101-091-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-092-00	\$221.38	461 -0101-131-00	\$221.38
461 -0101-093-00	\$221.38	461 -0101-132-00	\$221.38
461 -0101-094-00	\$221.38	461 -0101-133-00	\$221.38
461 -0101-095-00	\$221.38	461 -0101-134-00	\$221.38
461 -0101-096-00	\$221.38	461 -0101-135-00	\$221.38
461 -0101-097-00	\$221.38	461 -0101-136-00	\$221.38
461 -0101-098-00	\$221.38	461 -0101-137-00	\$221.38
461 -0101-099-00	\$221.38	461 -0101-138-00	\$221.38
461 -0101-100-00	\$221.38	461 -0101-139-00	\$221.38
461 -0101-101-00	\$221.38	461 -0101-140-00	\$221.38
461 -0101-102-00	\$221.38	461 -0101-141-00	\$221.38
461 -0101-103-00	\$221.38	461 -0101-142-00	\$221.38
461 -0101-104-00	\$221.38	461 -0101-143-00	\$221.38
461 -0101-105-00	\$221.38	461 -0101-144-00	\$221.38
461 -0101-106-00	\$221.38	461 -0101-145-00	\$221.38
461 -0101-107-00	\$221.38	461 -0101-146-00	\$221.38
461 -0101-108-00	\$221.38	461 -0101-147-00	\$221.38
461 -0101-109-00	\$221.38	461 -0101-148-00	\$221.38
461 -0101-110-00	\$221.38	461 -0101-149-00	\$221.38
461 -0101-111-00	\$221.38	461 -0101-150-00	\$221.38
461 -0101-112-00	\$221.38	461 -0101-151-00	\$221.38
461 -0101-113-00	\$221.38	461 -0101-152-00	\$221.38
461 -0101-114-00	\$221.38	461 -0101-153-00	\$221.38
461 -0101-115-00	\$221.38	461 -0101-154-00	\$221.38
461 -0101-116-00	\$221.38	461 -0101-155-00	\$221.38
461 -0101-117-00	\$221.38	461 -0101-156-00	\$221.38
461 -0101-118-00	\$221.38	461 -0101-157-00	\$221.38
461 -0101-119-00	\$221.38	461 -0101-158-00	\$221.38
461 -0101-120-00	\$221.38	461 -0101-159-00	\$221.38
461 -0101-121-00	\$221.38	461 -0101-160-00	\$221.38
461 -0101-122-00	\$221.38	461 -0101-161-00	\$221.38
461 -0101-123-00	\$221.38	461 -0101-162-00	\$221.38
461 -0101-124-00	\$221.38	461 -0101-163-00	\$221.38
461 -0101-125-00	\$221.38	461 -0101-164-00	\$221.38
461 -0101-126-00	\$221.38	461 -0101-165-00	\$221.38
461 -0101-127-00	\$221.38	461 -0101-166-00	\$221.38
461 -0101-128-00	\$221.38	461 -0101-167-00	\$221.38
461 -0101-129-00	\$221.38	461 -0101-168-00	\$221.38
461 -0101-130-00	\$221.38	461 -0101-169-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0101-170-00	\$221.38	461 -0102-039-00	\$221.38
461 -0101-171-00	\$221.38	461 -0102-040-00	\$221.38
461 -0102-002-00	\$221.38	461 -0102-041-00	\$221.38
461 -0102-003-00	\$221.38	461 -0102-042-00	\$221.38
461 -0102-004-00	\$221.38	461 -0102-043-00	\$221.38
461 -0102-005-00	\$221.38	461 -0102-044-00	\$221.38
461 -0102-006-00	\$221.38	461 -0102-045-00	\$221.38
461 -0102-007-00	\$221.38	461 -0102-046-00	\$221.38
461 -0102-008-00	\$221.38	461 -0102-047-00	\$221.38
461 -0102-009-00	\$221.38	461 -0102-048-00	\$221.38
461 -0102-010-00	\$221.38	461 -0102-049-00	\$221.38
461 -0102-011-00	\$221.38	461 -0102-050-00	\$221.38
461 -0102-012-00	\$221.38	461 -0102-051-00	\$221.38
461 -0102-013-00	\$221.38	461 -0102-052-00	\$221.38
461 -0102-014-00	\$221.38	461 -0102-053-00	\$221.38
461 -0102-015-00	\$221.38	461 -0102-054-00	\$221.38
461 -0102-016-00	\$221.38	461 -0102-055-00	\$221.38
461 -0102-017-00	\$221.38	461 -0102-056-00	\$221.38
461 -0102-018-00	\$221.38	461 -0102-057-00	\$221.38
461 -0102-019-00	\$221.38	461 -0102-058-00	\$221.38
461 -0102-020-00	\$221.38	461 -0102-059-00	\$221.38
461 -0102-021-00	\$221.38	461 -0102-060-00	\$221.38
461 -0102-022-00	\$221.38	461 -0102-061-00	\$221.38
461 -0102-023-00	\$221.38	461 -0102-062-00	\$221.38
461 -0102-024-00	\$221.38	461 -0102-063-00	\$221.38
461 -0102-025-00	\$221.38	461 -0102-064-00	\$221.38
461 -0102-026-00	\$221.38	461 -0102-065-00	\$221.38
461 -0102-027-00	\$221.38	461 -0103-004-00	\$221.38
461 -0102-028-00	\$221.38	461 -0103-005-00	\$221.38
461 -0102-029-00	\$221.38	461 -0103-006-00	\$221.38
461 -0102-030-00	\$221.38	461 -0103-007-00	\$221.38
461 -0102-031-00	\$221.38	461 -0103-008-00	\$221.38
461 -0102-032-00	\$221.38	461 -0103-009-00	\$221.38
461 -0102-033-00	\$221.38	461 -0103-010-00	\$221.38
461 -0102-034-00	\$221.38	461 -0103-011-00	\$221.38
461 -0102-035-00	\$221.38	461 -0103-012-00	\$221.38
461 -0102-036-00	\$221.38	461 -0103-013-00	\$221.38
461 -0102-037-00	\$221.38	461 -0103-014-00	\$221.38
461 -0102-038-00	\$221.38	461 -0103-015-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 10 (Eden Shores Residential)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
461 -0103-016-00	\$221.38	461 -0103-049-00	\$221.38
461 -0103-017-00	\$221.38	461 -0103-050-00	\$221.38
461 -0103-018-00	\$221.38	461 -0103-051-00	\$221.38
461 -0103-019-00	\$221.38	461 -0103-052-00	\$221.38
461 -0103-020-00	\$221.38	461 -0103-053-00	\$221.38
461 -0103-021-00	\$221.38	461 -0103-054-00	\$221.38
461 -0103-022-00	\$221.38	461 -0103-055-00	\$221.38
461 -0103-023-00	\$221.38	461 -0103-056-00	\$221.38
461 -0103-024-00	\$221.38	461 -0103-057-00	\$221.38
461 -0103-025-00	\$221.38	461 -0103-058-00	\$221.38
461 -0103-026-00	\$221.38	461 -0103-059-00	\$221.38
461 -0103-027-00	\$221.38	461 -0103-060-00	\$221.38
461 -0103-028-00	\$221.38	461 -0103-061-00	\$221.38
461 -0103-029-00	\$221.38	461 -0103-062-00	\$221.38
461 -0103-030-00	\$221.38	461 -0103-063-00	\$221.38
461 -0103-031-00	\$221.38	461 -0103-064-00	\$221.38
461 -0103-032-00	\$221.38	461 -0103-065-00	\$221.38
461 -0103-033-00	\$221.38	461 -0103-066-00	\$221.38
461 -0103-034-00	\$221.38	461 -0103-067-00	\$221.38
461 -0103-035-00	\$221.38	461 -0103-068-00	\$221.38
461 -0103-036-00	\$221.38	461 -0103-069-00	\$221.38
461 -0103-037-00	\$221.38	461 -0103-070-00	\$221.38
461 -0103-038-00	\$221.38	461 -0103-071-00	\$221.38
461 -0103-039-00	\$221.38	461 -0103-072-00	\$221.38
461 -0103-040-00	\$221.38	461 -0103-073-00	\$221.38
461 -0103-041-00	\$221.38	461 -0103-074-00	\$221.38
461 -0103-042-00	\$221.38	461 -0103-075-00	\$221.38
461 -0103-043-00	\$221.38	461 -0103-076-00	\$221.38
461 -0103-044-00	\$221.38	461 -0103-077-00	\$221.38
461 -0103-045-00	\$221.38	461 -0103-078-00	\$221.38
461 -0103-046-00	\$221.38	461 -0103-079-00	\$221.38
461 -0103-047-00	\$221.38	461 -0103-080-00	\$221.38
461 -0103-048-00	\$221.38	461 -0103-081-00	\$221.38

**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

634 Parcels      Total Assessment: \$121,801.98

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6428-030-00	\$210.55	085A-6430-043-00	\$210.55
085A-6430-005-00	\$210.55	085A-6430-044-00	\$210.55
085A-6430-006-00	\$210.55	085A-6430-045-00	\$210.55
085A-6430-007-00	\$210.55	085A-6430-046-00	\$210.55
085A-6430-008-00	\$210.55	085A-6430-047-00	\$210.55
085A-6430-009-00	\$210.55	085A-6430-048-00	\$210.55
085A-6430-010-00	\$210.55	085A-6430-049-00	\$210.55
085A-6430-011-00	\$210.55	085A-6430-050-00	\$210.55
085A-6430-012-00	\$210.55	085A-6430-051-00	\$210.55
085A-6430-013-00	\$210.55	085A-6430-052-00	\$210.55
085A-6430-014-00	\$210.55	085A-6430-053-00	\$210.55
085A-6430-015-00	\$210.55	085A-6430-054-00	\$210.55
085A-6430-016-00	\$210.55	085A-6430-055-00	\$210.55
085A-6430-017-00	\$210.55	085A-6430-056-00	\$210.55
085A-6430-018-00	\$210.55	085A-6430-057-00	\$210.55
085A-6430-019-00	\$210.55	085A-6430-058-00	\$210.55
085A-6430-020-00	\$210.55	085A-6430-059-00	\$210.55
085A-6430-021-00	\$210.55	085A-6430-060-00	\$210.55
085A-6430-022-00	\$210.55	085A-6430-061-00	\$210.55
085A-6430-023-00	\$210.55	085A-6430-062-00	\$210.55
085A-6430-024-00	\$210.55	085A-6430-063-00	\$210.55
085A-6430-025-00	\$210.55	085A-6430-064-00	\$210.55
085A-6430-026-00	\$210.55	085A-6430-065-00	\$210.55
085A-6430-027-00	\$210.55	085A-6430-066-00	\$210.55
085A-6430-028-00	\$210.55	085A-6430-067-00	\$210.55
085A-6430-029-00	\$210.55	085A-6430-068-00	\$210.55
085A-6430-030-00	\$210.55	085A-6430-069-00	\$210.55
085A-6430-031-00	\$210.55	085A-6430-070-00	\$210.55
085A-6430-032-00	\$210.55	085A-6430-071-00	\$210.55
085A-6430-033-00	\$210.55	085A-6430-072-00	\$210.55
085A-6430-034-00	\$210.55	085A-6430-073-00	\$210.55
085A-6430-035-00	\$210.55	085A-6430-074-00	\$210.55
085A-6430-036-00	\$210.55	085A-6430-075-00	\$210.55
085A-6430-037-00	\$210.55	085A-6430-076-00	\$210.55
085A-6430-038-00	\$210.55	085A-6430-077-00	\$210.55
085A-6430-039-00	\$210.55	085A-6430-078-00	\$210.55
085A-6430-040-00	\$210.55	085A-6430-079-00	\$210.55
085A-6430-041-00	\$210.55	085A-6430-080-00	\$210.55
085A-6430-042-00	\$210.55	085A-6430-081-00	\$210.55

**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6430-082-00	\$210.55	085A-6431-008-00	\$210.55
085A-6430-083-00	\$210.55	085A-6431-009-00	\$210.55
085A-6430-084-00	\$210.55	085A-6431-010-00	\$210.55
085A-6430-085-00	\$210.55	085A-6431-011-00	\$210.55
085A-6430-086-00	\$210.55	085A-6431-012-00	\$210.55
085A-6430-087-00	\$210.55	085A-6431-013-00	\$210.55
085A-6430-088-00	\$210.55	085A-6431-014-00	\$210.55
085A-6430-089-00	\$210.55	085A-6431-015-00	\$210.55
085A-6430-090-00	\$210.55	085A-6431-016-00	\$210.55
085A-6430-091-00	\$210.55	085A-6431-017-00	\$210.55
085A-6430-092-00	\$210.55	085A-6431-018-00	\$210.55
085A-6430-093-00	\$210.55	085A-6431-019-00	\$210.55
085A-6430-094-00	\$210.55	085A-6431-020-00	\$210.55
085A-6430-095-00	\$210.55	085A-6431-021-00	\$210.55
085A-6430-096-00	\$210.55	085A-6431-022-00	\$210.55
085A-6430-097-00	\$210.55	085A-6431-023-00	\$210.55
085A-6430-098-00	\$210.55	085A-6431-024-00	\$210.55
085A-6430-099-00	\$210.55	085A-6431-025-00	\$210.55
085A-6430-100-00	\$210.55	085A-6431-026-00	\$210.55
085A-6430-101-00	\$210.55	085A-6431-027-00	\$210.55
085A-6430-102-00	\$210.55	085A-6431-028-00	\$210.55
085A-6430-103-00	\$210.55	085A-6431-029-00	\$210.55
085A-6430-104-00	\$210.55	085A-6431-030-00	\$210.55
085A-6430-105-00	\$210.55	085A-6431-031-00	\$210.55
085A-6430-106-00	\$210.55	085A-6431-032-00	\$210.55
085A-6430-107-00	\$210.55	085A-6431-033-00	\$210.55
085A-6430-108-00	\$210.55	085A-6431-034-00	\$210.55
085A-6430-109-00	\$210.55	085A-6431-035-00	\$210.55
085A-6430-110-00	\$210.55	085A-6431-036-00	\$210.55
085A-6430-111-00	\$210.55	085A-6431-037-00	\$210.55
085A-6430-112-00	\$210.55	085A-6431-038-00	\$210.55
085A-6430-113-00	\$210.55	085A-6431-039-00	\$210.55
085A-6430-114-00	\$210.55	085A-6431-040-00	\$210.55
085A-6430-115-00	\$210.55	085A-6431-041-00	\$210.55
085A-6430-116-00	\$210.55	085A-6431-042-00	\$210.55
085A-6431-004-00	\$210.55	085A-6431-043-00	\$210.55
085A-6431-005-00	\$210.55	085A-6431-044-00	\$210.55
085A-6431-006-00	\$210.55	085A-6431-045-00	\$210.55
085A-6431-007-00	\$210.55	085A-6431-046-00	\$210.55

**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6431-047-00	\$210.55	085A-6431-086-00	\$210.55
085A-6431-048-00	\$210.55	085A-6431-087-00	\$210.55
085A-6431-049-00	\$210.55	085A-6431-088-00	\$210.55
085A-6431-050-00	\$210.55	085A-6431-089-00	\$210.55
085A-6431-051-00	\$210.55	085A-6431-090-00	\$210.55
085A-6431-052-00	\$210.55	085A-6431-091-00	\$210.55
085A-6431-053-00	\$210.55	085A-6431-092-00	\$210.55
085A-6431-054-00	\$210.55	085A-6431-093-00	\$210.55
085A-6431-055-00	\$210.55	085A-6431-094-00	\$210.55
085A-6431-056-00	\$210.55	085A-6431-095-00	\$210.55
085A-6431-057-00	\$210.55	085A-6431-096-00	\$210.55
085A-6431-058-00	\$210.55	085A-6431-097-00	\$210.55
085A-6431-059-00	\$210.55	085A-6431-098-00	\$210.55
085A-6431-060-00	\$210.55	085A-6431-099-00	\$210.55
085A-6431-061-00	\$210.55	085A-6431-100-00	\$210.55
085A-6431-062-00	\$210.55	085A-6431-101-00	\$210.55
085A-6431-063-00	\$210.55	085A-6431-102-00	\$210.55
085A-6431-064-00	\$210.55	085A-6431-103-00	\$210.55
085A-6431-065-00	\$210.55	085A-6431-104-00	\$210.55
085A-6431-066-00	\$210.55	085A-6431-105-00	\$210.55
085A-6431-067-00	\$210.55	085A-6432-006-00	\$210.55
085A-6431-068-00	\$210.55	085A-6432-007-00	\$210.55
085A-6431-069-00	\$210.55	085A-6432-008-00	\$210.55
085A-6431-070-00	\$210.55	085A-6432-009-00	\$210.55
085A-6431-071-00	\$210.55	085A-6432-010-00	\$210.55
085A-6431-072-00	\$210.55	085A-6432-011-00	\$210.55
085A-6431-073-00	\$210.55	085A-6432-012-00	\$210.55
085A-6431-074-00	\$210.55	085A-6432-013-00	\$210.55
085A-6431-075-00	\$210.55	085A-6432-014-00	\$210.55
085A-6431-076-00	\$210.55	085A-6432-015-00	\$210.55
085A-6431-077-00	\$210.55	085A-6432-016-00	\$210.55
085A-6431-078-00	\$210.55	085A-6432-017-00	\$210.55
085A-6431-079-00	\$210.55	085A-6432-018-00	\$210.55
085A-6431-080-00	\$210.55	085A-6432-019-00	\$210.55
085A-6431-081-00	\$210.55	085A-6432-020-00	\$210.55
085A-6431-082-00	\$210.55	085A-6432-021-00	\$210.55
085A-6431-083-00	\$210.55	085A-6432-022-00	\$210.55
085A-6431-084-00	\$210.55	085A-6432-023-00	\$210.55
085A-6431-085-00	\$210.55	085A-6432-024-00	\$210.55



**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6432-025-00	\$210.55	085A-6432-064-00	\$210.55
085A-6432-026-00	\$210.55	085A-6432-065-00	\$210.55
085A-6432-027-00	\$210.55	085A-6432-066-00	\$210.55
085A-6432-028-00	\$210.55	085A-6432-067-00	\$210.55
085A-6432-029-00	\$210.55	085A-6432-068-00	\$210.55
085A-6432-030-00	\$210.55	085A-6432-069-00	\$210.55
085A-6432-031-00	\$210.55	085A-6432-070-00	\$210.55
085A-6432-032-00	\$210.55	085A-6432-071-00	\$210.55
085A-6432-033-00	\$210.55	085A-6432-072-00	\$210.55
085A-6432-034-00	\$210.55	085A-6432-073-01	\$210.55
085A-6432-035-00	\$210.55	085A-6432-074-02	\$210.55
085A-6432-036-00	\$210.55	085A-6432-075-00	\$210.55
085A-6432-037-00	\$210.55	085A-6432-076-00	\$210.55
085A-6432-038-00	\$210.55	085A-6432-077-00	\$210.55
085A-6432-039-00	\$210.55	085A-6432-078-00	\$210.55
085A-6432-040-00	\$210.55	085A-6432-079-00	\$210.55
085A-6432-041-00	\$210.55	085A-6432-080-00	\$210.55
085A-6432-042-00	\$210.55	085A-6432-081-00	\$210.55
085A-6432-043-00	\$210.55	085A-6432-082-00	\$210.55
085A-6432-044-00	\$210.55	085A-6432-083-00	\$210.55
085A-6432-045-00	\$210.55	085A-6432-084-00	\$210.55
085A-6432-046-00	\$210.55	085A-6432-085-00	\$210.55
085A-6432-047-00	\$210.55	085A-6432-086-00	\$210.55
085A-6432-048-00	\$210.55	085A-6432-087-00	\$210.55
085A-6432-049-00	\$210.55	085A-6432-088-00	\$210.55
085A-6432-050-00	\$210.55	085A-6432-089-00	\$210.55
085A-6432-051-00	\$210.55	085A-6432-090-00	\$210.55
085A-6432-052-00	\$210.55	085A-6433-002-00	\$210.55
085A-6432-053-00	\$210.55	085A-6433-003-00	\$210.55
085A-6432-054-00	\$210.55	085A-6433-004-00	\$210.55
085A-6432-055-00	\$210.55	085A-6433-005-00	\$210.55
085A-6432-056-00	\$210.55	085A-6433-006-00	\$210.55
085A-6432-057-00	\$210.55	085A-6433-007-00	\$210.55
085A-6432-058-00	\$210.55	085A-6433-008-00	\$210.55
085A-6432-059-00	\$210.55	085A-6433-009-00	\$210.55
085A-6432-060-00	\$210.55	085A-6433-010-00	\$210.55
085A-6432-061-00	\$210.55	085A-6433-011-00	\$210.55
085A-6432-062-00	\$210.55	085A-6433-012-00	\$210.55
085A-6432-063-00	\$210.55	085A-6433-013-00	\$210.55

**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6433-014-00	\$210.55	085A-6434-002-00	\$210.55
085A-6433-015-00	\$210.55	085A-6434-003-00	\$210.55
085A-6433-016-00	\$210.55	085A-6434-004-00	\$210.55
085A-6433-017-00	\$210.55	085A-6434-005-00	\$210.55
085A-6433-018-00	\$210.55	085A-6434-006-00	\$210.55
085A-6433-019-00	\$210.55	085A-6434-007-00	\$210.55
085A-6433-020-00	\$210.55	085A-6434-008-00	\$210.55
085A-6433-021-00	\$210.55	085A-6434-009-00	\$210.55
085A-6433-022-00	\$210.55	085A-6434-010-00	\$210.55
085A-6433-023-00	\$210.55	085A-6434-011-00	\$210.55
085A-6433-024-00	\$210.55	085A-6434-012-00	\$210.55
085A-6433-025-00	\$210.55	085A-6434-013-00	\$210.55
085A-6433-026-00	\$210.55	085A-6434-014-00	\$210.55
085A-6433-027-00	\$210.55	085A-6434-024-00	\$210.55
085A-6433-028-00	\$210.55	085A-6434-025-00	\$210.55
085A-6433-029-00	\$210.55	085A-6434-026-00	\$210.55
085A-6433-030-00	\$210.55	085A-6434-027-00	\$210.55
085A-6433-031-00	\$210.55	085A-6434-028-00	\$210.55
085A-6433-032-00	\$210.55	085A-6434-029-00	\$210.55
085A-6433-033-00	\$210.55	085A-6434-030-00	\$210.55
085A-6433-034-00	\$210.55	085A-6434-031-00	\$210.55
085A-6433-035-00	\$210.55	085A-6434-032-00	\$210.55
085A-6433-036-00	\$210.55	085A-6434-033-00	\$210.55
085A-6433-037-00	\$210.55	085A-6434-034-00	\$210.55
085A-6433-038-00	\$210.55	085A-6434-035-00	\$210.55
085A-6433-039-00	\$210.55	085A-6434-036-00	\$210.55
085A-6433-040-00	\$210.55	085A-6434-037-00	\$210.55
085A-6433-041-00	\$210.55	085A-6434-038-00	\$210.55
085A-6433-042-00	\$210.55	085A-6434-039-00	\$210.55
085A-6433-043-00	\$210.55	085A-6434-040-00	\$210.55
085A-6433-044-00	\$210.55	085A-6434-041-00	\$210.55
085A-6433-045-00	\$210.55	085A-6434-042-00	\$210.55
085A-6433-046-00	\$210.55	085A-6434-043-00	\$210.55
085A-6433-047-00	\$210.55	085A-6434-044-00	\$210.55
085A-6433-048-00	\$210.55	085A-6434-045-00	\$210.55
085A-6433-049-00	\$111.51	085A-6434-046-00	\$210.55
085A-6433-050-00	\$210.55	085A-6434-047-00	\$210.55
085A-6433-051-00	\$111.51	085A-6434-048-00	\$210.55
085A-6433-052-00	\$111.51	085A-6434-049-00	\$210.55

## FY 2019 Assessment Roll Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6434-050-00	\$210.55	085A-6441-011-00	\$210.55
085A-6434-051-00	\$210.55	085A-6441-012-00	\$210.55
085A-6434-052-00	\$210.55	085A-6441-013-00	\$210.55
085A-6434-053-00	\$210.55	085A-6441-014-00	\$210.55
085A-6434-054-00	\$210.55	085A-6441-015-00	\$210.55
085A-6434-055-00	\$210.55	085A-6441-016-00	\$210.55
085A-6434-056-00	\$210.55	085A-6441-017-00	\$210.55
085A-6434-057-00	\$210.55	085A-6441-018-00	\$210.55
085A-6434-058-00	\$210.55	085A-6441-019-00	\$210.55
085A-6434-059-00	\$210.55	085A-6441-020-00	\$210.55
085A-6434-060-00	\$210.55	085A-6441-021-00	\$210.55
085A-6434-061-00	\$210.55	085A-6441-022-00	\$210.55
085A-6434-062-00	\$210.55	085A-6441-023-00	\$210.55
085A-6434-063-00	\$210.55	085A-6441-024-00	\$210.55
085A-6434-064-00	\$210.55	085A-6441-025-00	\$210.55
085A-6434-065-00	\$210.55	085A-6441-026-00	\$210.55
085A-6434-066-00	\$210.55	085A-6441-027-00	\$210.55
085A-6434-067-00	\$210.55	085A-6441-028-00	\$210.55
085A-6434-068-00	\$210.55	085A-6441-029-00	\$210.55
085A-6434-069-00	\$210.55	085A-6441-030-00	\$210.55
085A-6434-070-00	\$210.55	085A-6441-031-00	\$210.55
085A-6434-071-00	\$210.55	085A-6441-032-00	\$210.55
085A-6434-072-00	\$210.55	085A-6441-033-00	\$210.55
085A-6434-073-00	\$210.55	085A-6441-034-00	\$210.55
085A-6434-074-00	\$210.55	085A-6441-035-00	\$210.55
085A-6434-075-00	\$210.55	085A-6441-036-00	\$210.55
085A-6434-076-00	\$210.55	085A-6441-037-00	\$210.55
085A-6434-077-00	\$210.55	085A-6441-038-00	\$210.55
085A-6434-078-00	\$210.55	085A-6441-039-00	\$210.55
085A-6434-079-00	\$210.55	085A-6441-040-00	\$210.55
085A-6434-080-00	\$210.55	085A-6441-041-00	\$210.55
085A-6434-081-00	\$210.55	085A-6441-042-00	\$210.55
085A-6434-082-00	\$210.55	085A-6441-043-00	\$210.55
085A-6434-083-00	\$210.55	085A-6441-044-00	\$210.55
085A-6434-084-00	\$210.55	085A-6441-045-00	\$210.55
085A-6434-085-00	\$111.51	085A-6441-046-00	\$210.55
085A-6434-086-00	\$111.51	085A-6441-047-00	\$210.55
085A-6434-087-00	\$111.51	085A-6441-048-00	\$210.55
085A-6434-088-00	\$210.55	085A-6441-049-00	\$210.55

## FY 2019 Assessment Roll

### Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6441-050-00	\$210.55	085A-6441-089-00	\$210.55
085A-6441-051-00	\$210.55	085A-6441-090-00	\$210.55
085A-6441-052-00	\$210.55	085A-6441-091-00	\$210.55
085A-6441-053-00	\$210.55	085A-6441-092-00	\$210.55
085A-6441-054-00	\$210.55	085A-6441-093-00	\$210.55
085A-6441-055-00	\$210.55	085A-6441-094-00	\$210.55
085A-6441-056-00	\$210.55	085A-6441-095-00	\$210.55
085A-6441-057-00	\$210.55	085A-6441-096-00	\$210.55
085A-6441-058-00	\$210.55	085A-6441-097-00	\$210.55
085A-6441-059-00	\$210.55	085A-6441-098-00	\$210.55
085A-6441-060-00	\$210.55	085A-6441-099-00	\$210.55
085A-6441-061-00	\$111.51	085A-6441-100-00	\$210.55
085A-6441-062-00	\$111.51	085A-6441-101-00	\$210.55
085A-6441-063-00	\$111.51	085A-6441-102-00	\$210.55
085A-6441-064-00	\$111.51	085A-6441-103-00	\$210.55
085A-6441-065-00	\$111.51	085A-6441-104-00	\$210.55
085A-6441-066-00	\$111.51	085A-6441-105-00	\$210.55
085A-6441-067-00	\$111.51	085A-6441-106-00	\$210.55
085A-6441-068-00	\$111.51	085A-6441-107-00	\$210.55
085A-6441-069-00	\$111.51	085A-6441-108-00	\$210.55
085A-6441-070-00	\$111.51	085A-6441-109-00	\$210.55
085A-6441-071-00	\$111.51	085A-6441-110-00	\$210.55
085A-6441-072-00	\$111.51	085A-6441-111-00	\$210.55
085A-6441-073-00	\$111.51	085A-6441-112-00	\$210.55
085A-6441-074-00	\$111.51	085A-6441-113-00	\$210.55
085A-6441-075-00	\$111.51	085A-6441-114-00	\$210.55
085A-6441-076-00	\$210.55	085A-6441-115-00	\$210.55
085A-6441-077-00	\$210.55	085A-6441-116-00	\$210.55
085A-6441-078-00	\$111.51	085A-6441-117-00	\$210.55
085A-6441-079-00	\$210.55	085A-6441-118-00	\$210.55
085A-6441-080-00	\$210.55	085A-6441-119-00	\$210.55
085A-6441-081-00	\$210.55	085A-6442-011-00	\$111.51
085A-6441-082-00	\$210.55	085A-6442-012-00	\$111.51
085A-6441-083-00	\$210.55	085A-6442-013-00	\$111.51
085A-6441-084-00	\$210.55	085A-6442-014-00	\$111.51
085A-6441-085-00	\$210.55	085A-6442-015-00	\$111.51
085A-6441-086-00	\$210.55	085A-6442-016-00	\$111.51
085A-6441-087-00	\$210.55	085A-6442-017-00	\$111.51
085A-6441-088-00	\$210.55	085A-6442-018-00	\$111.51

## FY 2019 Assessment Roll

### Zone 11 (Stonebrae Country Club)

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6442-019-00	\$111.51	085A-6442-058-00	\$111.51
085A-6442-020-00	\$111.51	085A-6442-059-00	\$111.51
085A-6442-021-00	\$111.51	085A-6442-060-00	\$111.51
085A-6442-022-00	\$111.51	085A-6442-061-00	\$111.51
085A-6442-023-00	\$111.51	085A-6442-062-00	\$111.51
085A-6442-024-00	\$111.51	085A-6442-063-00	\$111.51
085A-6442-025-00	\$111.51	085A-6442-064-00	\$111.51
085A-6442-026-00	\$111.51	085A-6442-065-00	\$111.51
085A-6442-027-00	\$111.51	085A-6442-066-00	\$111.51
085A-6442-028-00	\$111.51	085A-6442-067-00	\$111.51
085A-6442-029-00	\$111.51	085A-6442-068-00	\$111.51
085A-6442-030-00	\$111.51	085A-6442-069-00	\$111.51
085A-6442-031-00	\$111.51	085A-6442-070-00	\$111.51
085A-6442-032-00	\$111.51	085A-6442-071-00	\$111.51
085A-6442-033-00	\$111.51	085A-6442-072-00	\$111.51
085A-6442-034-00	\$111.51	085A-6442-073-00	\$111.51
085A-6442-035-00	\$111.51	085A-6442-074-00	\$111.51
085A-6442-036-00	\$111.51	085A-6442-075-00	\$111.51
085A-6442-037-00	\$111.51	085A-6442-076-00	\$111.51
085A-6442-038-00	\$111.51	085A-6442-077-00	\$111.51
085A-6442-039-00	\$111.51	085A-6442-078-00	\$111.51
085A-6442-040-00	\$111.51	085A-6442-079-00	\$111.51
085A-6442-041-00	\$111.51	085A-6442-080-00	\$111.51
085A-6442-042-00	\$111.51	085A-6442-081-00	\$111.51
085A-6442-043-00	\$111.51	085A-6442-082-00	\$111.51
085A-6442-044-00	\$111.51	085A-6442-083-00	\$111.51
085A-6442-045-00	\$111.51	085A-6442-084-00	\$111.51
085A-6442-046-00	\$111.51	085A-6442-085-00	\$111.51
085A-6442-047-00	\$111.51	085A-6442-086-00	\$111.51
085A-6442-048-00	\$111.51	085A-6442-087-00	\$111.51
085A-6442-049-00	\$111.51	085A-6442-088-00	\$111.51
085A-6442-050-00	\$111.51	085A-6442-089-00	\$111.51
085A-6442-051-00	\$111.51	085A-6442-090-00	\$111.51
085A-6442-052-00	\$111.51	085A-6442-091-00	\$111.51
085A-6442-053-00	\$111.51	085A-6442-092-00	\$111.51
085A-6442-054-00	\$111.51	085A-6442-093-00	\$111.51
085A-6442-055-00	\$111.51	085A-6443-007-00	\$111.51
085A-6442-056-00	\$111.51	085A-6443-008-00	\$111.51
085A-6442-057-00	\$111.51	085A-6443-009-00	\$111.51

**FY 2019 Assessment Roll**  
**Zone 11 (Stonebrae Country Club)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
085A-6443-010-00	\$111.51	085A-6443-015-00	\$111.51
085A-6443-011-00	\$111.51	085A-6443-016-00	\$111.51
085A-6443-012-00	\$111.51	085A-6443-017-00	\$111.51
085A-6443-013-00	\$111.51	085A-6443-018-00	\$111.51
085A-6443-014-00	\$111.51	085A-6443-019-00	\$111.51

**FY 2019 Assessment Roll**  
**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)**

379 Parcels      Total Assessment: \$37,430

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0098-023-00	\$112.00	456 -0098-067-00	\$112.00
456 -0098-024-00	\$112.00	456 -0098-068-00	\$112.00
456 -0098-025-00	\$112.00	456 -0098-069-00	\$112.00
456 -0098-026-00	\$112.00	456 -0098-071-00	\$112.00
456 -0098-027-00	\$112.00	456 -0098-072-00	\$112.00
456 -0098-028-00	\$112.00	456 -0098-073-00	\$112.00
456 -0098-030-00	\$112.00	456 -0098-074-00	\$112.00
456 -0098-031-00	\$112.00	456 -0098-075-00	\$112.00
456 -0098-032-00	\$112.00	456 -0098-076-00	\$112.00
456 -0098-033-00	\$112.00	456 -0098-077-00	\$112.00
456 -0098-034-00	\$112.00	456 -0098-078-00	\$112.00
456 -0098-035-00	\$112.00	456 -0098-080-00	\$112.00
456 -0098-036-00	\$112.00	456 -0098-081-00	\$112.00
456 -0098-037-00	\$112.00	456 -0098-082-00	\$112.00
456 -0098-039-00	\$112.00	456 -0098-083-00	\$112.00
456 -0098-040-00	\$112.00	456 -0098-084-00	\$112.00
456 -0098-041-00	\$112.00	456 -0098-085-00	\$112.00
456 -0098-042-00	\$112.00	456 -0098-086-00	\$112.00
456 -0098-043-00	\$112.00	456 -0098-087-00	\$112.00
456 -0098-044-00	\$112.00	456 -0098-089-00	\$112.00
456 -0098-045-00	\$112.00	456 -0098-090-00	\$112.00
456 -0098-046-00	\$112.00	456 -0098-091-00	\$112.00
456 -0098-048-00	\$112.00	456 -0098-092-00	\$112.00
456 -0098-049-00	\$112.00	456 -0098-093-00	\$112.00
456 -0098-050-00	\$112.00	456 -0098-094-00	\$112.00
456 -0098-051-00	\$112.00	456 -0098-096-00	\$112.00
456 -0098-052-00	\$112.00	456 -0098-097-00	\$112.00
456 -0098-053-00	\$112.00	456 -0098-098-00	\$112.00
456 -0098-054-00	\$112.00	456 -0098-099-00	\$112.00
456 -0098-055-00	\$112.00	456 -0098-100-00	\$112.00
456 -0098-057-00	\$112.00	456 -0098-101-00	\$112.00
456 -0098-058-00	\$112.00	456 -0098-103-00	\$112.00
456 -0098-059-00	\$112.00	456 -0098-104-00	\$112.00
456 -0098-060-00	\$112.00	456 -0098-105-00	\$112.00
456 -0098-061-00	\$112.00	456 -0098-106-00	\$112.00
456 -0098-062-00	\$112.00	456 -0098-107-00	\$112.00
456 -0098-064-00	\$112.00	456 -0098-108-00	\$112.00
456 -0098-065-00	\$112.00	456 -0098-110-00	\$112.00
456 -0098-066-00	\$112.00	456 -0098-111-00	\$112.00

**FY 2019 Assessment Roll**  
**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0098-112-00	\$112.00	456 -0098-158-00	\$112.00
456 -0098-113-00	\$112.00	456 -0098-159-00	\$112.00
456 -0098-114-00	\$112.00	456 -0098-160-00	\$112.00
456 -0098-115-00	\$112.00	456 -0098-161-00	\$112.00
456 -0098-117-00	\$112.00	456 -0098-162-00	\$112.00
456 -0098-118-00	\$112.00	456 -0099-007-00	\$112.00
456 -0098-119-00	\$112.00	456 -0099-008-00	\$112.00
456 -0098-120-00	\$112.00	456 -0099-009-00	\$112.00
456 -0098-121-00	\$112.00	456 -0099-010-00	\$112.00
456 -0098-122-00	\$112.00	456 -0099-011-00	\$112.00
456 -0098-124-00	\$112.00	456 -0099-012-00	\$112.00
456 -0098-125-00	\$112.00	456 -0099-013-00	\$112.00
456 -0098-126-00	\$112.00	456 -0099-014-00	\$112.00
456 -0098-127-00	\$112.00	456 -0099-015-00	\$112.00
456 -0098-128-00	\$112.00	456 -0099-016-00	\$112.00
456 -0098-129-00	\$112.00	456 -0099-017-00	\$112.00
456 -0098-131-00	\$112.00	456 -0099-018-00	\$112.00
456 -0098-132-00	\$112.00	456 -0099-019-00	\$112.00
456 -0098-133-00	\$112.00	456 -0099-020-00	\$112.00
456 -0098-134-00	\$112.00	456 -0099-021-00	\$112.00
456 -0098-135-00	\$112.00	456 -0099-022-00	\$112.00
456 -0098-136-00	\$112.00	456 -0099-023-00	\$112.00
456 -0098-138-00	\$112.00	456 -0099-024-00	\$112.00
456 -0098-139-00	\$112.00	456 -0099-025-00	\$112.00
456 -0098-140-00	\$112.00	456 -0099-026-00	\$112.00
456 -0098-141-00	\$112.00	456 -0099-027-00	\$112.00
456 -0098-143-00	\$112.00	456 -0099-028-00	\$112.00
456 -0098-144-00	\$112.00	456 -0099-029-00	\$112.00
456 -0098-145-00	\$112.00	456 -0099-030-00	\$112.00
456 -0098-146-00	\$112.00	456 -0099-031-00	\$112.00
456 -0098-147-00	\$112.00	456 -0099-032-00	\$112.00
456 -0098-148-00	\$112.00	456 -0099-033-00	\$112.00
456 -0098-150-00	\$112.00	456 -0099-034-00	\$112.00
456 -0098-151-00	\$112.00	456 -0099-035-00	\$112.00
456 -0098-152-00	\$112.00	456 -0099-036-00	\$112.00
456 -0098-153-00	\$112.00	456 -0099-037-00	\$112.00
456 -0098-154-00	\$112.00	456 -0099-038-00	\$112.00
456 -0098-155-00	\$112.00	456 -0099-039-00	\$112.00
456 -0098-157-00	\$112.00	456 -0099-040-00	\$112.00



**FY 2019 Assessment Roll**  
**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0099-041-00	\$112.00	456 -0099-080-00	\$112.00
456 -0099-042-00	\$112.00	456 -0099-081-00	\$112.00
456 -0099-043-00	\$112.00	456 -0099-082-00	\$112.00
456 -0099-044-00	\$112.00	456 -0099-083-00	\$112.00
456 -0099-045-00	\$112.00	456 -0099-084-00	\$112.00
456 -0099-046-00	\$112.00	456 -0099-085-00	\$112.00
456 -0099-047-00	\$112.00	456 -0099-086-00	\$112.00
456 -0099-048-00	\$112.00	456 -0099-087-00	\$112.00
456 -0099-049-00	\$112.00	456 -0099-088-00	\$112.00
456 -0099-050-00	\$112.00	456 -0099-089-00	\$112.00
456 -0099-051-00	\$112.00	456 -0099-090-00	\$112.00
456 -0099-052-00	\$112.00	456 -0099-091-00	\$112.00
456 -0099-053-00	\$112.00	456 -0099-092-00	\$112.00
456 -0099-054-00	\$112.00	456 -0100-007-00	\$112.00
456 -0099-055-00	\$112.00	456 -0100-008-00	\$112.00
456 -0099-056-00	\$112.00	456 -0100-009-00	\$112.00
456 -0099-057-00	\$112.00	456 -0100-010-00	\$112.00
456 -0099-058-00	\$112.00	456 -0100-011-00	\$112.00
456 -0099-059-00	\$112.00	456 -0100-012-00	\$112.00
456 -0099-060-00	\$112.00	456 -0100-013-00	\$112.00
456 -0099-061-00	\$112.00	456 -0100-014-00	\$112.00
456 -0099-062-00	\$112.00	456 -0100-015-00	\$112.00
456 -0099-063-00	\$112.00	456 -0100-016-00	\$112.00
456 -0099-064-00	\$112.00	456 -0100-017-00	\$112.00
456 -0099-065-00	\$112.00	456 -0100-018-00	\$112.00
456 -0099-066-00	\$112.00	456 -0100-019-00	\$112.00
456 -0099-067-00	\$112.00	456 -0100-020-00	\$112.00
456 -0099-068-00	\$112.00	456 -0100-021-00	\$112.00
456 -0099-069-00	\$112.00	456 -0100-022-00	\$112.00
456 -0099-070-00	\$112.00	456 -0100-023-00	\$112.00
456 -0099-071-00	\$112.00	456 -0100-024-00	\$112.00
456 -0099-072-00	\$112.00	456 -0100-025-00	\$112.00
456 -0099-073-00	\$112.00	456 -0100-026-00	\$112.00
456 -0099-074-00	\$112.00	456 -0100-027-00	\$112.00
456 -0099-075-00	\$112.00	456 -0100-028-00	\$112.00
456 -0099-076-00	\$112.00	456 -0100-029-00	\$112.00
456 -0099-077-00	\$112.00	456 -0100-030-00	\$112.00
456 -0099-078-00	\$112.00	456 -0100-031-00	\$112.00
456 -0099-079-00	\$112.00	456 -0100-032-00	\$112.00

**FY 2019 Assessment Roll**  
**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0100-033-00	\$112.00	456 -0102-041-00	\$112.00
456 -0100-034-00	\$112.00	456 -0102-042-00	\$112.00
456 -0100-035-00	\$112.00	456 -0102-043-00	\$112.00
456 -0100-036-00	\$112.00	456 -0102-044-00	\$112.00
456 -0100-037-00	\$112.00	456 -0102-045-00	\$112.00
456 -0100-038-00	\$112.00	456 -0102-046-00	\$112.00
456 -0100-039-00	\$112.00	456 -0102-047-00	\$112.00
456 -0100-040-00	\$112.00	456 -0102-048-00	\$112.00
456 -0100-041-00	\$112.00	456 -0102-049-00	\$112.00
456 -0100-042-00	\$112.00	456 -0102-050-00	\$112.00
456 -0100-043-00	\$112.00	456 -0102-051-00	\$112.00
456 -0100-044-01	\$112.00	456 -0102-052-00	\$33.60
456 -0100-045-00	\$112.00	456 -0102-053-00	\$112.00
456 -0100-046-00	\$112.00	456 -0102-054-00	\$112.00
456 -0100-047-00	\$112.00	456 -0102-055-00	\$112.00
456 -0100-048-00	\$112.00	456 -0102-056-00	\$112.00
456 -0100-049-00	\$112.00	456 -0102-057-00	\$112.00
456 -0100-050-00	\$112.00	456 -0102-058-00	\$112.00
456 -0100-051-00	\$112.00	456 -0102-059-00	\$112.00
456 -0100-052-00	\$112.00	456 -0102-060-00	\$112.00
456 -0100-053-00	\$112.00	456 -0102-061-00	\$112.00
456 -0100-054-00	\$112.00	456 -0102-062-00	\$112.00
456 -0100-055-00	\$112.00	456 -0102-063-00	\$112.00
456 -0100-056-00	\$112.00	456 -0102-064-00	\$112.00
456 -0100-057-00	\$112.00	456 -0102-065-00	\$112.00
456 -0100-058-00	\$112.00	456 -0102-066-00	\$112.00
456 -0100-059-00	\$112.00	456 -0102-067-00	\$112.00
456 -0101-012-00	\$873.60	456 -0102-068-00	\$112.00
456 -0101-013-06	\$873.60	456 -0102-069-00	\$112.00
456 -0102-031-00	\$33.60	456 -0102-070-00	\$33.60
456 -0102-032-00	\$33.60	456 -0102-071-00	\$33.60
456 -0102-033-00	\$33.60	456 -0102-072-00	\$33.60
456 -0102-034-00	\$112.00	456 -0102-073-00	\$112.00
456 -0102-035-00	\$112.00	456 -0102-074-00	\$112.00
456 -0102-036-00	\$112.00	456 -0102-075-00	\$112.00
456 -0102-037-00	\$33.60	456 -0102-076-00	\$112.00
456 -0102-038-00	\$33.60	456 -0102-077-00	\$112.00
456 -0102-039-00	\$33.60	456 -0102-078-00	\$112.00
456 -0102-040-00	\$33.60	456 -0102-079-00	\$112.00

**FY 2019 Assessment Roll**  
**Zone 12 (Eden Shore East - Alden E. Oliver Sports Park)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
456 -0102-080-00	\$112.00	456 -0102-089-00	\$112.00
456 -0102-081-00	\$112.00	456 -0102-090-00	\$33.60
456 -0102-082-00	\$112.00	456 -0102-091-00	\$112.00
456 -0102-083-00	\$112.00	456 -0102-092-00	\$112.00
456 -0102-084-00	\$112.00	456 -0102-093-00	\$112.00
456 -0102-085-00	\$112.00	456 -0102-094-00	\$112.00
456 -0102-086-00	\$112.00	456 -0102-095-00	\$112.00
456 -0102-087-00	\$112.00	456 -0102-096-00	\$112.00
456 -0102-088-00	\$112.00		

## FY 2019 Assessment Roll Zone 13 (Cannery Place)

599 Parcels      Total Assessment: \$216,239.00

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-003-00	\$361.00	431 -0108-098-00	\$361.00
431 -0108-058-00	\$361.00	431 -0108-099-00	\$361.00
431 -0108-059-00	\$361.00	431 -0108-100-00	\$361.00
431 -0108-060-00	\$361.00	431 -0108-102-00	\$361.00
431 -0108-061-00	\$361.00	431 -0108-103-00	\$361.00
431 -0108-062-00	\$361.00	431 -0108-104-00	\$361.00
431 -0108-063-00	\$361.00	431 -0108-105-00	\$361.00
431 -0108-064-00	\$361.00	431 -0108-106-00	\$361.00
431 -0108-065-00	\$361.00	431 -0108-107-00	\$361.00
431 -0108-066-00	\$361.00	431 -0108-108-00	\$361.00
431 -0108-067-00	\$361.00	431 -0108-110-00	\$361.00
431 -0108-068-00	\$361.00	431 -0108-111-00	\$361.00
431 -0108-069-00	\$361.00	431 -0108-112-00	\$361.00
431 -0108-070-00	\$361.00	431 -0108-113-00	\$361.00
431 -0108-071-00	\$361.00	431 -0108-114-00	\$361.00
431 -0108-072-00	\$361.00	431 -0108-115-00	\$361.00
431 -0108-073-00	\$361.00	431 -0108-116-00	\$361.00
431 -0108-074-00	\$361.00	431 -0108-117-00	\$361.00
431 -0108-075-00	\$361.00	431 -0108-118-00	\$361.00
431 -0108-076-00	\$361.00	431 -0108-119-00	\$361.00
431 -0108-077-00	\$361.00	431 -0108-121-00	\$361.00
431 -0108-078-00	\$361.00	431 -0108-122-00	\$361.00
431 -0108-079-00	\$361.00	431 -0108-123-00	\$361.00
431 -0108-080-00	\$361.00	431 -0108-124-00	\$361.00
431 -0108-081-00	\$361.00	431 -0108-125-00	\$361.00
431 -0108-082-00	\$361.00	431 -0108-126-00	\$361.00
431 -0108-083-00	\$361.00	431 -0108-128-00	\$361.00
431 -0108-085-00	\$361.00	431 -0108-129-00	\$361.00
431 -0108-086-00	\$361.00	431 -0108-130-00	\$361.00
431 -0108-087-00	\$361.00	431 -0108-131-00	\$361.00
431 -0108-088-00	\$361.00	431 -0108-132-00	\$361.00
431 -0108-089-00	\$361.00	431 -0108-133-00	\$361.00
431 -0108-091-00	\$361.00	431 -0108-134-00	\$361.00
431 -0108-092-00	\$361.00	431 -0108-135-00	\$361.00
431 -0108-093-00	\$361.00	431 -0108-136-00	\$361.00
431 -0108-094-00	\$361.00	431 -0108-137-00	\$361.00
431 -0108-095-00	\$361.00	431 -0108-139-00	\$361.00
431 -0108-096-00	\$361.00	431 -0108-140-00	\$361.00
431 -0108-097-00	\$361.00	431 -0108-141-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-142-00	\$361.00	431 -0108-186-00	\$361.00
431 -0108-143-00	\$361.00	431 -0108-187-00	\$361.00
431 -0108-144-00	\$361.00	431 -0108-188-00	\$361.00
431 -0108-145-00	\$361.00	431 -0108-189-00	\$361.00
431 -0108-147-00	\$361.00	431 -0108-190-00	\$361.00
431 -0108-148-00	\$361.00	431 -0108-191-00	\$361.00
431 -0108-149-00	\$361.00	431 -0108-192-00	\$361.00
431 -0108-150-00	\$361.00	431 -0108-194-00	\$361.00
431 -0108-151-00	\$361.00	431 -0108-195-00	\$361.00
431 -0108-152-00	\$361.00	431 -0108-196-00	\$361.00
431 -0108-153-00	\$361.00	431 -0108-197-00	\$361.00
431 -0108-154-00	\$361.00	431 -0108-198-00	\$361.00
431 -0108-155-00	\$361.00	431 -0108-200-00	\$361.00
431 -0108-156-00	\$361.00	431 -0108-201-00	\$361.00
431 -0108-158-00	\$361.00	431 -0108-202-00	\$361.00
431 -0108-159-00	\$361.00	431 -0108-203-00	\$361.00
431 -0108-160-00	\$361.00	431 -0108-204-00	\$361.00
431 -0108-161-00	\$361.00	431 -0108-205-00	\$361.00
431 -0108-162-00	\$361.00	431 -0108-206-00	\$361.00
431 -0108-163-00	\$361.00	431 -0108-207-00	\$361.00
431 -0108-164-00	\$361.00	431 -0108-208-00	\$361.00
431 -0108-166-00	\$361.00	431 -0108-209-00	\$361.00
431 -0108-167-00	\$361.00	431 -0108-211-00	\$361.00
431 -0108-168-00	\$361.00	431 -0108-212-00	\$361.00
431 -0108-169-00	\$361.00	431 -0108-213-00	\$361.00
431 -0108-170-00	\$361.00	431 -0108-214-00	\$361.00
431 -0108-171-00	\$361.00	431 -0108-215-00	\$361.00
431 -0108-172-00	\$361.00	431 -0108-216-00	\$361.00
431 -0108-173-00	\$361.00	431 -0108-218-00	\$361.00
431 -0108-174-00	\$361.00	431 -0108-219-00	\$361.00
431 -0108-175-00	\$361.00	431 -0108-220-00	\$361.00
431 -0108-177-00	\$361.00	431 -0108-221-00	\$361.00
431 -0108-178-00	\$361.00	431 -0108-222-00	\$361.00
431 -0108-179-00	\$361.00	431 -0108-223-00	\$361.00
431 -0108-180-00	\$361.00	431 -0108-224-00	\$361.00
431 -0108-181-00	\$361.00	431 -0108-225-00	\$361.00
431 -0108-183-00	\$361.00	431 -0108-226-00	\$361.00
431 -0108-184-00	\$361.00	431 -0108-227-00	\$361.00
431 -0108-185-00	\$361.00	431 -0108-229-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0108-230-00	\$361.00	431 -0108-274-00	\$361.00
431 -0108-231-00	\$361.00	431 -0108-275-00	\$361.00
431 -0108-232-00	\$361.00	431 -0108-276-00	\$361.00
431 -0108-233-00	\$361.00	431 -0108-277-00	\$361.00
431 -0108-234-00	\$361.00	431 -0108-278-00	\$361.00
431 -0108-236-00	\$361.00	431 -0108-279-00	\$361.00
431 -0108-237-00	\$361.00	431 -0108-280-00	\$361.00
431 -0108-238-00	\$361.00	431 -0108-282-00	\$361.00
431 -0108-239-00	\$361.00	431 -0108-283-00	\$361.00
431 -0108-240-00	\$361.00	431 -0108-284-00	\$361.00
431 -0108-241-00	\$361.00	431 -0108-285-00	\$361.00
431 -0108-242-00	\$361.00	431 -0108-286-00	\$361.00
431 -0108-243-00	\$361.00	431 -0108-287-00	\$361.00
431 -0108-244-00	\$361.00	431 -0112-031-00	\$361.00
431 -0108-245-00	\$361.00	431 -0112-032-00	\$361.00
431 -0108-247-00	\$361.00	431 -0112-033-00	\$361.00
431 -0108-248-00	\$361.00	431 -0112-034-00	\$361.00
431 -0108-249-00	\$361.00	431 -0112-035-00	\$361.00
431 -0108-250-00	\$361.00	431 -0112-036-00	\$361.00
431 -0108-251-00	\$361.00	431 -0112-037-00	\$361.00
431 -0108-252-00	\$361.00	431 -0112-038-00	\$361.00
431 -0108-254-00	\$361.00	431 -0112-040-00	\$361.00
431 -0108-255-00	\$361.00	431 -0112-041-00	\$361.00
431 -0108-256-00	\$361.00	431 -0112-042-00	\$361.00
431 -0108-257-00	\$361.00	431 -0112-043-00	\$361.00
431 -0108-258-00	\$361.00	431 -0112-044-00	\$361.00
431 -0108-260-00	\$361.00	431 -0112-045-00	\$361.00
431 -0108-261-00	\$361.00	431 -0112-047-00	\$361.00
431 -0108-262-00	\$361.00	431 -0112-048-00	\$361.00
431 -0108-263-00	\$361.00	431 -0112-049-00	\$361.00
431 -0108-264-00	\$361.00	431 -0112-050-00	\$361.00
431 -0108-265-00	\$361.00	431 -0112-051-00	\$361.00
431 -0108-266-00	\$361.00	431 -0112-052-00	\$361.00
431 -0108-267-00	\$361.00	431 -0112-054-00	\$361.00
431 -0108-268-00	\$361.00	431 -0112-055-00	\$361.00
431 -0108-269-00	\$361.00	431 -0112-056-00	\$361.00
431 -0108-271-00	\$361.00	431 -0112-057-00	\$361.00
431 -0108-272-00	\$361.00	431 -0112-058-00	\$361.00
431 -0108-273-00	\$361.00	431 -0112-059-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0112-060-00	\$361.00	431 -0112-104-00	\$361.00
431 -0112-061-00	\$361.00	431 -0112-105-00	\$361.00
431 -0112-063-00	\$361.00	431 -0112-106-00	\$361.00
431 -0112-064-00	\$361.00	431 -0112-107-00	\$361.00
431 -0112-065-00	\$361.00	431 -0112-108-00	\$361.00
431 -0112-066-00	\$361.00	431 -0112-109-00	\$361.00
431 -0112-067-00	\$361.00	431 -0112-111-00	\$361.00
431 -0112-068-00	\$361.00	431 -0112-112-00	\$361.00
431 -0112-069-00	\$361.00	431 -0112-113-00	\$361.00
431 -0112-070-00	\$361.00	431 -0112-114-00	\$361.00
431 -0112-072-00	\$361.00	431 -0112-115-00	\$361.00
431 -0112-073-00	\$361.00	431 -0112-116-00	\$361.00
431 -0112-074-00	\$361.00	431 -0112-117-00	\$361.00
431 -0112-075-00	\$361.00	431 -0112-118-00	\$361.00
431 -0112-076-00	\$361.00	431 -0112-119-00	\$361.00
431 -0112-077-00	\$361.00	431 -0112-121-00	\$361.00
431 -0112-078-00	\$361.00	431 -0112-122-00	\$361.00
431 -0112-079-00	\$361.00	431 -0112-123-00	\$361.00
431 -0112-080-00	\$361.00	431 -0112-124-00	\$361.00
431 -0112-082-00	\$361.00	431 -0112-125-00	\$361.00
431 -0112-083-00	\$361.00	431 -0112-126-00	\$361.00
431 -0112-084-00	\$361.00	431 -0112-127-00	\$361.00
431 -0112-085-00	\$361.00	431 -0112-128-00	\$361.00
431 -0112-086-00	\$361.00	431 -0112-130-00	\$361.00
431 -0112-087-00	\$361.00	431 -0112-131-00	\$361.00
431 -0112-088-00	\$361.00	431 -0112-132-00	\$361.00
431 -0112-089-00	\$361.00	431 -0112-133-00	\$361.00
431 -0112-090-00	\$361.00	431 -0112-134-00	\$361.00
431 -0112-092-00	\$361.00	431 -0112-135-00	\$361.00
431 -0112-093-00	\$361.00	431 -0112-136-00	\$361.00
431 -0112-094-00	\$361.00	431 -0112-137-00	\$361.00
431 -0112-095-00	\$361.00	431 -0112-139-00	\$361.00
431 -0112-096-00	\$361.00	431 -0112-140-00	\$361.00
431 -0112-097-00	\$361.00	431 -0112-141-00	\$361.00
431 -0112-098-00	\$361.00	431 -0112-142-00	\$361.00
431 -0112-099-00	\$361.00	431 -0112-143-00	\$361.00
431 -0112-101-00	\$361.00	431 -0112-144-00	\$361.00
431 -0112-102-00	\$361.00	431 -0113-022-00	\$361.00
431 -0112-103-00	\$361.00	431 -0113-023-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0113-024-00	\$361.00	431 -0113-067-00	\$361.00
431 -0113-025-00	\$361.00	431 -0113-068-00	\$361.00
431 -0113-026-00	\$361.00	431 -0113-069-00	\$361.00
431 -0113-027-00	\$361.00	431 -0113-071-00	\$361.00
431 -0113-028-00	\$361.00	431 -0113-072-00	\$361.00
431 -0113-030-00	\$361.00	431 -0113-073-00	\$361.00
431 -0113-031-00	\$361.00	431 -0113-074-00	\$361.00
431 -0113-032-00	\$361.00	431 -0113-075-00	\$361.00
431 -0113-033-00	\$361.00	431 -0113-076-00	\$361.00
431 -0113-034-00	\$361.00	431 -0113-077-00	\$361.00
431 -0113-035-00	\$361.00	431 -0113-078-00	\$361.00
431 -0113-036-00	\$361.00	431 -0113-080-00	\$361.00
431 -0113-038-00	\$361.00	431 -0113-081-00	\$361.00
431 -0113-039-00	\$361.00	431 -0113-082-00	\$361.00
431 -0113-040-00	\$361.00	431 -0113-083-00	\$361.00
431 -0113-041-00	\$361.00	431 -0113-084-00	\$361.00
431 -0113-042-00	\$361.00	431 -0113-085-00	\$361.00
431 -0113-043-00	\$361.00	431 -0114-035-00	\$361.00
431 -0113-044-00	\$361.00	431 -0114-036-00	\$361.00
431 -0113-045-00	\$361.00	431 -0114-037-00	\$361.00
431 -0113-046-00	\$361.00	431 -0114-039-00	\$361.00
431 -0113-047-00	\$361.00	431 -0114-040-00	\$361.00
431 -0113-048-00	\$361.00	431 -0114-041-00	\$361.00
431 -0113-050-00	\$361.00	431 -0114-042-00	\$361.00
431 -0113-051-00	\$361.00	431 -0114-044-00	\$361.00
431 -0113-052-00	\$361.00	431 -0114-045-00	\$361.00
431 -0113-053-00	\$361.00	431 -0114-046-00	\$361.00
431 -0113-054-00	\$361.00	431 -0114-048-00	\$361.00
431 -0113-055-00	\$361.00	431 -0114-049-00	\$361.00
431 -0113-056-00	\$361.00	431 -0114-050-00	\$361.00
431 -0113-057-00	\$361.00	431 -0114-051-00	\$361.00
431 -0113-058-00	\$361.00	431 -0114-053-00	\$361.00
431 -0113-059-00	\$361.00	431 -0114-054-00	\$361.00
431 -0113-061-00	\$361.00	431 -0114-055-00	\$361.00
431 -0113-062-00	\$361.00	431 -0114-056-00	\$361.00
431 -0113-063-00	\$361.00	431 -0114-058-00	\$361.00
431 -0113-064-00	\$361.00	431 -0114-059-00	\$361.00
431 -0113-065-00	\$361.00	431 -0114-060-00	\$361.00
431 -0113-066-00	\$361.00	431 -0114-061-00	\$361.00



**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0114-063-00	\$361.00	431 -0117-019-00	\$361.00
431 -0114-064-00	\$361.00	431 -0117-020-00	\$361.00
431 -0114-065-00	\$361.00	431 -0117-021-00	\$361.00
431 -0114-066-00	\$361.00	431 -0117-022-00	\$361.00
431 -0114-067-00	\$361.00	431 -0117-023-00	\$361.00
431 -0114-069-00	\$361.00	431 -0117-024-00	\$361.00
431 -0114-070-00	\$361.00	431 -0117-025-00	\$361.00
431 -0114-071-00	\$361.00	431 -0117-026-00	\$361.00
431 -0114-072-00	\$361.00	431 -0117-027-00	\$361.00
431 -0115-009-00	\$361.00	431 -0117-029-00	\$361.00
431 -0115-010-00	\$361.00	431 -0117-030-00	\$361.00
431 -0115-011-00	\$361.00	431 -0117-031-00	\$361.00
431 -0115-012-00	\$361.00	431 -0117-032-00	\$361.00
431 -0115-013-00	\$361.00	431 -0117-033-00	\$361.00
431 -0115-014-00	\$361.00	431 -0117-034-00	\$361.00
431 -0115-016-00	\$361.00	431 -0118-056-00	\$361.00
431 -0115-017-00	\$361.00	431 -0118-057-00	\$361.00
431 -0115-018-00	\$361.00	431 -0118-058-00	\$361.00
431 -0115-019-00	\$361.00	431 -0118-059-00	\$361.00
431 -0115-020-00	\$361.00	431 -0118-060-00	\$361.00
431 -0115-022-00	\$361.00	431 -0118-062-00	\$361.00
431 -0115-023-00	\$361.00	431 -0118-063-00	\$361.00
431 -0115-024-00	\$361.00	431 -0118-064-00	\$361.00
431 -0115-025-00	\$361.00	431 -0118-065-00	\$361.00
431 -0115-026-00	\$361.00	431 -0118-066-00	\$361.00
431 -0115-028-00	\$361.00	431 -0118-068-00	\$361.00
431 -0115-029-00	\$361.00	431 -0118-069-00	\$361.00
431 -0115-030-00	\$361.00	431 -0118-070-00	\$361.00
431 -0115-031-00	\$361.00	431 -0118-071-00	\$361.00
431 -0117-008-00	\$361.00	431 -0118-072-00	\$361.00
431 -0117-009-00	\$361.00	431 -0118-074-00	\$361.00
431 -0117-010-00	\$361.00	431 -0118-075-00	\$361.00
431 -0117-011-00	\$361.00	431 -0118-076-00	\$361.00
431 -0117-012-00	\$361.00	431 -0118-077-00	\$361.00
431 -0117-013-00	\$361.00	431 -0118-078-00	\$361.00
431 -0117-014-00	\$361.00	431 -0118-079-00	\$361.00
431 -0117-015-00	\$361.00	431 -0118-081-00	\$361.00
431 -0117-016-00	\$361.00	431 -0118-082-00	\$361.00
431 -0117-017-00	\$361.00	431 -0118-083-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0118-084-00	\$361.00	431 -0118-131-00	\$361.00
431 -0118-085-00	\$361.00	431 -0118-132-00	\$361.00
431 -0118-086-00	\$361.00	431 -0118-133-00	\$361.00
431 -0118-088-00	\$361.00	431 -0118-134-00	\$361.00
431 -0118-089-00	\$361.00	431 -0118-135-00	\$361.00
431 -0118-090-00	\$361.00	431 -0118-137-00	\$361.00
431 -0118-091-00	\$361.00	431 -0118-138-00	\$361.00
431 -0118-092-00	\$361.00	431 -0118-139-00	\$361.00
431 -0118-093-00	\$361.00	431 -0118-140-00	\$361.00
431 -0118-095-00	\$361.00	431 -0118-142-00	\$361.00
431 -0118-096-00	\$361.00	431 -0118-143-00	\$361.00
431 -0118-097-00	\$361.00	431 -0118-144-00	\$361.00
431 -0118-098-00	\$361.00	431 -0118-145-00	\$361.00
431 -0118-099-00	\$361.00	431 -0118-147-00	\$361.00
431 -0118-101-00	\$361.00	431 -0118-148-00	\$361.00
431 -0118-102-00	\$361.00	431 -0118-149-00	\$361.00
431 -0118-103-00	\$361.00	431 -0118-150-00	\$361.00
431 -0118-104-00	\$361.00	431 -0118-151-00	\$361.00
431 -0118-105-00	\$361.00	431 -0118-153-00	\$361.00
431 -0118-106-00	\$361.00	431 -0118-154-00	\$361.00
431 -0118-108-00	\$361.00	431 -0118-155-00	\$361.00
431 -0118-109-00	\$361.00	431 -0118-156-00	\$361.00
431 -0118-110-00	\$361.00	431 -0118-158-00	\$361.00
431 -0118-111-00	\$361.00	431 -0118-159-00	\$361.00
431 -0118-113-00	\$361.00	431 -0118-160-00	\$361.00
431 -0118-114-00	\$361.00	431 -0118-161-00	\$361.00
431 -0118-115-00	\$361.00	431 -0118-162-00	\$361.00
431 -0118-116-00	\$361.00	431 -0118-164-00	\$361.00
431 -0118-117-00	\$361.00	431 -0118-165-00	\$361.00
431 -0118-119-00	\$361.00	431 -0118-166-00	\$361.00
431 -0118-120-00	\$361.00	431 -0118-167-00	\$361.00
431 -0118-121-00	\$361.00	431 -0118-168-00	\$361.00
431 -0118-122-00	\$361.00	431 -0118-170-00	\$361.00
431 -0118-123-00	\$361.00	431 -0118-171-00	\$361.00
431 -0118-125-00	\$361.00	431 -0118-172-00	\$361.00
431 -0118-126-00	\$361.00	431 -0118-173-00	\$361.00
431 -0118-127-00	\$361.00	431 -0118-175-00	\$361.00
431 -0118-128-00	\$361.00	431 -0118-176-00	\$361.00
431 -0118-129-00	\$361.00	431 -0118-177-00	\$361.00

**FY 2019 Assessment Roll**  
**Zone 13 (Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0118-178-00	\$361.00	431 -0118-211-00	\$361.00
431 -0118-180-00	\$361.00	431 -0118-212-00	\$361.00
431 -0118-181-00	\$361.00	431 -0118-214-00	\$361.00
431 -0118-182-00	\$361.00	431 -0118-215-00	\$361.00
431 -0118-183-00	\$361.00	431 -0118-216-00	\$361.00
431 -0118-185-00	\$361.00	431 -0118-217-00	\$361.00
431 -0118-186-00	\$361.00	431 -0118-218-00	\$361.00
431 -0118-187-00	\$361.00	431 -0118-219-00	\$361.00
431 -0118-188-00	\$361.00	431 -0118-221-00	\$361.00
431 -0118-190-00	\$361.00	431 -0118-222-00	\$361.00
431 -0118-191-00	\$361.00	431 -0118-223-00	\$361.00
431 -0118-192-00	\$361.00	431 -0118-224-00	\$361.00
431 -0118-193-00	\$361.00	431 -0118-226-00	\$361.00
431 -0118-194-00	\$361.00	431 -0118-227-00	\$361.00
431 -0118-196-00	\$361.00	431 -0118-228-00	\$361.00
431 -0118-197-00	\$361.00	431 -0118-229-00	\$361.00
431 -0118-198-00	\$361.00	431 -0118-230-00	\$361.00
431 -0118-199-00	\$361.00	431 -0118-231-00	\$361.00
431 -0118-200-00	\$361.00	431 -0118-233-00	\$361.00
431 -0118-202-00	\$361.00	431 -0118-234-00	\$361.00
431 -0118-203-00	\$361.00	431 -0118-235-00	\$361.00
431 -0118-204-00	\$361.00	431 -0118-236-00	\$361.00
431 -0118-205-00	\$361.00	431 -0118-238-00	\$361.00
431 -0118-207-00	\$361.00	431 -0118-239-00	\$361.00
431 -0118-208-00	\$361.00	431 -0118-240-00	\$361.00
431 -0118-209-00	\$361.00	431 -0118-241-00	\$361.00
431 -0118-210-00	\$361.00		

## FY 2019 Assessment Roll Zone 14 (La Vista)

179 Parcels      Total Assessment: \$2,685.00

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0478-008-00	\$4.50	083 -0478-047-00	\$4.50
083 -0478-009-00	\$4.50	083 -0478-048-00	\$4.50
083 -0478-010-00	\$4.50	083 -0478-049-00	\$4.50
083 -0478-011-00	\$4.50	083 -0478-050-00	\$4.50
083 -0478-012-00	\$4.50	083 -0478-051-00	\$4.50
083 -0478-013-00	\$4.50	083 -0478-052-00	\$4.50
083 -0478-014-00	\$4.50	083 -0478-053-00	\$4.50
083 -0478-015-00	\$4.50	083 -0478-054-00	\$4.50
083 -0478-016-00	\$4.50	083 -0478-055-00	\$4.50
083 -0478-017-00	\$4.50	083 -0478-056-00	\$4.50
083 -0478-018-00	\$4.50	083 -0478-057-00	\$4.50
083 -0478-019-00	\$4.50	083 -0478-058-00	\$4.50
083 -0478-020-00	\$4.50	083 -0478-059-00	\$4.50
083 -0478-021-00	\$4.50	083 -0478-060-00	\$4.50
083 -0478-022-00	\$4.50	083 -0478-061-00	\$4.50
083 -0478-023-00	\$4.50	083 -0478-062-00	\$4.50
083 -0478-024-00	\$4.50	083 -0478-063-00	\$4.50
083 -0478-025-00	\$4.50	083 -0478-064-00	\$4.50
083 -0478-026-00	\$4.50	083 -0478-065-00	\$4.50
083 -0478-027-00	\$4.50	083 -0478-066-00	\$4.50
083 -0478-028-00	\$4.50	083 -0478-067-00	\$4.50
083 -0478-029-00	\$4.50	083 -0478-068-00	\$4.50
083 -0478-030-00	\$4.50	083 -0478-069-00	\$4.50
083 -0478-031-00	\$4.50	083 -0478-070-00	\$4.50
083 -0478-032-00	\$4.50	083 -0478-071-00	\$4.50
083 -0478-033-00	\$4.50	083 -0478-072-00	\$4.50
083 -0478-034-00	\$4.50	083 -0478-073-00	\$4.50
083 -0478-035-00	\$4.50	083 -0478-074-00	\$4.50
083 -0478-036-00	\$4.50	083 -0478-075-00	\$4.50
083 -0478-037-00	\$4.50	083 -0478-076-00	\$4.50
083 -0478-038-00	\$4.50	083 -0478-077-00	\$4.50
083 -0478-039-00	\$4.50	083 -0478-078-00	\$4.50
083 -0478-040-00	\$4.50	083 -0478-079-00	\$4.50
083 -0478-041-00	\$4.50	083 -0478-080-00	\$4.50
083 -0478-042-00	\$4.50	083 -0478-081-00	\$4.50
083 -0478-043-00	\$4.50	083 -0478-082-00	\$4.50
083 -0478-044-00	\$4.50	083 -0478-083-00	\$4.50
083 -0478-045-00	\$4.50	083 -0478-084-00	\$4.50
083 -0478-046-00	\$4.50	083 -0478-085-00	\$4.50

**FY 2019 Assessment Roll**  
**Zone 14 (La Vista)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0478-086-00	\$4.50	083 -0479-027-00	\$15.00
083 -0478-087-00	\$4.50	083 -0479-028-00	\$15.00
083 -0478-088-00	\$4.50	083 -0479-029-00	\$15.00
083 -0478-089-00	\$4.50	083 -0479-030-00	\$15.00
083 -0478-090-00	\$4.50	083 -0479-031-00	\$15.00
083 -0478-091-00	\$4.50	083 -0479-032-00	\$15.00
083 -0478-092-00	\$4.50	083 -0479-033-00	\$15.00
083 -0478-093-00	\$4.50	083 -0479-034-00	\$15.00
083 -0478-094-00	\$4.50	083 -0479-035-00	\$4.50
083 -0478-095-00	\$4.50	083 -0479-036-00	\$4.50
083 -0478-096-00	\$4.50	083 -0479-037-00	\$4.50
083 -0478-097-00	\$4.50	083 -0479-038-00	\$4.50
083 -0478-098-00	\$4.50	083 -0479-039-00	\$15.00
083 -0478-099-00	\$4.50	083 -0479-040-00	\$15.00
083 -0478-100-00	\$4.50	083 -0479-041-00	\$15.00
083 -0478-101-00	\$4.50	083 -0479-042-00	\$15.00
083 -0478-102-00	\$4.50	083 -0479-043-00	\$15.00
083 -0479-005-00	\$4.50	083 -0479-044-00	\$15.00
083 -0479-006-00	\$4.50	083 -0479-045-00	\$15.00
083 -0479-007-00	\$4.50	083 -0479-046-00	\$15.00
083 -0479-008-00	\$4.50	083 -0479-047-00	\$15.00
083 -0479-009-00	\$15.00	083 -0479-048-00	\$15.00
083 -0479-010-00	\$15.00	083 -0479-049-00	\$15.00
083 -0479-011-00	\$15.00	083 -0479-050-00	\$15.00
083 -0479-012-00	\$15.00	083 -0479-051-00	\$15.00
083 -0479-013-00	\$15.00	083 -0479-052-00	\$15.00
083 -0479-014-00	\$4.50	083 -0479-053-00	\$15.00
083 -0479-015-00	\$15.00	083 -0479-054-00	\$15.00
083 -0479-016-00	\$15.00	083 -0479-055-00	\$15.00
083 -0479-017-00	\$15.00	083 -0479-056-00	\$15.00
083 -0479-018-00	\$15.00	083 -0479-057-00	\$15.00
083 -0479-019-00	\$15.00	083 -0479-058-00	\$15.00
083 -0479-020-00	\$15.00	083 -0479-059-00	\$15.00
083 -0479-021-00	\$15.00	083 -0479-060-00	\$15.00
083 -0479-022-00	\$15.00	083 -0479-061-00	\$4.50
083 -0479-023-00	\$15.00	083 -0479-062-00	\$4.50
083 -0479-024-00	\$15.00	083 -0479-063-00	\$4.50
083 -0479-025-00	\$15.00	083 -0479-064-00	\$4.50
083 -0479-026-00	\$15.00	083 -0479-065-00	\$4.50

**FY 2019 Assessment Roll**  
**Zone 14 (La Vista)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
083 -0479-066-00	\$4.50	083 -0479-078-00	\$15.00
083 -0479-067-00	\$4.50	083 -0479-079-00	\$15.00
083 -0479-068-00	\$4.50	083 -0479-080-00	\$15.00
083 -0479-069-00	\$4.50	083 -0480-005-00	\$4.50
083 -0479-070-00	\$4.50	083 -0480-006-00	\$4.50
083 -0479-071-00	\$4.50	083 -0480-007-00	\$4.50
083 -0479-072-00	\$4.50	083 -0480-008-00	\$4.50
083 -0479-073-00	\$4.50	083 -0480-009-00	\$4.50
083 -0479-074-00	\$4.50	083 -0480-010-00	\$4.50
083 -0479-075-00	\$4.50	083 -0480-011-00	\$4.50
083 -0479-076-00	\$15.00	083 -0480-012-00	\$4.50
083 -0479-077-00	\$15.00		

## FY 2019 Assessment Roll

### Zone 16 (Blackstone at Cannery Place)

157 Parcels      Total Assessment: \$52,684.98

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0120-031-00	\$454.31	431 -0120-070-00	\$432.68
431 -0120-032-00	\$454.31	431 -0120-071-00	\$432.68
431 -0120-033-00	\$454.31	431 -0120-072-00	\$432.68
431 -0120-034-00	\$454.31	431 -0120-073-00	\$432.68
431 -0120-035-00	\$454.31	431 -0120-074-00	\$432.68
431 -0120-036-00	\$454.31	431 -0120-075-00	\$432.68
431 -0120-037-00	\$454.31	431 -0120-076-00	\$432.68
431 -0120-038-00	\$454.31	431 -0120-077-00	\$432.68
431 -0120-039-00	\$454.31	431 -0120-078-00	\$432.68
431 -0120-040-00	\$136.29	431 -0120-079-00	\$432.68
431 -0120-041-00	\$454.31	431 -0120-080-00	\$432.68
431 -0120-042-00	\$454.31	431 -0120-081-00	\$432.68
431 -0120-043-00	\$454.31	431 -0120-082-00	\$129.80
431 -0120-044-00	\$454.31	431 -0120-100-00	\$432.68
431 -0120-045-00	\$454.31	431 -0120-101-00	\$432.68
431 -0120-046-00	\$454.31	431 -0120-102-00	\$129.80
431 -0120-047-00	\$454.31	431 -0120-103-00	\$432.68
431 -0120-048-00	\$454.31	431 -0120-104-00	\$432.68
431 -0120-049-00	\$454.31	431 -0120-106-00	\$129.80
431 -0120-050-00	\$454.31	431 -0120-107-00	\$129.80
431 -0120-051-00	\$454.31	431 -0120-108-00	\$432.68
431 -0120-052-00	\$454.31	431 -0120-109-00	\$432.68
431 -0120-053-00	\$454.31	431 -0120-110-00	\$432.68
431 -0120-054-00	\$454.31	431 -0120-112-00	\$432.68
431 -0120-055-00	\$432.68	431 -0120-113-00	\$432.68
431 -0120-056-00	\$432.68	431 -0120-114-00	\$432.68
431 -0120-057-00	\$432.68	431 -0120-115-00	\$129.80
431 -0120-058-00	\$432.68	431 -0120-116-00	\$129.80
431 -0120-059-00	\$432.68	431 -0120-117-00	\$129.80
431 -0120-060-00	\$432.68	431 -0120-118-00	\$129.80
431 -0120-061-00	\$432.68	431 -0120-120-00	\$129.80
431 -0120-062-00	\$432.68	431 -0120-121-00	\$432.68
431 -0120-063-00	\$432.68	431 -0120-122-00	\$129.80
431 -0120-064-00	\$432.68	431 -0120-123-00	\$129.80
431 -0120-065-00	\$432.68	431 -0120-124-00	\$129.80
431 -0120-066-00	\$432.68	431 -0120-125-00	\$432.68
431 -0120-067-00	\$432.68	431 -0120-126-00	\$432.68
431 -0120-068-00	\$432.68	431 -0120-128-00	\$432.68
431 -0120-069-00	\$432.68	431 -0120-129-00	\$432.68

**FY 2019 Assessment Roll**  
**Zone 16 (Blackstone at Cannery Place)**

(Continued)

<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>	<u>Assessor's Parcel Number</u>	<u>Assessment Amount</u>
431 -0120-130-00	\$432.68	431 -0120-176-00	\$432.68
431 -0120-131-00	\$432.68	431 -0120-177-00	\$432.68
431 -0120-132-00	\$432.68	431 -0120-179-00	\$129.80
431 -0120-133-00	\$432.68	431 -0120-180-00	\$129.80
431 -0120-135-00	\$129.80	431 -0120-181-00	\$129.80
431 -0120-136-00	\$129.80	431 -0120-182-00	\$129.80
431 -0120-137-00	\$129.80	431 -0120-183-00	\$129.80
431 -0120-138-00	\$129.80	431 -0120-184-00	\$432.68
431 -0120-139-00	\$129.80	431 -0120-185-00	\$129.80
431 -0120-140-00	\$129.80	431 -0120-186-00	\$432.68
431 -0120-141-00	\$129.80	431 -0120-187-00	\$432.68
431 -0120-143-00	\$432.68	431 -0120-189-00	\$129.80
431 -0120-144-00	\$432.68	431 -0120-190-00	\$129.80
431 -0120-145-00	\$432.68	431 -0120-191-00	\$129.80
431 -0120-146-00	\$129.80	431 -0120-192-00	\$129.80
431 -0120-147-00	\$432.68	431 -0120-193-00	\$129.80
431 -0120-148-00	\$432.68	431 -0120-194-00	\$129.80
431 -0120-150-00	\$432.68	431 -0120-196-00	\$432.68
431 -0120-151-00	\$432.68	431 -0120-197-00	\$432.68
431 -0120-152-00	\$432.68	431 -0120-198-00	\$432.68
431 -0120-153-00	\$432.68	431 -0120-199-00	\$432.68
431 -0120-154-00	\$432.68	431 -0120-200-00	\$129.80
431 -0120-155-00	\$432.68	431 -0120-202-00	\$129.80
431 -0120-157-00	\$129.80	431 -0120-203-00	\$129.80
431 -0120-158-00	\$432.68	431 -0120-204-00	\$129.80
431 -0120-159-00	\$432.68	431 -0120-205-00	\$129.80
431 -0120-160-00	\$432.68	431 -0120-206-00	\$129.80
431 -0120-161-00	\$432.68	431 -0120-207-00	\$129.80
431 -0120-163-00	\$432.68	431 -0120-209-00	\$432.68
431 -0120-164-00	\$432.68	431 -0120-210-00	\$129.80
431 -0120-165-00	\$432.68	431 -0120-211-00	\$129.80
431 -0120-166-00	\$432.68	431 -0120-212-00	\$129.80
431 -0120-167-00	\$432.68	431 -0120-213-00	\$129.80
431 -0120-169-00	\$432.68	431 -0120-214-00	\$129.80
431 -0120-170-00	\$432.68	431 -0120-216-00	\$129.80
431 -0120-171-00	\$432.68	431 -0120-217-00	\$129.80
431 -0120-172-00	\$432.68	431 -0120-218-00	\$129.80
431 -0120-173-00	\$432.68	431 -0120-219-00	\$129.80
431 -0120-174-00	\$129.80	431 -0120-220-00	\$129.80
431 -0120-175-00	\$432.68		





# CITY OF HAYWARD

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

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**File #:** CONS 18-132

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Maintenance Services Director

**SUBJECT**

Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No. 1 - Storm Drainage Pumping Station and Storm Drain Conduit Located at Pacheco Way, Stratford Road and Ruus Lane, and Set June 19, 2018, as the Public Hearing Date for Such Actions

**RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II).

**SUMMARY**

Maintenance District No. 1 (MD 1) was established in 1995 to fund the operation, maintenance, repair, and replacement of a storm drain pumping facility near Stratford Road and Ruus Lane. The City subsequently signed an agreement with the Alameda County Flood Control and Water Conservation District (Flood Control District) to transfer ownership of the facility to the District, and for the District to operate and maintain the facility. The City acts as an intermediary, whereas the City established the maintenance district and receives the annual assessment revenue, and then annually reimburses the Flood Control District for their operation, maintenance, repair and replace services. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2019 assessment rate from the previous year, set at \$243.92.

**ATTACHMENTS**

- |                |                   |
|----------------|-------------------|
| Attachment I   | Staff Report      |
| Attachment II  | Resolution        |
| Attachment III | Engineer's Report |



**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Maintenance Services Director

**SUBJECT** Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit Located at Pacheco Way, Stratford Road and Ruus Lane, and Set June 19, 2018, as the Public Hearing Date for Such Actions

#### RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II).

#### SUMMARY

Maintenance District No. 1 (MD 1) was established in 1995 to fund the operation, maintenance, repair, and replacement of a storm drain pumping facility near Stratford Road and Ruus Lane. The City subsequently signed an agreement with the Alameda County Flood Control and Water Conservation District (Flood Control District) to transfer ownership of the facility to the District, and for the District to operate and maintain the facility. The City acts as an intermediary, whereas the City established the maintenance district and receives the annual assessment revenue, and then annually reimburses the Flood Control District for their operation, maintenance, repair and replace services. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2019 assessment rate from the previous year, set at \$243.92.

#### BACKGROUND

On May 23, 1995, the City Council ordered the formation of MD 1 to provide for the maintenance, operation, and capital replacement for storm drainage improvements. The Storm Water Lift Station (SWLS) was constructed to pump storm water run-off for the district. The drainage basin includes 29.1 acres of which 24.7 acres are residential, 1.9 acres are for a park site, and 2.5 acres are for the collector streets of Stratford Road and Ruus Lane. Pacheco Way does not drain into this basin system nor does the industrial property to the south. The total number of lots in the drainage basin is 174.

Because the Flood Control District operated similar facilities within the City, the District was asked to take over ownership and maintenance of the pumping station facility. The agreement signed by both parties calls for the City to reimburse the Flood Control District for annual expenses and make an annual capital replacement fund contribution. The storm drain pumping facility includes a masonry building that houses the Supervisory Control and Data Acquisition (SCADA) System and generator, and includes a total of four pumps.

In compliance with Section 10-10.25 of the Hayward Municipal Code, an annual Engineer's Report is required to be submitted to the City Council. The report is attached (Attachment III), and includes:

- (1) a description of the improvements to be operated, maintained, and serviced;
- (2) the FY2019 recommended budget;
- (3) the FY 2019 recommended assessment rate; and
- (4) map of the benefit zone (assessment diagram).

## DISCUSSION

Annual costs for the storm water pumping facility can vary from year to year, based upon the level of maintenance and/or repair performed by the Flood Control District. The Flood Control District, based on its experience as operator, annually provides a budget estimate for operational costs for the next fiscal year. Based upon revenues required to maintain operations and contribute to the District's capital replacement fund, staff is recommending that the maximum base amount established in May 1995 (\$243.93) continue to be charged in FY 2019. A total of \$42,442 will be assessed over 174 parcels, which is sufficient for maintaining levels of service and for contributing to the capital reserve account maintained by the Flood Control District.

## FISCAL IMPACT

Staff has evaluated the City's operating fund balance (FY 2019 end of year estimate of \$18,015) and the Flood Control District's capital reserve fund balance (FY 2019 end of year estimate \$102,902) and concurs that the combined fund balances will be adequate for FY 2019. There is no anticipated fiscal impact to the City's General Fund associated with this action, all expenses will be paid using funds held in reserve by MD 1.

## STRATEGIC INITIATIVES

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

## PUBLIC CONTACT

To provide community engagement, City staff 1) mailed a notice to property owners to let them know of their recommended FY 2019 assessment rate, and to alert them to three meetings where

they could provide input (May 22, June 5, and June 19); 2) held a community engagement meeting on May 22; and 3) provided an online survey to measure maintenance satisfaction<sup>1</sup>.

## NEXT STEPS

Following this Council meeting, the City of Hayward is proposing to hold a public hearing on June 19, 2018, to provide an opportunity for any interested person to be heard. After the public hearing, the City Council may adopt a resolution setting the annual assessment amount as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2019 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.

If the City Council adopts the attached resolution of intention, it will hold a noticed public hearing on June 19, 2018, to consider approving the Engineer's Report and order the levy of assessments for FY 2019.

Prepared by: Denise Blohm, Management Analyst II, Maintenance Services Department

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:



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Kelly McAdoo, City Manager

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<sup>1</sup> [www.hayward-ca.gov/benefitzone](http://www.hayward-ca.gov/benefitzone)

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION OF INTENTION PRELIMINARILY APPROVING THE ENGINEER'S REPORT; DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2019; AND SETTING JUNE 19, 2018 AS THE PUBLIC HEARING DATE CONCERNING MAINTENANCE DISTRICT NO. 1 - STORM DRAINAGE PUMPING STATION AND STORM DRAIN CONDUIT - PACHECO WAY, STRATFORD ROAD, AND RUUS LANE

BE IT RESOLVED by the City Council of the City of Hayward, as follows:

1. Maintenance District No. 1- Storm Drainage Pumping Station and Storm Drain Conduit – Pacheco Way, Stratford Road, and Ruus Lane (the District) was established by the adoption of Resolution No. 95-103 to provide funds to operate, maintain, and service a storm drainage pumping station and storm drain conduit constructed to provide a means of handling storm water runoff for Tracts 6472, 6560, 6682, and 6683. The District consists of properties as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.
2. SCI Consulting Group is hereby designated as the Engineer of Work for purposes of these proceedings and is hereby ordered to prepare Engineer's Report in accordance with Section 10-10.25 of the Hayward Municipal Code.
3. The Engineer's Report has been made, filed with the City Clerk, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of the District assessments for Fiscal Year 2019.
4. It is the intention of the City Council to order the levy and collection of assessments for the maintenance of the storm drainage pumping station and storm drain conduit pursuant to Part 3, Chapter 26 of Division 7 of the California Streets and Highways Code (commencing with Section 5820 thereof).
5. The proposed assessment for Fiscal Year 2019 is at the maximum base assessment amount of \$243.92 per parcel.

6. Reference is hereby made to the aforementioned Engineer's Report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed District, and the proposed assessments upon assessable lots within said District.
7. Public property owned by any public agency and in use in the performance of a public function within said District shall not be assessed, except for Stratford Park, owned by the City of Hayward, which is the only publicly owned property, which will receive a special benefit from the maintenance of the pumping station and storm drains financed by the District.
8. On June 19, 2018, at the hour of 7:00 p.m., in the regular meeting place of this City Council, City Council Chambers, 777 B Street, Hayward, California, a public hearing will be held on the levy of the proposed assessment. Prior to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously filed a protest, may file a written withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner.
9. The City Clerk is hereby directed to cause a notice of said meeting and hearing to be made in the form and manner provided by applicable laws.

IN COUNCIL, HAYWARD, CALIFORNIA, June 5, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES:            COUNCIL MEMBERS:  
                      MAYOR:

NOES:            COUNCIL MEMBERS:

ABSTAIN:        COUNCIL MEMBERS:

ABSENT:         COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

---

City Attorney of the City of Hayward



# CITY OF HAYWARD

## MAINTENANCE DISTRICT No.1

### PRELIMINARY ENGINEER'S REPORT

FISCAL YEAR 2019

JUNE 2018

PURSUANT TO CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND CHAPTER 10, ARTICLE 10, SECTION 10-10.25 OF THE HAYWARD MUNICIPAL CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:  
**SCI Consulting Group**  
4745 MANGELS BLVD.  
FAIRFIELD, CALIFORNIA 94534  
PHONE 707.430.4300  
FAX 707.426.4319  
[WWW.SCI-CG.COM](http://WWW.SCI-CG.COM)



**CITY OF HAYWARD**

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**CITY COUNCIL**

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

**CLERK OF THE COUNCIL**

Miriam Lens

**CITY MANAGER**

Kelly McAdoo

**CITY ATTORNEY**

Michael Lawson

**ENGINEER OF WORK**

SCI Consulting Group

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## INTRODUCTION

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### OVERVIEW

On January 5, 1993, by Resolution No. 93-010, the City Council approved the vesting tentative map of Tract 6472 for a 148-lot single-family residential subdivision located on the northerly side of Industrial Parkway West adjacent to the collector streets of Pacheco Way, Stratford Road and Ruus Lane. The final subdivision consisted of 143 lots.

Conditions of approval for Tentative Map Tract 6472, which included Final Tract Maps 6472, 6560, 6682 and 6683, included provisions for storm drainage improvements and construction of an approved stormwater pumping facility. The drainage area and the stormwater pumping facility were analyzed in documents prepared by Wilsey & Ham, Civil Engineers. These documents indicated the following: the drainage basin includes 29.1 acres, of which 24.7 acres are residential, 1.9 acres are for a park site, and 2.5 acres are for the collector streets associated with Stratford Road and Ruus Lane. Pacheco Way does not drain into this drainage basin system nor does the industrial property to the south.

In addition to the 143 lots identified above, final Tract Map 6682, with a total of 31 lots located immediately to the east of Chutney Road, was also approved. Therefore, the total number of residential lots in the drainage basin is 174. In addition to the residential lots, there is a park located on one parcel of land.

On June 6, 1995, by Resolution No. 95-103, the City Council ordered the formation of Maintenance District No. 1 to provide for the operation and maintenance of the storm drainage improvements and the stormwater pumping facility to serve the drainage basin. The FY 1996 Engineer's Report (formation report) included a FY 1996 budget which proposed \$22,557.36 in expenditures which equated to \$129.64/parcel (174 assessable parcels). This is the maximum annual assessment rate and it may not be increased to reflect change in the Consumer Price Index.

A Storm Water Lift Station (SWLS) has been constructed to pump storm water run-off for the developed area which is adjacent to the Alameda County Flood Control and Water Conservation District's ("Flood Control District") Line B, Zone No. 3A. The plans for the lift station were approved by the City and the Flood Control District. The SWLS was designed with capacity for only the development of the area encompassing the 174 parcels. No added capacity was constructed for run-off from other areas such as the Georgian Manor and Spanish Ranch Mobile Home Parks, which are presently served by a privately owned and operated pumping facility located within each park.

An agreement between the City and the Flood Control District transferred ownership of the SWLS to the Flood Control District. The agreement states that the Flood Control District concurred with the SWLS transfer subject to the City providing the Flood Control District with

the funds to operate, maintain, and provide for capital equipment replacement and for modifications that may become necessary for the optimal performance of the SWLS.

Each year the City will be evaluating the need to increase assessments to ensure there are adequate funds to continue to provide proper operation, maintenance, and capital replacement of the storm water pumping facilities within Maintenance District No. 1. As part of this effort, the County of Alameda updated their capital replacement study to determine if the Maintenance District No. 1 is adequately funded. Currently there are not currently sufficient funds to replace the Maintenance District No. 1 capital facilities when they reach the end of their useful lives.

## **LEGISLATIVE ANALYSIS**

### **PROPOSITION 218 COMPLIANCE**

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIIC and XIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

Proposition 218 stated that any existing assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control on or before November 6, 1996 shall be exempt from the procedures and approval process of Proposition 218, unless the assessments are increased. Maintenance District No. 1 imposes an assessment exclusively for flood control and drainage improvements.

Proposition 218 defines increased, when applied to an assessment, as a decision by an agency that does either of the following:

- a) Increases any applicable rate used to calculate the assessment.
- b) Revises the methodology by which the assessment is calculated, if that revision results in an increased amount being levied on any person or parcel.

For Fiscal Year 2019, the collection rate is proposed to be \$243.92 per parcel, which is the same rate as the previous fiscal year. The Fiscal Year 2019 collection rate is at the maximum base assessment rate of \$243.92 per parcel, which was established at the time the District was formed.

Based upon the review of the formation documents by the City Attorney, since the formation budgeted assessment rate was set at \$243.92 per assessable parcel and the proposed FY 2019 assessment rate will be at the budgeted formation rate of \$243.92 per assessable parcel, the proposed FY 2019 assessment rate is not considered an increase and does not require Proposition 218 proceedings.

## PLANS & SPECIFICATIONS

---

### INTRODUCTION

The agreement between the City and the Flood Control District calls for the City each year to deposit with the Flood Control District the funds to maintain, operate, and set aside assessment revenue to provide for a capital replacement fund.

Each year, no later than December 1, the Flood Control District furnishes the City with an itemized estimate of the cost to operate, maintain and supplement the capital equipment replacement fund for the fiscal year commencing on the next July 1. Should the capital equipment replacement fund be inadequate to cover unscheduled/emergency repairs, equipment replacement or modifications that are found to be necessary for the normal and safe performance of the Storm Water Lift Station (SWLS), the Flood Control District will provide the City with written notice of the need for additional funding.

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate to be levied upon each assessable lot or parcel.

In order to receive public comment, City staff 1) mailed a notice to property owners to let them know of the May 22 community input meeting and two Council dates; 2) held a community input meeting on May 22, and 3) conducted an online survey to measure maintenance satisfaction.

The City of Hayward is proposing to hold a public hearing on **June 19, 2018**, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2019 tax roll.

Payment of the assessment levied upon each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

## DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 1 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

### **Maintenance District No. 1**

Tract No. 6472, 6560, 6682, 6683 & 6682

Formed: June 6, 1995

Resolution Number: 95-103

**174** Parcels

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FY 2019 Assessment Amount per Parcel: **\$243.92**

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The following is an overview of the FY 2019 District assessment, along with a description of any one- time items budgeted in FY 2019:

- **Maximum base assessment amount:** is unchanged from the original amount of **\$243.92** per parcel, set when the District was created.
- **Annual CPI increase:** the maximum base assessment amount cannot be increased annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$42,442.08**.
- **Annual assessment charge:** Each of the **174** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge **will remain the same** as the FY 2018 amount of **\$243.92** per parcel. This amount is at the maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- In FY 2019, the annual contribution to the pump station capital reserve will be made in the amount of **\$5,500**. If additional work occurs in FY 2019, it would be funded through capital reserves.

The following improvements are proposed to be operated, maintained and serviced in Maintenance District No. 1 for Fiscal Year 2019:

### **The Stratford Village Storm Water Lift Station (SWLS):**

The facilities include:

- 2 - 15 H.P. Pumps
- 1 - 5 H.P. Pump
- 1 - 3 H.P. Dewatering Pump
- 1 - Generator
- 1 - Supervisory Control and Data Acquisition (SCADA) System
- 1 - Masonry Building to House the SCADA System and Generator

The operation and servicing of these facilities include, but are not limited to: personnel; electrical energy; materials, including diesel fuel and oil; hazardous materials clean up; and appurtenant facilities as required to provide sufficient run-off capacity.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the SWLS, including repair, removal or replacement of all or part of any of the SWLS.

In FY 2001 the Flood Control District staff evaluated and approved the purchase of a Supervisory Control and Data Acquisition (SCADA) system. This system allows Alameda County Flood Control staff to respond much faster in emergencies and allows staff to remotely observe, troubleshoot, and operate the facility. For instance, during heavy rains, the operator can observe pumping actions, start and stop the pumps, and reset alarms remotely. The cost of purchasing this system has been spread over an eight (8) year period. The last payment for the SCADA system was paid from the FY 2009 assessment proceeds.

For Fiscal Year 2019, the collection rate remains at the same rate from the previous fiscal year, which is \$243.92 per parcel. This amount is the maximum base assessment amount for the District, and it is not indexed to the Consumer Price Index. Any future increases in the assessment rate would require noticing and balloting of property owners per the requirements of Proposition 218.



## **FISCAL YEAR 2019 ESTIMATE OF COST AND BUDGET**

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### **ESTIMATE OF COSTS**

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the storm drainage improvements and storm water pumping station can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The costs for Fiscal Year 2019 are summarized in the table below. These cost estimates are based on Alameda County budget projections for Fiscal Year 2019.

FIGURE 1 – 2019 COST ESTIMATE

**FY 2019 Budget**

Maintenance District No. 1 - Pacheco Wy., Stratford Rd., Russ Ln., & Ward Crk.  
Fund 270, Project 3745

	FY 2016 Actual	FY 2017 Actual	FY 2018 Adopted	FY 2018 EOY Est	FY 2019 Projected
<b>Income</b>					
a. Annual Assessment	42,442	42,442	42,442	42,442	42,442
b. County Fee (1.7%)	(722)	(722)	(722)	(722)	(722)
c. Adjustment for Delinquencies	-	-	-	-	-
d. Other	-	-	-	-	-
<b>Total Revenue:</b>	<b>41,721</b>	<b>41,721</b>	<b>41,721</b>	<b>41,721</b>	<b>41,721</b>
<b>Services</b>					
a. Utilities: PGE	1,512	1,745	1,700	1,700	1,751
b. Pump Station O&M - ACFCO	14,374	14,044	30,000	32,233	31,499
c. Pump Station One-Time Repair - ACFCO	-	-	-	-	-
d. Pump Station - ACFCO Capital Reserve	-	5,500	5,500	5,500	5,500
e. Property Owner Mtg/Legal Noticing	159	177	500	500	515
f. Annual Reporting	1,120	1,067	1,732	1,569	1,068
g. City Staff	1,939	4,064	2,000	2,000	2,060
<b>Total Expenditures:</b>	<b>19,103</b>	<b>26,597</b>	<b>41,432</b>	<b>43,502</b>	<b>42,393</b>
<i>Net Change</i>	<u>22,618</u>	<u>15,124</u>	<u>289</u>	<u>(1,781)</u>	<u>(672)</u>
<b>Beginning Fund Balance</b>	(17,513)	5,345	20,469	20,469	18,687
<i>Change</i>	<u>22,618</u>	<u>15,124</u>	<u>289</u>	<u>(1,781)</u>	<u>(672)</u>
<b>Ending Fund Balance</b>	<b>5,345</b>	<b>20,469</b>	<b>20,757</b>	<b>18,687</b>	<b>18,015</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>
<b>Annual Parcel Assessment</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>	<b>\$ 243.92</b>
<b># of Parcels</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>
<b>Total Amount Assessed for the District</b>	<b>\$ 42,442.08</b>	<b>\$ 42,442.08</b>	<b>\$ 42,442.08</b>	<b>\$ 42,442.08</b>	<b>\$ 42,442.08</b>

## **METHOD OF ASSESSMENT APPORTIONMENT**

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### **METHOD OF APPORTIONMENT**

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies to finance the maintenance and operation of drainage and flood control services, which include the operation, maintenance and servicing of pump stations.

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

The land uses within Maintenance District No. 1 consist of 174 residential parcels and one park parcel. These parcels receive a special benefit in that the pumping station and the storm drains protect the residential parcels and park parcel from storm water flooding. Even though there are only minor structures located on the park parcel it does receive special benefit from flood control improvements and services.

It is estimated that all residential and park parcels derive similar benefits from the flood control improvements and services, therefore the method for spreading the annual costs is on a per parcel basis.

The projected Fiscal Year 2019 operation, maintenance and capital replacement costs, including funds allocated to operating and capital reserve funds, are estimated to be \$42,442.08. Therefore, the collection rate for Fiscal Year 2019 will be at the maximum assessment rate of \$243.92 per parcel.

## ASSESSMENT

---

**WHEREAS**, the City Council of the City of Hayward, County of Alameda, California, Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. 18-XXX, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on June 5, 2018, and in connection with the proceedings for:

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

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

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

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

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

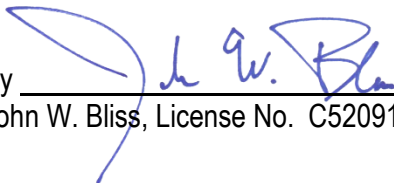
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2019. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019 for each parcel or lot of land within said Maintenance District No. 1.

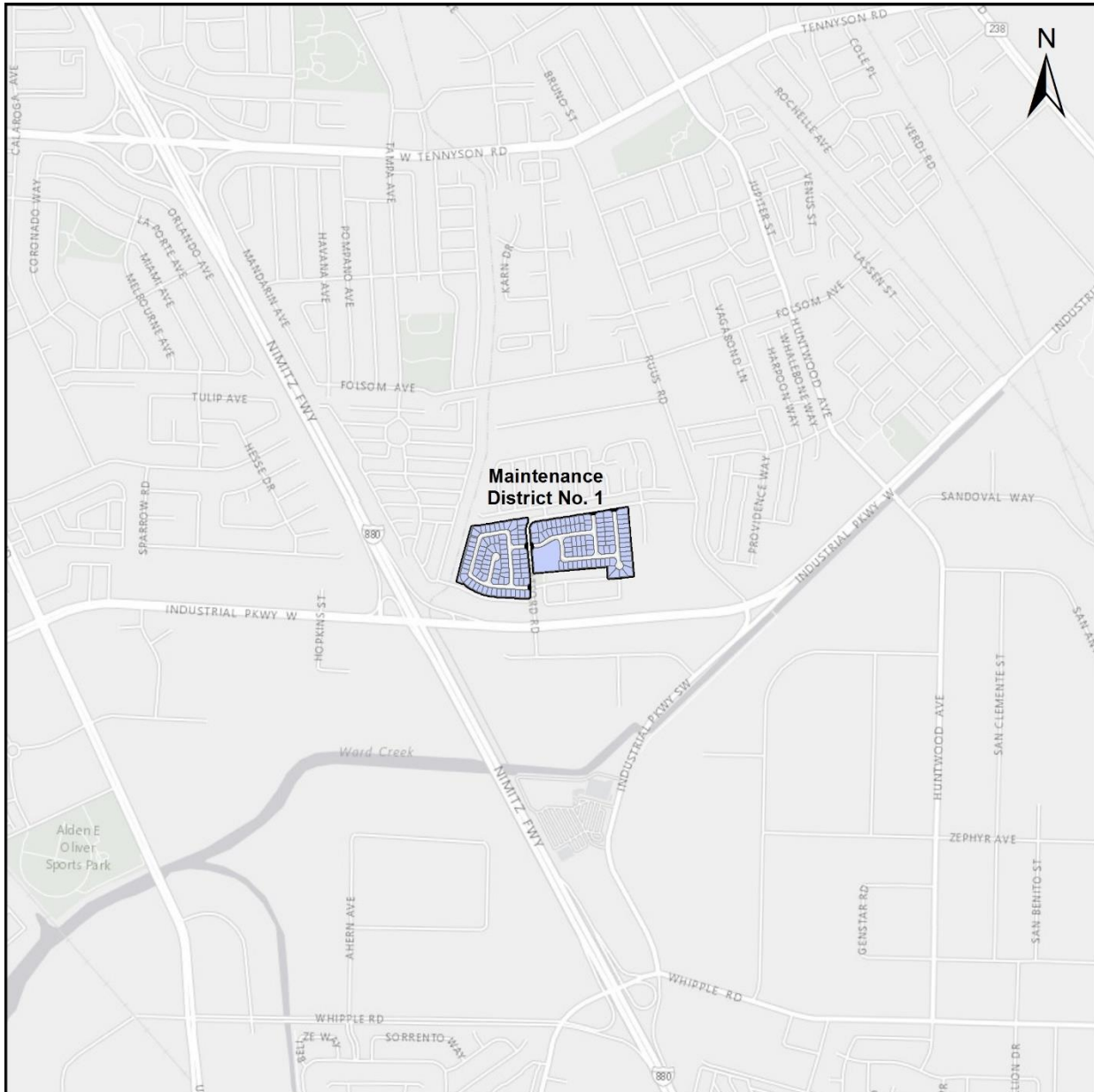
Dated: May 18, 2018



Engineer of Work

By   
John W. Bliss, License No. C52091

# VICINITY MAP



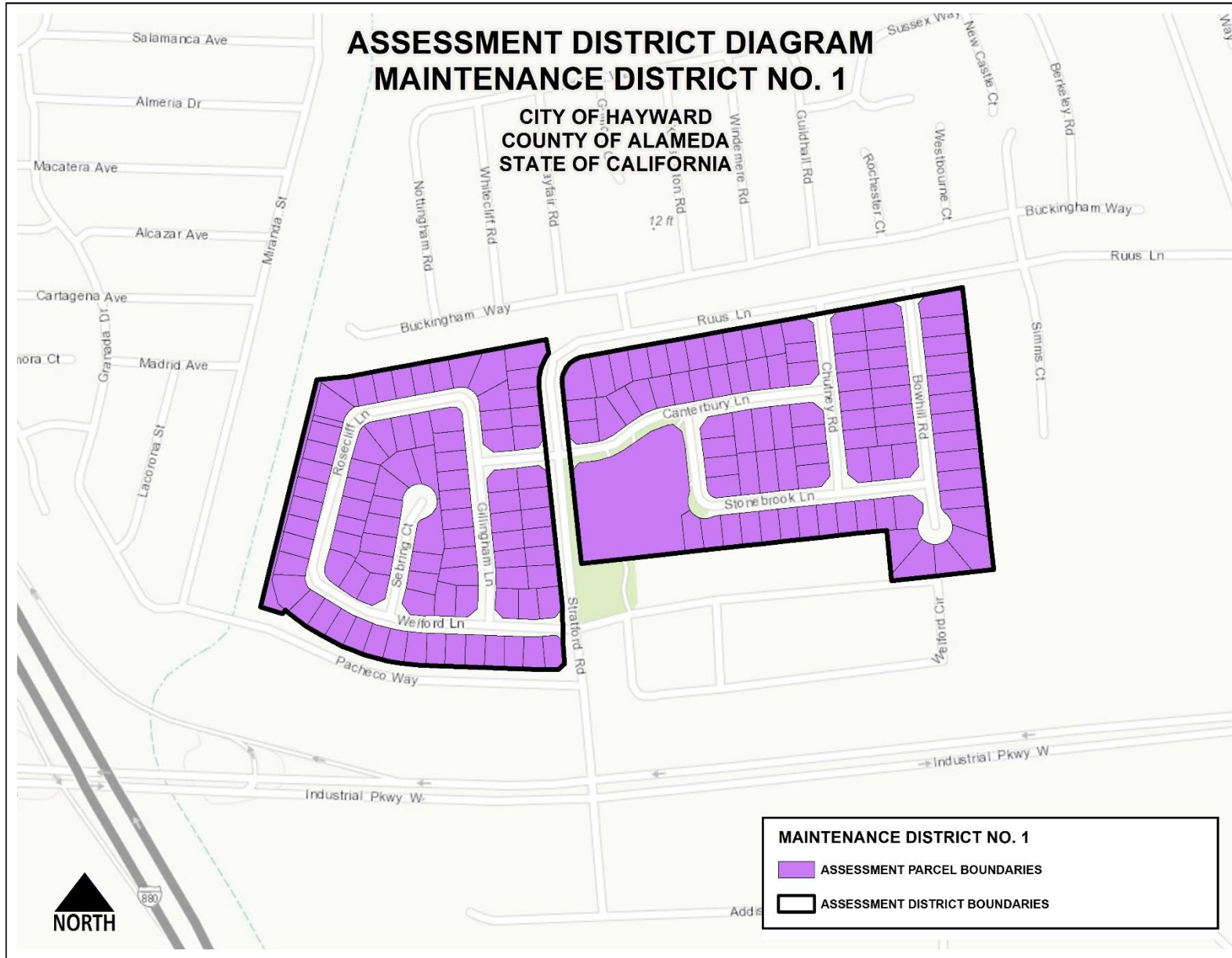
## **ASSESSMENT DIAGRAM**

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The boundary of the City of Hayward's Maintenance District No. 1 is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2019.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tract Maps No. 6472, 6560, 6682 and 6683 filed in the Office of the Recorder of Alameda County.





## **ASSESSMENT ROLL**

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A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2019 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Alameda and these records are, by reference, made a part of this report.

The total assessment amount proposed to be collected for Fiscal Year 2019 is \$42,442.08.

The Assessment Roll for Fiscal Year 2019 is included on the following page of this Report and is on file in the Office of the Hayward City Clerk.



# CITY OF HAYWARD

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

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**File #:** CONS 18-133

---

**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Maintenance Services Director

**SUBJECT**

Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No.2 - Eden Shores Storm Water Facilities and Water Buffer, and Set June 19, 2018, as the Public Hearing Date for such Actions

**RECOMMENDATION**

That the City Council adopts the attached resolution (Attachment II).

**SUMMARY**

Maintenance District No. 2 (MD 2) was formed in 2003 to fund the operation, maintenance, and replacement of the water buffer and storm water facility that borders the Eden Shores residential community. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2019 assessment rate from the previous year, set at \$198.95.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Engineer's Report



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Maintenance Services Director

SUBJECT: Adopt a Resolution of Intention to Preliminarily Approve the Engineer's Report and Levy Assessments for Fiscal Year 2019 for Maintenance District No.2 – Eden Shores Storm Water Facilities and Water Buffer, and Set June 19, 2018, as the Public Hearing Date for such Actions

#### RECOMMENDATION

That the City Council adopts the attached resolution (Attachment II).

#### SUMMARY

Maintenance District No. 2 (MD 2) was formed in 2003 to fund the operation, maintenance, and replacement of the water buffer and storm water facility that borders the Eden Shores residential community. Based on staff's review of the district's financial position, staff is recommending no change to the FY 2019 assessment rate from the previous year, set at \$198.95.

#### BACKGROUND

MD 2 was formed on June 24, 2003 to fund the operation and maintenance of a water buffer zone and storm water pre-treatment facility. The water buffer consists of landscaping, recirculating pumps and filters, maintenance roads, pedestrian bridge, and anti-predator and perimeter fencing. The benefit zone includes three residential tracts in Eden Shores (7317, 7360, 7361), totaling 534 homes. The funds collected from the property owners within MD 2 pay for annual operations and maintenance, along with contributing to a capital reserve fund, which would be utilized to repair or replace sections of fencing, pumps, or bridge components in the future.

A 2010 agreement between the City and the Alameda County Flood Control and Water Conservation District (Flood Control District) vests responsibility for the annual maintenance and operation of the pre-treatment storm water pond with the Flood Control District. The 2010 agreement states that the Flood Control District concurred with the acceptance of the pond, subject to MD 2 providing the Flood Control District with sufficient funds to operate, maintain, and provide for capital replacement and modifications that may become necessary for the optimal performance of the pond.

In compliance with Section 10-10.25 of the Hayward Municipal Code, an annual Engineer's Report is required to be submitted to the City Council. The report is attached (Attachment III), and includes:

- (1) a description of the improvements to be operated, maintained, and serviced;
- (2) the FY 2019 recommended budget;
- (3) the FY 2019 recommended assessment rate; and
- (4) map of the benefit zone (assessment diagram).

## DISCUSSION

Annual costs for the district are stable. A contingency budget of \$10,300 is included in the FY 2019 budget if any unanticipated repairs should be needed. Based upon revenues required to maintain operations and maintain a capital replacement fund, staff is recommending a FY 2019 per parcel charge of \$198.95, which is the same amount as FY 2018. A total of \$106,239 will be assessed over 534 parcels, which is sufficient for maintaining levels of service and maintaining the capital reserve account. This is not the maximum base assessment amount that can be charged, based on the language adopted during the district's original formation on June 24, 2003. During the original formation of this zone, the adoption language included an annual inflation calculation factor to determine the annual maximum assessment rate (MAR) that property owners could be legally charged. For FY 2019, the MAR is \$939.23; however, this maximum amount is not needed to fund operations or maintain the capital reserve.

## FISCAL IMPACT

Staff has evaluated the City's operating fund balance in MD 2 and concurs that the combined fund balances will be adequate for FY 2019. There is no anticipated fiscal impact to the City's General Fund associated with this action, all expenses will be paid using funds held in reserve by MD 2.

## STRATEGIC INITIATIVES

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

## PUBLIC CONTACT

To provide community engagement, City staff 1) mailed a notice to property owners to let them know of their recommended FY 2019 assessment rate, and to alert them to three meetings where they could provide input (May 22, June 5, and June 19); 2) held a community engagement meeting on May 22; and 3) provided an online survey to measure maintenance satisfaction<sup>1</sup>.

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<sup>1</sup> [www.hayward-ca.gov/benefitzone](http://www.hayward-ca.gov/benefitzone)

## NEXT STEPS

Following this Council meeting, the City of Hayward is proposing to hold a public hearing on June 19, 2018, to provide an opportunity for any interested person to be heard. After the public hearing, the City Council may adopt a resolution setting the annual assessment amount as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2019 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. If the City Council adopts the attached resolution of intention, it will hold a noticed public hearing on June 19, 2018, to consider approving the Engineer's Report and order the levy of assessments for FY 2019.

Prepared by: Denise Blohm, Management Analyst II, Maintenance Services Department

Recommended by: Todd Rullman, Maintenance Services Director

Approved by:



---

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-

Introduced by Council Member \_\_\_\_\_

RESOLUTION OF INTENTION PRELIMINARILY APPROVING ENGINEER'S REPORT, DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2019, AND SETTING JUNE 19, 2018 AS THE PUBLIC HEARING DATE CONCERNING MAINTENANCE DISTRICT NO. 2 - EDEN SHORES STORM WATER FACILITIES AND WATER BUFFER

BE IT RESOLVED by the City Council of the City of Hayward, as follows:

1. Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer (the "District") was established by the adoption of Resolution No. 03-102 to provide funds to operate, maintain, and service a storm water facility and the water buffer bordering the residential portion of Eden Shores, which encompasses the three residential tracts 7316, 7360, and 7361 in the Eden Shores development, totaling 534 homes. The District consists of the properties as shown on the Assessment Roll on file in the office of the Hayward City Clerk.
2. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and was ordered to prepare an Engineer's Report in accordance with Article XIID of the California Constitution.
3. The Engineer of Work has prepared a report in accordance with Section 10-10.25 of the Hayward Municipal Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings related to the proposed levy of District assessments for Fiscal Year 2019.
4. It is the intention of the City Council to order the levy and collection of assessments for the maintenance of the storm water facility and water buffer pursuant to Part 3, Chapter 26 of Division 7 of the California Streets and Highways Code (commencing with Section 5820 thereof).
5. The proposed assessment for the District for Fiscal Year 2019 is \$198.95, which is the same amount as the previous fiscal year's assessment. The maximum base assessment amount for the District is subject to an annual adjustment equal to the change in the San Francisco-Oakland-San Jose MSA Consumer Price Index for All Urban Consumers (CPI-U) from the previous year. The maximum base assessment amount for the District for

Fiscal Year 2019 has been increased from the previous year's maximum base assessment amount of \$906.59 by 3.60%, which is equal to the percentage increase in CPI-U from February 2017 to February 2018. The maximum base assessment amount for the District for Fiscal Year 2019 is \$939.23.

6. Reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed District, and the proposed assessments upon assessable lots within said District.
7. On June 19, 2018, at the hour of 7:00 p.m., in the regular meeting place of this City Council, City Council Chambers, 777 B Street, Hayward, California, a public hearing will be held on the levy of the proposed assessment.
8. Prior to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously filed a protest, may file a written withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner.
9. The City Clerk is hereby directed to cause a notice of said meeting and hearing to be made in the form and manner provided by applicable laws.

IN COUNCIL, HAYWARD, CALIFORNIA, June 5, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:
	MAYOR:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward





# CITY OF HAYWARD

## MAINTENANCE DISTRICT No.2

### PRELIMINARY ENGINEER'S REPORT

FISCAL YEAR 2019

JUNE 2018

PURSUANT TO CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND CHAPTER 10, ARTICLE 10, SECTION 10-10.25 OF THE HAYWARD MUNICIPAL CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:  
**SCI Consulting Group**  
4745 MANGELS BLVD.  
FAIRFIELD, CALIFORNIA 94534  
PHONE 707.430.4300  
FAX 707.426.4319  
[WWW.SCI-CG.COM](http://WWW.SCI-CG.COM)

**CITY OF HAYWARD**

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**CITY COUNCIL**

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

**CLERK OF THE COUNCIL**

Miriam Lens

**CITY MANAGER**

Kelly McAdoo

**CITY ATTORNEY**

Michael Lawson

**ENGINEER OF WORK**

SCI Consulting Group

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## INTRODUCTION

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### OVERVIEW

On April 16, 2002, by Resolution No. 02-043, the City Council approved the Final Map of Tract 7317 for a 114 lot residential subdivision, with 109 single-family homes, located on the northerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On November 26, 2002, by Resolution No. 02-171, the City Council approved the Final Map of Tract 7361 for a 120 lot residential subdivision, with 116 single-family homes, located on the southerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On June 3, 2003, by Resolution No. 03-083, the City Council approved the Final Map for Tract 7360, for a 318-lot residential subdivision, with 309 single-family homes located on the southwesterly side of Eden Shores Drive and westerly of the Union Pacific Railroad. The additional lots in each subdivision, 27 total, will be landscaped areas, parks, wetlands or buffer areas.

Conditions of approval for Tracts No. 7317, 7360 and 7361, included provisions for construction of a water buffer channel and storm-water pretreatment pond, masonry walls, anti-predator fences, and landscaping within the proposed development area. Maintenance District No. 2 will provide a funding source to operate and maintain these improvements, including the furnishing of water and electrical energy along with debris removal, weeding, trimming and pest control spraying.

On June 24, 2003, by Resolution No. 03-102, the City Council ordered the formation of Maintenance District No. 2 to provide the funding for the operation and maintenance of these facilities. The FY 2004 Final Engineer's Report (formation report) included a FY 2004 budget which proposed \$343,875.00 in expenditures at buildout for an anticipated 525 assessable parcels which equated to maximum assessment rate of \$655.00/parcel. This maximum annual assessment rate which may be levied is increased each fiscal year by the prior year's change in the Consumer Price Index.

### LEGISLATIVE ANALYSIS

#### PROPOSITION 218 COMPLIANCE

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIIC and XIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

Proposition 218 stated that any existing assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control on or before November 6, 1996 shall be

exempt from the procedures and approval process of Proposition 218, unless the assessments are increased. Proposition 218 defines increased, when applied to an assessment, as a decision by an agency that does either of the following:

- a) Increases any applicable rate used to calculate the assessment.
- b) Revises the methodology by which the assessment is calculated, if that revision results in an increased amount being levied on any person or parcel.

The formation methodology used to calculate the maximum annual assessment that could be levied in any given year allows the maximum assessment rate from the prior year to be increased by the prior year's change in the Consumer Price Index. Therefore, based upon the review of the City Attorney, imposing the assessment adjustment each year based upon the prior year's increase in the Consumer Price Index does not require Proposition 218 proceedings.

The FY 2004 formation documents set the maximum assessment rate at \$655.00 per parcel, which increased each fiscal year by the prior year's change in the Consumer Price Index. Therefore, the FY 2019 maximum assessment rate is now set at \$939.22 per parcel.

In FY 2008 the rate was \$155.00 per parcel. For FY 2009 through FY 2011 the collection rate was reduced to \$100.00 per parcel at the request of the Eden Shores Homeowners' Association (HOA) due to downturn economic conditions and the fact that there were sufficient reserves available to supplement the annual operation and maintenance costs for those fiscal years. For FY 2012 through FY 2013, the collection rate increased to \$130.00 per parcel to cover increased maintenance and utility costs. For FY 2014, the collection rate increased by 10% to \$143.00 per parcel to cover increased maintenance and utility costs. For FY 2015, the collection rate increased to \$157.30 per parcel to cover increased maintenance and utility costs. For FY 2016, the collection rate increased to \$173.00 per parcel to cover increased maintenance and utility costs. For FY 2017, the collection rate increased to \$198.95 per parcel to cover increased maintenance and utility costs.

For Fiscal Year 2019, the estimated operating costs, including funds allocated for operation and capital reserves, are \$106,239.30. Based on these estimated operating costs, the assessment rate needed to cover the FY 2019 operating expenses is \$198.95 per parcel. This proposed assessment rate remains the same as the previous year's assessment rate of \$198.95. The proposed FY 2019 assessment is below the maximum base assessment of \$939.23 per parcel, therefore it does not require Proposition 218 proceedings. In future years, if there is a need for additional funds to cover any major repairs or replacements, the assessment amount may be increased up to their maximum base assessment amount.

## PLANS & SPECIFICATIONS

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### INTRODUCTION

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate to be levied upon each assessable lot or parcel.

In order to receive public comment, City staff 1) mailed a notice to property owners to let them know of the May 22 community input meeting and two Council dates; 2) held a community input meeting on May 22, and 3) conducted an online survey to measure maintenance satisfaction.

The City of Hayward is proposing to hold a public hearing on **June 19, 2018**, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2019 tax roll.

Payment of the assessment levied upon each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

## DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 2 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

**Maintenance District No. 2**  
Tract No. 7317, 7360 & 7361  
Formed: June 24, 2003  
Resolution Number: 03-102  
**534** Parcels

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FY 2019 Assessment Amount per Parcel: **\$198.95**

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The following is an overview of the FY 2019 District assessment, along with a description of any one-time items budgeted in FY 2019:

- **Maximum base assessment amount:** was increased from the prior year's maximum base assessment amount of **\$906.59 to \$939.23** by applying CPI-U for the San Francisco-Oakland-San Jose MSA (**3.60%** for the period February 2017 to February 2018).
- **Annual CPI increase:** the maximum base assessment amount **does increase** annually based upon the prior year's change in the CPI.
- **Assessment revenue:** the FY 2019 amount needed to operate and maintain the facilities and contribute to the capital reserve is: **\$106,239.30**.
- **Annual assessment charge:** each of the **534** parcels shall be apportioned an equal share of the total assessment for this zone as the special benefit derived by the individual parcels is indistinguishable from each other. The FY 2019 per parcel charge **will remain the same** as the FY 2018 amount of **\$198.95** for FY 2019. This amount is below **the** maximum base assessment, and is sufficient for maintaining levels of service and for keeping a reserve balance. In future years, if there is a need for additional funds, the assessment amount may be increased up to the maximum base assessment amount.
- **Proposition 218:** Future increases in the assessment amount **above** the maximum base assessment amount would require the noticing and balloting of property owners per the requirements of Proposition 218.
- **In FY 2019,** A contingency budget of \$10,300 is included in case unscheduled maintenance or repair is required.



The following improvements are proposed to be operated, maintained and serviced in Maintenance District No. 2 for Fiscal Year 2019:

- Water Buffer Channel;
- Storm-water Pre-Treatment Pond;
- Masonry Walls;
- Anti-predator Fences; and
- Miscellaneous Landscaping

The operation, maintenance and servicing of these improvements include, but are not limited to: personnel; water, for irrigation and buffer replenishment; electrical energy; materials, including diesel fuel and oil, debris removal, weeding, trimming, pest control spraying, etc.

## **FISCAL YEAR 2019 ESTIMATE OF COST AND BUDGET**

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### **ESTIMATE OF COSTS**

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the water buffer channel, water treatment pond, masonry walls, anti-predator fences and landscaping can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The costs for Fiscal Year 2019 are summarized in the following table:

FIGURE 1 – 2019 COST ESTIMATE

**FY 2019 Budget**  
**Maintenance District No. 2 - Eden Shores**  
**Fund 271, Project 3718**

	FY 2016 Actual	FY 2017 Actual	FY 2018 Adopted	FY 2018 EOY Est	FY 2019 Projected
<b>Income</b>					
a. Annual Assessment Revenue	92,382	106,239	106,239	106,239	106,239
b. Minus County Tax Collection Fee (1.7%)	(1,570)	(1,806)	(1,806)	(1,806)	(1,806)
c. Adjustment for Delinquencies	675	789	-	-	-
d. Other	-	4,485	-	2,000	2,000
<b>Total Revenue:</b>	<b>91,487</b>	<b>109,707</b>	<b>104,433</b>	<b>106,433</b>	<b>106,433</b>
<b>Services</b>					
a. Utilities: Water	30,170	22,170	22,835	28,280	30,000
b. Utilities: PGE	14,433	13,409	13,811	14,000	14,420
c. Maintenance - Pond - Aquatics	29,968	35,900	36,977	30,300	31,209
d. Maintenance - One Time Repair	-	-	10,000	10,000	10,300
e. Maintenance - Landscaping - ES HOA	-	3,600	3,708	3,636	3,745
f. Pre-treatment Pond O&M - ACFCO	3,458	3,103	3,196	4,000	4,120
g. Pre-treatment Pond One-Time Capital - ACFCO	-	-	-	-	-
h. Property Owner Mtg/Legal Noticing	484	445	1,200	300	300
i. Annual Reporting	1,925	1,835	2,050	1,952	1,068
j. City Staff	1,939	3,394	3,496	3,428	2,000
<b>Total Expenditures:</b>	<b>82,376</b>	<b>83,856</b>	<b>97,273</b>	<b>95,896</b>	<b>97,162</b>
<i>Net Change</i>	<u>9,110</u>	<u>25,851</u>	<u>7,160</u>	<u>10,537</u>	<u>9,271</u>
<b>Beginning Fund Balance</b>	338,261	347,371	373,223	373,223	383,760
<i>Change</i>	<u>9,110</u>	<u>25,851</u>	<u>7,160</u>	<u>10,537</u>	<u>9,271</u>
<b>Ending Fund Balance</b>	<b>347,371</b>	<b>373,223</b>	<b>380,383</b>	<b>383,760</b>	<b>393,031</b>
<b>Fund Balance Designations</b>					
Operating Reserve <sup>1</sup>	45,743	54,854	52,217	53,217	53,217
Capital Reserve <sup>2</sup>	301,628	318,369	328,166	330,543	339,815
<b>Total Fund Balance</b>	<b>347,371</b>	<b>373,223</b>	<b>380,383</b>	<b>383,760</b>	<b>393,031</b>
<b>Maximum Base Assessment Amount Per Parcel</b>	<b>851.10</b>	<b>876.78</b>	<b>906.59</b>	<b>906.59</b>	<b>939.23</b>
<b>Annual Parcel Assessment</b>	<b>173.00</b>	<b>198.95</b>	<b>198.95</b>	<b>198.95</b>	<b>198.95</b>
<b># of Parcels</b>	<b>534</b>	<b>534</b>	<b>534</b>	<b>534</b>	<b>534</b>
<b>Total Amount Assessed for the District</b>	<b>92,382.00</b>	<b>106,239.30</b>	<b>106,239.30</b>	<b>106,239.30</b>	<b>106,239.30</b>

Notes: 1. Operating reserves are needed for future fiscal years because the City does not receive the property tax assessment revenue from the County until January, and then April, which makes it necessary to have cash in the bank in order to fund operations for the first six months (July - Dec). Amount is 50% of annual net revenue. 2. Capital reserves are needed in the event capital facilities need to be replaced because of natural disaster, failure, damage, etc., in accordance with our capital plan.

## **METHOD OF ASSESSMENT APPORTIONMENT**

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### **METHOD OF APPORTIONMENT**

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping.

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

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

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

The properties benefiting from the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping consist of the 534 single- family residential lots located within Tracts No. 7317, 7360 and 7361.

Each of the 534 single-family residential lots receive a special benefit in that they are able to be developed because protection to the adjacent open space has been provided through the construction of these improvements. The special benefit derived by the individual parcels is indistinguishable between parcels. Therefore, all residential parcels derive the same benefit and the corresponding method of assessment for residential land uses is based on a per parcel basis.

The estimated Fiscal Year 2019 proposed assessment revenue is \$106,239.30. The proposed assessment for the District for Fiscal Year 2019 is \$198.95 per parcel, which is the same amount as the previous fiscal year's assessment. The maximum base assessment amount for the District is subject to an annual adjustment equal to the change in the applying CPI-U for the San Francisco-Oakland-San Jose MSA from the previous year. The maximum base assessment amount for the District for Fiscal Year 2019 has been increased from the previous year's maximum base assessment amount of \$906.58 by 3.60%, which is equal to

the percentage increase in CPI-U from February 2017 to February 2018. The maximum base assessment amount for the District for Fiscal Year 2019 is \$939.23.

## ASSESSMENT

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**WHEREAS**, the City Council of the City of Hayward, County of Alameda, California, Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. **18-XXX**, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on **June 5, 2018**, and in connection with the proceedings for:

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

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

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

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

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

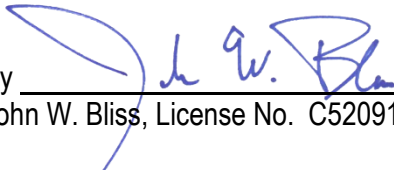
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the fiscal year 2019. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019 for each parcel or lot of land within said Maintenance District No. 2.

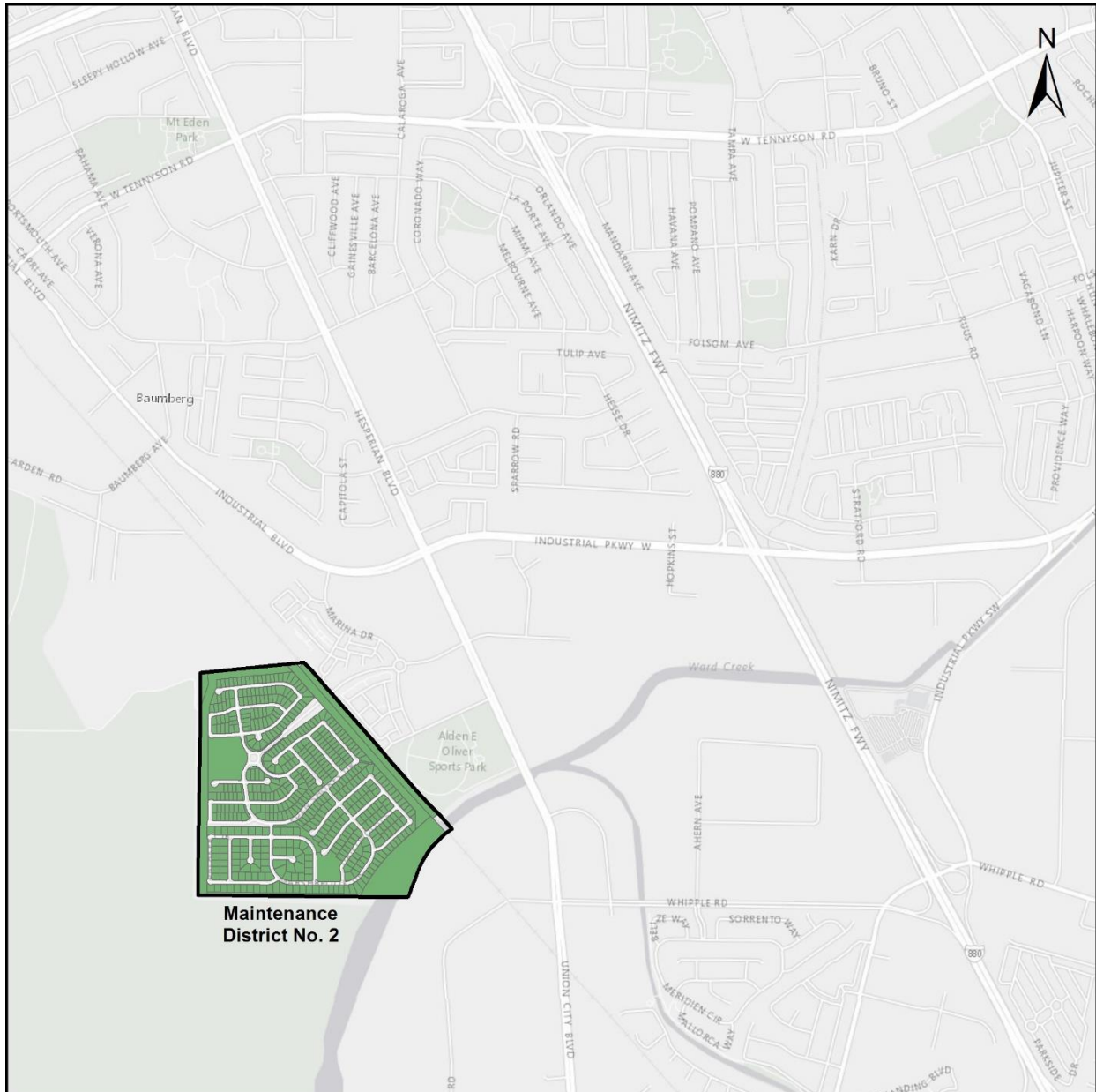
Dated: May 18, 2018



Engineer of Work

By   
John W. Bliss, License No. C52091

# VICINITY MAP





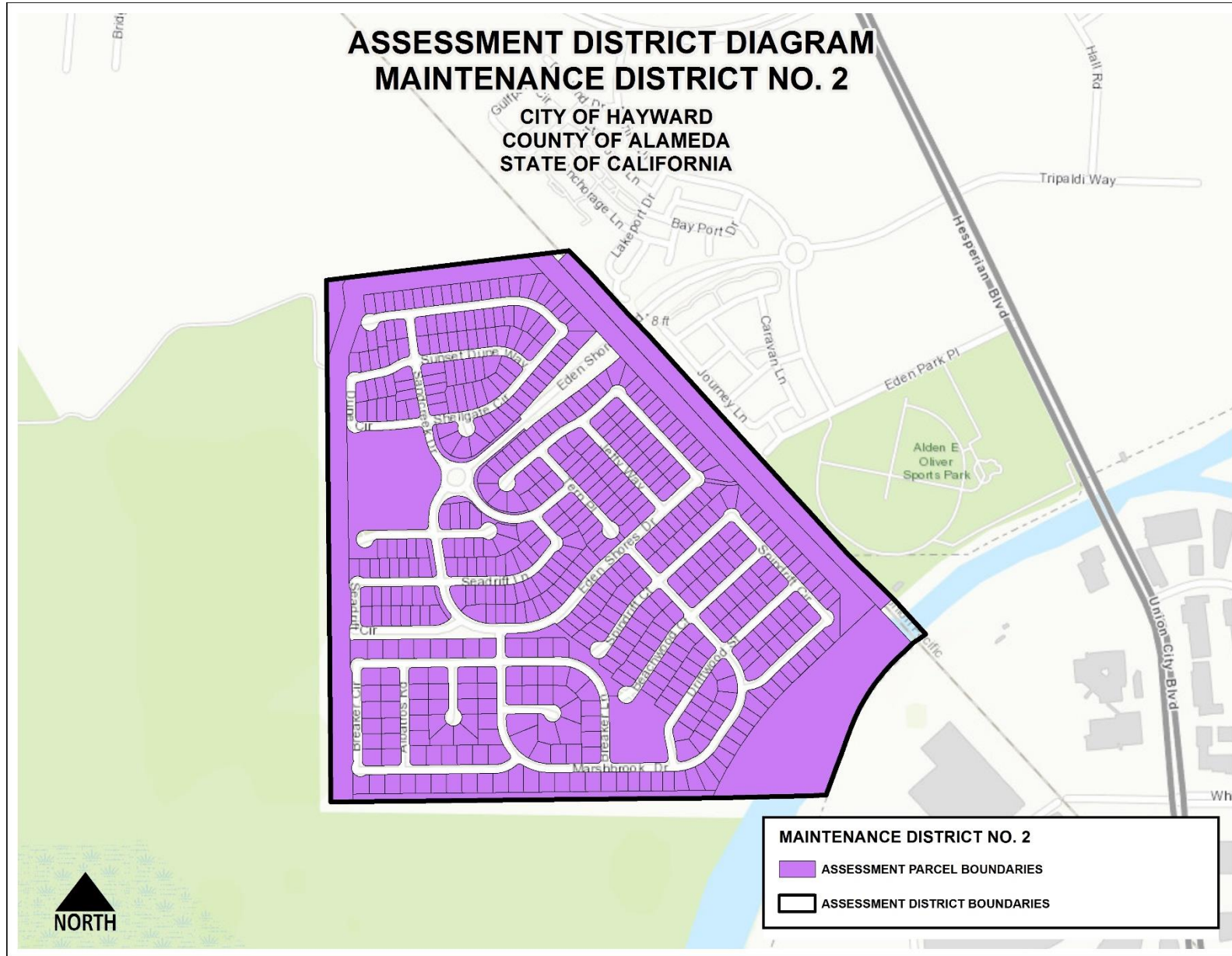
## **ASSESSMENT DIAGRAM**

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The Assessment District Diagram for the City of Hayward's Maintenance District No. 2 (Eden Shores) is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2019.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tracts Maps No. 7317, 7360 and 7361 filed in the Office of the Recorder of Alameda County.



## **ASSESSMENT ROLL**

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A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 2 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2019 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Alameda and these records are, by reference, made a part of this report.

The total amount proposed to be collected for Fiscal Year 2019 is \$106,239.30.

The Assessment Roll for Fiscal Year 2019 is included on the following page of this Report and is on file in the Office of the Hayward City Clerk.



# CITY OF HAYWARD

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

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**File #:** CONS 18-365

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Assistant City Manager

**SUBJECT**

Approval of FY 2018 - 2019 Measure B/BB Annual Paratransit Program Plan

**RECOMMENDATION**

That the Council:

- 1) Adopts the resolution authorizing the appropriation of FY2018-2019 Measure B/BB funds to the Annual Paratransit Program Plan, including the continued provision of the following programs:
  - a. Hayward Operated Paratransit (HOP) Taxi
  - b. Alzheimer's Services of the East Bay transportation program for individuals with dementia
  - c. Travel Training
  - d. Accessible Car-Sharing Program
  - e. Meals-on-Wheels Meal Delivery
  - f. Volunteer Driver Program
- 2) Authorizes the City Manager to execute service agreements with the following organizations for the continued provision of Measure B/BB funded Paratransit services:
  - a. St. Mini Cab, Inc.
  - b. A-Paratransit
  - c. Alzheimer's Services of the East Bay (ASEB)
  - d. Community Resources for Independent Living (CRIL)
  - e. Services Opportunities for Seniors (SOS)
  - f. LIFE Eldercare /VIP Rides
- 3) Authorizes the City Manager to execute a Joint Powers Agreement with the City of Fremont and LIFE Eldercare for the paratransit concierge program pilot partnership with LYFT.

**SUMMARY**

The HOP program engages subcontractors to carry out all services in its Annual Paratransit Program Plan subject to Measure B/BB pass-through funding availability. The program currently operates five programs for seniors and people with disabilities with transportation needs:

- 1) St. Mini Cab: same day taxi service;

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**File #:** CONS 18-365

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- 2) Alzheimer's Services of the East Bay (ASEB): adult day program;
- 3) Community Resources for Independent Living (CRIL): travel training and van share;
- 4) LIFE Eldercare: volunteer driver program; and
- 5) SOS Meals on Wheels; senior meal delivery program.

This report also includes updates on four pilot projects, which include the Crescendo Needs Assessment, the CRIL / Getaround Van share project, the LYFT project, and the HOP Database update.

## **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution - FY 2018 -2019 Paratransit Program Plan



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Assistant City Manager

SUBJECT: Approval of FY 2018-2019 Measure B/BB Annual Paratransit Program Plan

#### RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) which:

- 1) Authorizes the appropriation of FY19 Measure B/BB Funds to the Hayward Operated Paratransit (HOP) Program Plan which includes the following programs:
  - a. Hayward Operated Paratransit (HOP) Taxi
  - b. Alzheimer's Services of the East Bay transportation program for individuals with dementia
  - c. Travel Training
  - d. Accessible Car-Sharing Program
  - e. Meals-on-Wheels Meal Delivery
  - f. Volunteer Driver Program
- 2) Authorizes the City Manager to execute service agreements with the following organizations for the continued provision of Measure B/BB funded Paratransit services:
  - a. St. Mini Cab, Inc.
  - b. A-Paratransit
  - c. Alzheimer's Services of the East Bay (ASEB)
  - d. Community Resources for Independent Living (CRIL)
  - e. Services Opportunities for Seniors (SOS)
  - f. LIFE Eldercare /VIP Rides
- 3) Authorizes the City Manager to execute a Joint Powers Agreement with the City of Fremont and LIFE Eldercare for the paratransit concierge program pilot partnership with LYFT.

#### SUMMARY

The HOP program engages subcontractors to carry out all services in its Annual Paratransit Program Plan subject to Measure B/BB pass-through funding availability. The program currently operates five programs for seniors and people with disabilities with transportation needs:

- 1) St. Mini Cab: same day taxi service;
- 2) Alzheimer's Services of the East Bay (ASEB): adult day program;
- 3) Community Resources for Independent Living (CRIL): travel training and van share;
- 4) LIFE Eldercare: volunteer driver program; and
- 5) SOS Meals on Wheels; senior meal delivery program.

This report also includes updates on four pilot projects, which include the Crescendo Needs Assessment, the CRIL / Getaround Van share project, the LYFT project, and the HOP Database update.

## BACKGROUND

The City of Hayward submits an Annual Paratransit Program Plan to the Alameda County Transportation Commission (ACTC) detailing the proposed parameters of paratransit service. The HOP program provides paratransit and related services to eligible enrolled riders and their attendants who live in Hayward, the unincorporated areas of Castro Valley, San Lorenzo, Ashland, and Cherryland. Eligible enrolled riders and their attendants (attendants ride free of charge) are offered three options for service in the Hayward, Castro Valley, San Lorenzo and unincorporated areas. The service offers convenient, cost-effective transportation alternatives for residents who cannot take regular public transit due to age or disability.

The HOP program is administered by the City and is funded by Alameda County Measure B and Measure BB half-cent tax revenues. Hayward paratransit service supplements the Alameda County-wide ADA mandated, East Bay Paratransit Service (EBP).

## DISCUSSION

The HOP program engages the subcontractors listed below to carry out all services in its Annual Paratransit Program Plan subject to Measure B/BB pass-through funding availability.

- **St. Mini Cab, Inc. and A-Paratransit:** These entities provide the primary means of paratransit service through standard sedans and accessible van taxi which are offered on demand as a curb-to-curb service.
- **Alzheimer's Services of the East Bay (ASEB):** ASEB provides door-to-door group trip paratransit service with lift equipped vehicles on a shared ride basis.
- **Community Resources for Independent Living (CRIL):** CRIL provides travel training workshops to the mobility challenged through excursions on various modes of Bay Area transportation (including BART, AC Transit and the HOP). CRIL also offers

consumers with disabilities access to a membership-based car-sharing service with wheelchair/mobility device accessible vehicles available for short term reservation. This program serves as a supplement to taxi service.

- **Service Opportunities for Seniors (SOS) Meals on Wheels:** Meals on Wheels provides homebound seniors with nutritious meals delivered by volunteer drivers.
- **LIFE Eldercare:** LIFE Eldercare matches screened volunteers driving their own personal vehicles with senior and non-senior disabled adults. The volunteers provide “door-through-door” service, acting as attendants who help with medical appointments, shopping and various errands.

#### Update on Pilot Projects

Through FY 2018, staff explored the following pilot projects to expand transportation options to improve the independence of eligible consumers and provide respite to their families and friends who are often responsible for providing transit:

1. **Crescendo Consulting – Needs Assessment:** In 2017, ACTC approved and Council authorized the use of Measure B/BB funds to conduct a Needs Assessment to identify service gaps related to transportation, housing, employment and health of senior and disabled residents in the Hayward service area. The goal is to identify and prioritize program objectives based on the analysis provided in the study and use the data to refine and/or develop policy.  
Status: Underway
2. **Community Resources for Independent Living (CRIL) - Van Share Pilot Program:** CRIL is currently partnering with ride share operator Getaround to offer vehicles modified for accessibility to eligible disabled consumers through a CRIL managed reservation system. CRIL was gifted three specially modified lift-equipped vans for use in the project which launched in January 2018. To date, the program has averaged thirteen trips per month including six multi-day reservations. The HOP underwrites the endeavor in conjunction with CRIL and Getaround and plans to collaboratively market the project to increase ridership.  
Status: Underway.
3. **LIFE Eldercare VIP ZIP pilot program:** The HOP is negotiating with transportation network company (TNC) LYFT, the City of Fremont and LIFE Eldercare to operate a senior-focused ride service in the Hayward service area. LYFT Concierge is a specialty service designed specifically to meet the needs of seniors who want the flexibility of same day ride service but may not have access to a smart cell phone. The HOP and the City of Fremont will execute a Joint Powers Agreement to expand the new LIFE Eldercare VIP ZIP pilot program LYFT.  
Status: in progress



4. Database Software: Currently, the HOP program, like other programs in the county, utilizes a woefully outdated Microsoft Access database for client enrollment and a paper-based voucher system for service payments. The program is developing a scope of work for an RFQ for vendors with the capacity to manage data and service payments across the wide range of contracts managed by the program. The HOP is placing this project on hold until compatibility with the Lyft system is confirmed.  
Status: on hold

## FISCAL IMPACT

The proposed FY 2019 Annual Paratransit Program Plan has no General Fund impact. The program costs, including City staff and administrative costs, are funded by Measure B/BB Paratransit special revenue fund (227).

## STRATEGIC INITIATIVES

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

- Goal 1: Improve the quality of life for residents, business owners, and community members in all Hayward neighborhoods.
- Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

## PUBLIC CONTACT

Staff presented the FY 2018 Paratransit Program Plan, including the four proposed projects, to the following senior and disabled serving organizations—for review and approval on the following dates:

February 2018:	Paratransit Advisory Committee Meeting
December 2017:	Public presentation at Hayward Senior Center

## NEXT STEPS

If Council adopts the resolution, staff will meet with representatives from each contracting agency to facilitate contract execution for the continuation of Paratransit services.

Prepared by: Dana Bailey, Community Services Manager

Recommended by: Maria A. Hurtado, Assistant City Manager

Approved by:

A handwritten signature in black ink, appearing to read "K. McAdoo". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-

Introduced by Council Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE CITY MANAGER TO IMPLEMENT AN ANNUAL PARATRANSIT PLAN AND NEGOTIATE AND EXECUTE ALL DOCUMENTS RELATED TO AND IN SUPPORT OF PARATRANSIT ACTIVITIES INCLUDING THE ADMINISTRATION OF THE HAYWARD OPERATED PARATRANSIT (HOP) PROGRAM.

WHEREAS, voters approved the 20-year Measure B/BB half-cent transportation sales tax on November 7, 2002 and the funding agreement of the measure between the Alameda County Transportation Commission and the City of Hayward;

WHEREAS, voters approved the 20-year Measure B/BB half-cent transportation sales tax on November 4, 2014 and the funding agreement of the measure between the Alameda County Transportation Commission and the City of Hayward;

WHEREAS, the City Council has considered the continued provision of paratransit transportation services to senior and disabled Hayward residents through the Hayward Operated Paratransit HOP program;

WHEREAS, the City Council has considered the execution of a Joint Powers Agreement with the City of Fremont for the provision of a same-day transportation network company (TNC) provided paratransit pilot project;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Hayward authorizes and directs the City Manager to implement the FY 2018- 2019 Annual Paratransit Plan submitted to the Alameda County Transportation Commission in according with the terms of the City's contract with the Alameda County Transportation Commission (ACTC) for Measure B/BB paratransit funds;

BE IT FURTHER RESOLVED that the City Manager is authorized to approve and amend current service contracts and to execute purchase orders as necessary to deliver the service to Central Alameda County participants;

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward



# CITY OF HAYWARD

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

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**File #:** CONS 18-372

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Chief of Police

**SUBJECT**

Authorization for the City Manager to Execute an Agreement with the Alameda County Probation Department for Delinquency Prevention Network Youth Service Center Services Provided by the Youth and Family Services Bureau of the Hayward Police Department

**RECOMMENDATION**

That Council authorize the City Manager to: (1) Execute a three-year (July 1, 2018 through June 30, 2021) agreement with the Alameda County Probation Department; and (2) accept \$500,000 annually (\$1.5 million total) for delinquency prevention services.

**SUMMARY**

The Youth and Family Services Bureau (YFSB) of the Hayward Police Department has had a contract with the Alameda County Probation Department since the 1970s to provide delinquency prevention services, which include alternatives to incarceration, such as family counseling, case management, and other diversion programs. This three-year agreement begins on July 1, 2018 through June 30, 2021, for a total contract amount of \$1.5 million (\$500,000 per year).

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution Authorizing Agreement



**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Chief of Police

**SUBJECT:** Authorization for the City Manager to Execute an Agreement with the Alameda County Probation Department for Delinquency Prevention Network Youth Service Center Services Provided by the Youth and Family Services Bureau of the Hayward Police Department

## RECOMMENDATION

That Council authorize the City Manager to: (1) Execute a three-year (July 1, 2018 through June 30, 2021) agreement with the Alameda County Probation Department; and (2) accept \$500,000 annually (\$1.5 million total) for delinquency prevention services.

## SUMMARY

The Youth and Family Services Bureau (YFSB) of the Hayward Police Department has had a contract with the Alameda County Probation Department since the 1970s to provide delinquency prevention services, which include alternatives to incarceration, such as family counseling, case management, and other diversion programs. This three-year agreement begins on July 1, 2018 through June 30, 2021, for a total contract amount of \$1.5 million (\$500,000 per year).

## BACKGROUND

The YFSB of the Hayward Police Department has had a contract with the Alameda County Probation Department to provide delinquency prevention services since the 1970s. Throughout that time, the contract has been renewed annually without an application process.

On March 14, 2016, the Probation Department in partnership with the Alameda County General Services Agency released a Request for Proposals to facilitate a competitive bid process for ongoing Delinquency Prevention Network funding. However, in August 2016, the bid process was cancelled and extensions of the existing contracts were put in place through June 30, 2018.

In October 2017, a new RFP was issued for Delinquency Prevention Network Youth Service Center services. In December, the City of Hayward submitted a bid packet for these services. On April 6, 2018, the City received a notice of intent to award funding from the County, pending successful contract negotiations.

On May 11, 2018, the City received an Agreement from the County, for a three-year contract award in the amount of \$1.5 million.

## DISCUSSION

Providing alternatives to youth involvement in the juvenile justice system is a critical issue locally and nationally. The literature shows that more restrictive juvenile justice interventions such as youth incarceration contribute to poorer outcomes and increased rates of recidivism. Conversely, offering alternatives such as family counseling, case management, and diversion, not only reduces recidivism but also leads to better outcomes for youth and families overall. The execution of this agreement and the acceptance of the associated funding will allow the Youth and Family Services Bureau of the Hayward Police Department to continue to play a crucial role in keeping youth out of the juvenile justice system and to contribute to the overall safety and wellbeing of Hayward families.

## ECONOMIC IMPACT

Improving community safety and keeping youth out of the juvenile justice system by supporting them to lead productive and healthy lives will strengthen our local economy and will improve every aspect of it.

## FISCAL IMPACT

This agreement will result in an annual funding increase of \$130,000 from the probation department. The previous annual contract amount was for \$370,000; the new annual contract amount is for \$500,000. The additional funds will be used to cover the costs associated with administering the DPN program. No City matching funds are required and there is no impact to the General Fund from receipt of this grant.

## STRATEGIC INITIATIVES

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

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

Objective 1: Increase neighborhood safety and cohesion

Objective 4: Create resilient and sustainable neighborhoods

#### NEXT STEPS

If the Council authorizes this action, staff will execute the agreement with the Probation Department to provide Delinquency Prevention Network Youth Service Center services for FY 2019-21.

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

Recommended by: Mark Koller, Chief of Police

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is written above a horizontal line.

Kelly McAdoo, City Manager



HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_

Introduced by Council Member \_\_\_\_\_

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

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

WHEREAS, executing a three-year agreement with the Probation Department is necessary to continue to provide these services and generate the associated revenue;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to negotiate and execute contracts, and any supporting documents, with the Alameda County Probation Department for services provided by the Hayward Police Department's Youth and Family Services Bureau. This authorization is for the acceptance of revenue in the amount of \$1,500,000.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward



# CITY OF HAYWARD

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

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**File #:** CONS 18-373

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Interim Development Services Director

**SUBJECT**

Authorization to Amend the FY2018 Operating Budget of the Development Services Department - Building Division to Increase the Consulting Services Allocation from \$790,000 to \$1,040,000, an increase of \$250,000, for Outside Plan Check, Building Inspection and Permit Technician Services

**RECOMMENDATION**

That Council adopts the attached Resolution approving an amendment to the FY2018 budget for the Development Services Department - Building Division in the amount of \$250,000 for consulting services for outside plan check, building inspections and permit technician services.

**SUMMARY**

Staff is requesting an additional appropriation of \$250,000 to cover the cost of outside plan checking, building inspections, and permit technician services. This appropriation will be covered by fees paid by individuals requesting and receiving these services. There will be no net impact to the General Fund of this increase.

**ATTACHMENTS**

Attachment I      Staff Report  
Attachment II     Resolution



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT Authorization to Amend the FY2018 Operating Budget for the Development Services Department Building Division to Increase the Consulting Services Allocation from \$790,000 to \$1,040,000, an increase of \$250,000, for Outside Plan Check, Building Inspection and Permit Technician Services

#### RECOMMENDATION

That Council adopts the attached Resolution approving an amendment to the FY2018 budget for the Development Services Department - Building Division in the amount of \$250,000 for consulting services for outside plan check, building inspections and permit technician services.

#### SUMMARY

Staff is requesting an additional appropriation of \$250,000 to cover the cost of outside plan checking, building inspections, and permit technician services. This appropriation will be covered by fees paid by individuals requesting and receiving these services. There will be no net impact to the General Fund of this increase.

#### BACKGROUND

The City currently has agreements with four outside professional firms to provide services related to plan checking, building inspection, and permitting for the Building Division of the Development Services Department, to help meet customer demand that exceeds the workload capacity of City staff. Engaging with several firms provides the City the flexibility of utilizing qualified persons from firms on short notice who are selected based on specific areas of specialization to supplement staff availability and capacity.

Fee related revenues in FY 2018 have exceeded the projected budget by 36%. On December 12, 2017, Council approved a \$450,000 increase to the Development Services Department's Building Division for consultant services from \$340,000 to \$790,000 to address service demands for plan check, building inspection, and permit technician services.

## DISCUSSION

The continued rise in demand for permits and inspection services further necessitates the utilization of outside services, resulting in increased costs which have surpassed the revised budget appropriation of \$790,000 established by Resolution 17-194. This proposed budget adjustment allows staff to assure large projects, such as complex commercial and industrial projects or residential tracts that involve multiple sets of plans, are reviewed in a timely manner and inspections be conducted the next business day after requested, in line with the Building Division's standard.

As of May 21, 2018, staff estimates that a total of \$775,293 invoices have been processed for outside and on-site plan check, building inspection, and permit technician services for services through March 2018.

Staff seeks Council approval to increase the expenditure appropriation for Consultant Services by an additional \$250,000 for a total revised budget of \$1,040,000 to cover the cost of outside plan check, building inspection and permit technician services through the end of the fiscal year.

## FISCAL IMPACT

There is no net impact to the General Fund. The approval of the additional \$250,000 appropriation will be offset by fees paid for building plan check by permit applicants at the time plans and applications are submitted and permit fees for inspections are collected. The agreements are structured to ensure costs for plan check and inspection fees incurred by the consultants shall not exceed the City's plan check and inspection fees collected by the City and shall not exceed the budget appropriation for the fiscal year. All anticipated costs associated with consultant services are fully cost recovery and will be fully borne by permit applicants and permittees.

## STRATEGIC INITIATIVES

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

## SUSTAINABILITY FEATURES

The recommended action for this report will not directly result in physical development; the purchase of a product or service; new policy or legislation related to sustainability.

## PUBLIC CONTACT

No public contact has occurred in association with this action.

## NEXT STEPS

Should Council approve this action, staff will prepare a Budget Revision Form to request the re-appropriation of funds.

Prepared by: Jade Kim, Management Analyst II

Recommended by: Stacey Bristow, Interim Development Services Director

Approved by:



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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

ADOPTION OF A RESOLUTION APPROPRIATING AN ADDITIONAL \$250,000  
FOR CONSULTING SERVICES FOR PLAN CHECK, BUILDING INSPECTION,  
AND PERMIT TECHNICIAN SERVICES FOR FISCAL YEAR 2018

WHEREAS, on June 20, 2017, Council adopted Resolution No. 17-086, approving the FY18 Operating Budget, which included a 36% increase in projected revenue for building permits; and

WHEREAS, Council approved an original appropriation of \$340,000 for Consultant Services for FY18; and

WHEREAS, on December 12, 2017, Council approved Resolution No. 17-194 authorizing an increase of \$450,000 to the original appropriation for a total revised budget of \$790,000;

WHEREAS, The Development Services Department has received invoices through March 2018, for plan check, building inspection, and permit technician services in the amount of \$775,293; and

WHEREAS, the cost of contracting for consultant plan check, building inspection, and permit technician services is offset by the fees paid for by the permit applicant at the time plans are submitted, having no impact to the General Fund.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD that additional funds in the amount of \$250,000, be appropriated to Contract/Consulting Services within the Building Division budget, for a revised budget appropriation of \$1,040,000 for FY18.

IN COUNCIL, HAYWARD, CALIFORNIA, \_\_\_\_\_

ADOPTED BY THE FOLLOWING VOTE:

AYES:           COUNCIL MEMBERS:  
                  MAYOR:

NOES:           COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
[www.Hayward-CA.gov](http://www.Hayward-CA.gov)

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**File #:** CONS 18-374

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Interim Development Services Director

**SUBJECT**

Authorize an Additional \$89,000 to Complete the Administrative Draft Code Component of the Downtown Specific Plan Project

**RECOMMENDATION**

That the Council adopts the attached resolution authorizing an additional \$89,000 for the Downtown Specific Plan project based on information provided in this staff report.

**SUMMARY**

Staff is requesting approval of an additional \$89,000 to cover the cost of the Administrative Draft Code component of the Downtown Specific Plan as part of the commitment to the Alameda County Transportation Commission for the Sustainable Communities Technical Assistance Program grant.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution





DATE: June 5, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT: Authorize an Additional \$89,000 to Complete the Administrative Draft Code Component of the Downtown Specific Plan Project

#### RECOMMENDATION

That the Council adopts the attached resolution authorizing an additional \$89,000 for the Administrative Draft Code Component of the Downtown Specific Plan project.

#### SUMMARY

Staff is requesting approval of an additional \$89,000 to cover the cost of the Administrative Draft Code component of the Downtown Specific Plan as part of the commitment to the Alameda County Transportation Commission for the Sustainable Communities Technical Assistance Program grant.

#### BACKGROUND

The Sustainable Communities Technical Assistance Program (SCTAP), is a funding program that supports Priority Area Development planning and implementation, implementation of complete streets projects, and smaller scale bicycle and pedestrian technical projects. On March 27, 2014, the Alameda County Transportation Commission (ACTC) awarded the City of Hayward \$950,000 to complete the Downtown Specific Plan (the Plan). The City originally agreed to commit \$75,000 in matching funds for the grant.

The consulting firm, Dyatt & Bhattia, retained to complete the Plan was terminated on October 19, 2015, due to a variety of factors. Because of disengaging with the firm originally selected to complete the plan, the City engaged Lisa Wise Consulting to complete the remaining aspects of the Plan.

During the transition from one firm to the other, staff expanded the original scope of work to add a zoning code element, which increased the cost of the project.

ACTC rejected a request from City staff to provide additional funding above the original \$950,000 grant funds awarded to the City for this project. On April 5, 2016, Council approved Resolution #16-047, authorizing the increase to the original budget of \$75,000. The changes

to the scope of work resulted in an increase of \$230,000 to the budget for the project. The revised total budget of the project for the City is \$305,000.

In August 2016, ACTC entered into an agreement with Lisa Wise Consulting, Inc. to complete Phase 1 of the Administrative Draft Code and currently administers this agreement. On February 9, 2018, ACTC submitted an invoice to the City in the amount of \$168,708 as reimbursement for services by the consultant related to Phase 1 of the Administrative Draft Code.

The City executed a separate agreement with Lisa Wise Consulting, Inc., on August 1, 2017, to complete Phase 2 of the Administrative Draft Code for the Plan for an amount not to exceed \$173,801. This work is ongoing.

On November 16, 2016, the City entered into Agreement A16-0044, Memorandum of Understanding (MOU) with ACTC to coordinate and collaborate the oversight and completion of Hayward's Downtown Specific Plan. Section II (City of Hayward Obligations and Agreements) Section 2.1 states the following:

The City shall promptly remit within thirty 30 days of receipt of invoice(s) from the Alameda CTC. The City will transfer to Alameda CTC on a reimbursements basis, an amount not to exceed \$305,000, as matching funds for the \$950,000 awarded by Alameda CTC to complete the Plan.

## DISCUSSION

The Downtown Specific Plan will provide a community-supported vision for the Downtown, specific development and zoning standards, and implementation measures to realize the Plan's goals and objectives. The Plan area has two supermarkets, several cafes and restaurants, a drugstore and a movie theater with excellent transit connectivity. The plan will build upon existing strengths and continue efforts to energize the City's emerging Downtown. This effort will also bring the Downtown Specific Plan into compliance with the updated General Plan and provide implementation strategies for some of the over-arching policies in the General Plan, including providing clarity of land use.

The City maintains its responsibility and commitment of \$305,000 of matching funds to ACTC. In addition to the matching commitment, the cost of completing the Plan and Administrative Draft Code is \$173,801. An appropriation of \$85,000 has been committed from Measure B/BB funds to cover a portion of these costs. Staff is requesting that Council authorize and allocate \$89,000 from the General Fund to cover the amount necessary for the ACTC match and the completion of the Draft Code.

## FISCAL IMPACT

Approval of the additional \$89,000 appropriation will have a direct impact on the City's General Fund Reserve. In order to offset this General Fund impact, as well as provide a consistent stream of revenue to support Advanced or Long-Range/Policy Planning activities,

the City may eventually see a return on this investment through implementation of the Downtown Specific Plan by increased construction and accompanying/additional building permit fees, increased sales tax and property tax revenue in the Downtown area.

## STRATEGIC INITIATIVES

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

Goal 3:            Develop a Regulatory Toolkit for Policy Makers.

Objective 1:    Update, streamline, and modernize zoning & codes.

## SUSTAINABILITY FEATURES

The action taken for this agenda report will not directly result in a physical development, purchase or service, new policy, or legislation. This request is related to the executed MOU between ACTC and the City of Hayward, specifically requesting that the City Council authorize additional funds to cover the cost of the Administrative Draft Code component for the Downtown Specific Plan project. Sustainability features are being developed as part of the Plan process, specifically with input from the public and the Sustainability Committee. Lisa Wise Consulting subconsultant Sherwood Design Engineers is actively involved with incorporating sustainable concepts and design alternatives for the Downtown Plan area. Once ready for review and comment, additional discussion will occur with Council, the Planning Commission, the Sustainability Commission and the public regarding what measures will be suggested and how they will be implemented.

## PUBLIC CONTACT

The Downtown Specific Plan project continues to employ extensive public outreach efforts as part of the Plan development process. Stakeholder interviews, workshops, a charrette, and joint City Council and Planning Commission meetings will also occur and continue to occur. Task Force meetings have been an integral part of a way to participate in the Downtown Specific Plan process. Additionally, presentations to the Economic Development Committee, the Chamber of Commerce and other associated downtown business groups have occurred. The project team has also reached out to Downtown building owners, commercial real estate brokers, neighborhood/homeowners' associations, Cal State East Bay, BART, and AC Transit that afforded opportunities for input and participate in the plan process.

City staff continues to work with the consultant team to use the project's webpage as part of the City's website to provide updated information on Plan development as well as solicit continuous input on the project.

## NEXT STEPS

If Council approves the funding request, staff will promptly encumber the funds for Lisa Wise Consulting in the amount of \$173,801 to complete the Administrative Draft Code for the Downtown Specific Plan project.

Should Council decide not to allocate additional project funds, staff will be unable to pay for the cost to complete the Administrative Draft Code component, and the project will not be completed as expected.

Prepared by: Jade Kim, Management Analyst II

Recommended by: Stacey Bristow, Interim Development Services Director

Approved by:



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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-

Introduced by Council Member \_\_\_\_\_

RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR THE  
COMPLETION OF THE ADMINISTRATIVE DRAFT CODE  
COMPONENT OF THE DOWNTOWN SPECIFIC PLAN PROJECT

WHEREAS, on March 27, 2014, the City of Hayward was successful in securing a \$950,000 Sustainable Communities Technical Assistance Program grant through the Alameda County Transportation Commission (ACTC) for a new Downtown Specific Plan for Hayward, with a \$75,000 match requirement; and

WHEREAS, original consulting firm, Dyatt & Bhattia retained to complete the Downtown Specific Plan was terminated “for convenience” on October 19, 2015; and

WHEREAS, the need for additional scope of work, and the need to add a zoning code element to the Plan, increased the cost of the project since the contract was originally awarded; and

WHEREAS, on April 5, 2016, Council approved Resolution #16-047, authorizing \$230,000 increase to the original budget of \$75,000 resulting in a total revised budget of \$305,000; and

WHEREAS, ACTC entered into an agreement with Lisa Wise Consulting, Inc., in August 2016, and has submitted an invoice to the City in the amount of \$168,708 as reimbursement for services by the consultant related to Phase 1 of the Administrative Draft Code; and

WHEREAS, ACTC staff has informed City staff that it will not contribute any more to the project beyond \$950,000 associated with the above-referenced grant; and

WHEREAS, on July 18, 2017, Council approved Resolution #17-123 authorizing the execution of an agreement with Lisa Wise Consulting, Inc.; and

WHEREAS, the City executed a separate agreement with Lisa Wise Consulting, Inc., on August 1, 2017, to complete Phase 2 of the Administrative Draft Code for the Downtown Specific Plan for a compensation amount not to exceed \$173,801; and

WHEREAS, the City maintains its responsibility and commitment of \$305,000 of matching funds to ACTC; and

WHEREAS, an appropriation of \$85,000 has been committed from Measure B/BB funds to pay for this shortfall to ACTC; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby approves an additional funding of \$89,000 for the cost of the Administrative Draft Code component of the Downtown Specific Plan Project.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_

City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE ALAMEDA COUNTY TRANSPORTATION COMMISSION  
AND  
CITY OF HAYWARD  
FOR THE CITY OF HAYWARD DOWNTOWN SPECIFIC PLAN**

This Memorandum of Understanding (“MOU”) is between the Alameda County Transportation Commission (“Alameda CTC”) and the City of Hayward (“City”).

**RECITALS**

WHEREAS, the Sustainable Communities Technical Assistance Program (“SCTAP”) is a funding program to support Priority Development Area planning and implementation, implementation of complete streets policies, and smaller-scale bicycle and pedestrian technical projects;

WHEREAS, the governing body of the Alameda CTC approved the SCTAP Program Guidelines and Budget on February 14, 2013;

WHEREAS, the governing body of the Alameda CTC approved the allocation of SCTAP funds to specific projects on March 27, 2014;

WHEREAS, the City’s Hayward Downtown Specific Plan (“Plan”) was awarded \$950,000 in SCTAP funds;

WHEREAS, the City committed \$305,000 in matching funds for the Plan;

WHEREAS, the Alameda CTC will oversee the advertisement, award and administration of a contract for professional consulting services to complete the Plan; and

WHEREAS, the City will administer and oversee all technical aspects of the Plan according to the scope of work and budget as included in the consultant contract for the Plan;

NOW, THEREFORE, the Parties mutually understand and agree to the following:

**SECTION I  
INTRODUCTION**

**1.1** The Recitals above are true, correct and made a part hereof.

**1.2** This MOU shall be legally binding on the Parties, and by executing the same, each Party hereby acknowledges that its governing body has given all approvals necessary therefore.

**SECTION II  
CITY OF HAYWARD OBLIGATIONS AND AGREEMENTS:**

**2.1** The City shall promptly remit payment within thirty (30) days of receipt of invoice(s) from the Alameda CTC. The City will transfer to Alameda CTC on a reimbursement basis, an amount not to exceed \$305,000, as matching funds for the \$950,000 awarded by Alameda CTC to complete the Plan.

**2.2** City authorizes Alameda CTC to utilize these funds to pay a portion of the cost for professional consulting services to complete the Plan.

**2.3** City will work with the Alameda CTC and the selected professional services consultant to complete the Plan in accordance with the scope of work and budget contained in the professional services contract for the Plan.

**SECTION III  
ALAMEDA CTC OBLIGATIONS AND AGREEMENTS:**

**3.1** Alameda CTC shall oversee the advertisement, award, and administration of the contract for professional consulting services for an amount not to exceed \$990,000 to complete the Plan.

**3.2** Alameda CTC shall retain all books, documents, papers, accounting records and other evidence pertaining to costs of the Plan mentioned herein for not less than three (3) years after the completion thereof. Alameda CTC shall cooperate with the City with an audit of such funds should one be necessary or ordered by a State or Federal agency with jurisdiction over the use of such funds.

**SECTION IV  
IT IS MUTUALLY AGREED:**

**4.1** Neither the City nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by Alameda CTC under or in connection with any work, authority or jurisdiction delegated to Alameda CTC under this MOU. It is understood and agreed that pursuant to Government Code section 895.4, Alameda CTC shall fully defend, indemnify, and save harmless the City from all suits or actions of every name, kind and description brought on, for, or on account of injury (as defined in Government Code section 810.8) occurring by reason of anything done or omitted to be done by Alameda CTC under or in connection with any work, authority or jurisdiction delegated to Alameda CTC under this MOU.

**4.2** Neither Alameda CTC nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by the City under or in connection with any work, authority, or jurisdiction delegated to the City under this MOU. It is understood and agreed that pursuant to Government Code section 895.4, the City shall fully defend, indemnify, and save harmless Alameda CTC from all suits or actions of every name, kind and description brought on, for, or on account of injury (as defined in Government Code section 810.8) occurring by reason of anything done or omitted to be done by the City under or in connection with any work, authority or jurisdiction delegated to the City under this MOU.

**4.3** Upon termination of this MOU, all documents, including raw data and draft plans, prepared up to the time of termination shall become the property of the Alameda CTC and the City.

**4.4** The validity of this MOU and of any of its terms and provisions, as well as the rights and duties of the Parties hereunder, shall be governed by the laws of the State of California.

**4.5** No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by both of the Parties hereto. This MOU shall be binding upon each party, their legal representatives, and successors.

**4.6** This MOU shall terminate on the later of (i) the date Alameda CTC delivers to City the results of the Plan prepared pursuant to this MOU, or (ii) the date City fully remits to Alameda CTC the full \$305,000 reimbursement amount set forth above.



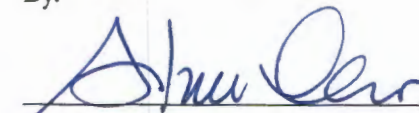
In witness whereof, Alameda CTC has by order caused the MOU to be subscribed by the binding authority of the Alameda CTC and the City has by order caused the MOU to be subscribed by the binding authority of the City.

ALAMEDA COUNTY TRANSPORTATION  
COMMISSION

CITY OF HAYWARD

By:

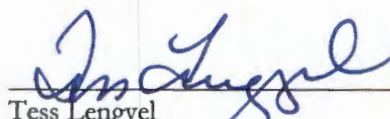
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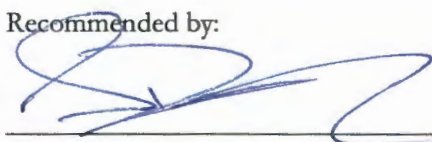
  
\_\_\_\_\_  
Arthur L. Dao  
Executive Director

  
\_\_\_\_\_  
Kelly McAdoo  
City Manager

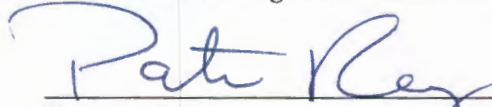
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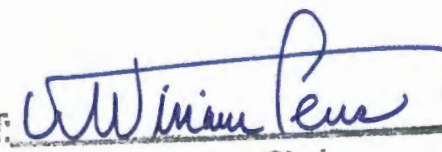
Recommended by:

  
\_\_\_\_\_  
Tess Lengyel  
Deputy Director of Planning and Policy

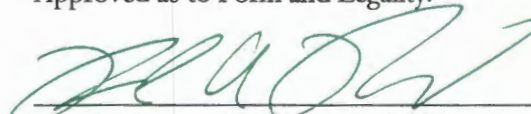
  
\_\_\_\_\_  
David Rizk  
Director of Development Services

Reviewed as to Budget/Financial Controls:

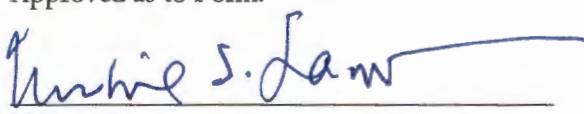
  
\_\_\_\_\_  
Patricia Reavey  
Director of Finance and Administration

ATTEST:   
\_\_\_\_\_  
Miriam Lens, City Clerk

Approved as to Form and Legality:

  
\_\_\_\_\_  
Wendel, Rosen, Black & Dean LLP  
Alameda CTC Counsel

Approved as to Form:

  
\_\_\_\_\_  
Michael Lawson  
City Attorney

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda )

On September 6 2016 before me, B.R. Elizarrey - Notary Public  
(insert name and title of the officer)

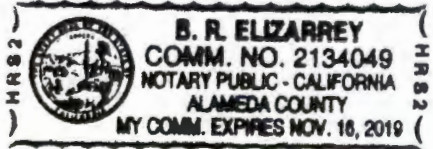
personally appeared Kelly Ruth McAdoo,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Elizarrey

(Seal)



Com # 2134049  
EX: Nov 16, 2019



# CITY OF HAYWARD

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

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**File #:** CONS 18-378

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Interim Director of Public Works

**SUBJECT**

New Sidewalks FY17: Walpert Street (Fletcher Lane to Second Street), Project No. 05258 & 05259 - Rejection of All Bids

**RECOMMENDATION**

That Council adopts the attached resolution rejecting all bids.

**SUMMARY**

The City received bids for the Walpert Street sidewalk project containing cost estimates that were significantly higher than internal engineer's estimates. Staff requests that Council reject all bids received and combine the project with other sidewalk projects to increase contractors interest with the goal of receiving lower bids.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Location Map



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Interim Director of Public Works

SUBJECT: New Sidewalks FY17: Walpert Street (Fletcher Lane to Second Street),  
Project No. 05258 & 05259 – Rejection of All Bids

## RECOMMENDATION

That Council adopts the attached resolution rejecting all bids.

## SUMMARY

The City received bids for the Walpert Street sidewalk project containing cost estimates that were significantly higher than internal engineer's estimates. Staff requests that Council reject all bids received and combine the project with other sidewalk projects to increase contractors interest with the goal of receiving lower bids.

## BACKGROUND

Walpert Street was identified as needing new sidewalk construction and repairs to existing sidewalk segments to further the City's goal of providing safe and continuous pedestrian access. Additionally, the City received requests from residents in the neighborhood for sidewalk improvements at this location. This project is particularly important because students currently get to and from nearby Hayward High School via Walpert Street. On March 20, 2018, Council approved the plans and specifications for this project and called for bids to be received on April 17, 2018. A location map depicting work limits is attached.

The Walpert Street project aims to provide continuous sidewalk on both the north and south sides of Walpert Street from Fletcher Lane to Second Street. The project adds 0.35 miles of new sidewalk to the City's inventory, which totals approximately 460 miles, and repairs approximately 21,500 square feet of roadway pavement adjacent to the new sidewalks.

Approximately 450 lineal feet of existing asphalt sidewalk on the south side of Walpert Street will be reconstructed as a condition set by the City to the proposed Parkside Heights residential development at the southeast corner of Walpert Street and Second Street. Existing non-ADA-compliant curb ramps will be removed and reconstructed to comply with current ADA requirements.

## DISCUSSION

The City had been notified of seven intents to bid, however, on April 17, 2018, only two bids were received, one at \$957,485 and the other at \$1,057,870. These bids were much higher than expected. Kerex Engineering Inc., of Pleasant Hill, California, submitted the low bid of \$957,485, which is 52.9% above the engineer's estimate of \$626,410. Sposeto Engineering Inc., of Livermore, California, submitted the second low bid in the amount of \$1,057,870, which is 68.9% above the engineer's estimate.

High bid amounts were due in part to an abundance of ongoing regional construction projects. As a result, potential bidders were unable to submit bids in time. To obtain more favorable construction unit prices and reductions in overall cost, staff recommends rejecting all bids and combining this project (New Sidewalks FY17) with the New Sidewalks FY18 and FY19 projects, which are currently in the street selection and design phase to potentially benefit from economies of scale.

## ECONOMIC IMPACT

These projects are fully funded by the City's Capital Improvement Program without any additional contributions from the public.

## FISCAL IMPACT

Rejecting the submitted bids will not have a direct fiscal impact. It will, however, position the City to combine construction projects and re-bid them at a more convenient time for contractors, which staff predicts will result in bids that will be closer to the initial engineering cost estimates.

New Sidewalks Budget Appropriations (FY17 – FY19)					
		FY17	FY18	FY19	Totals:
Measure B - (Pedestrian and Bicycle)	Fund 216	\$480,000	\$430,000	\$420,000	\$1,330,000
Measure BB - (Pedestrian and Bicycle)	Fund 213	\$495,000	\$365,000	\$350,000	\$1,210,000
	Totals:	\$975,000	\$795,000	\$770,000	\$2,540,000

The budgets from New Sidewalks FY17-FY19 total \$2,540,000. The project is currently still in the design phase.

## STRATEGIC INITIATIVES

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

## SUSTAINABILITY FEATURES

The action taken for this report will not result in a physical development, purchase or service, or a new policy or legislation. Any physical work will depend upon future Council action.

## PUBLIC CONTACT

If Council adopts the attached resolution, staff will send letters notifying Kerex Engineering Inc., and Sposeto Engineering Inc., that their bids were rejected.

## NEXT STEPS

The proposed combined project tentative schedule is as follows:

Prepare Construction Bid Documents	June 2018
Advertise for Construction Bids	November 2018
Award Construction Contract	January 2019
Begin Construction	February 2019
Complete Construction	June 2019

Prepared by: Lucky Narain, Senior Management Analyst  
Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Interim Director of Public Works

Approved by:



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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION REJECTING ALL BIDS RECEIVED FOR NEW SIDEWALKS FY 17:  
WALPERT STREET (FLETCHER LANE TO SECOND STREET)

WHEREAS, by resolution on March 20, 2018, the City Council approved the plans and specifications for New Sidewalks FY17: Walpert Street (Fletcher Lane to Second Street), Project No. 05258 & 05259 and called for bids to be received on April 17, 2018; and

WHEREAS, on April 17, 2018, two bids were received ranging from \$957,485.00 to \$1,057,870.00; Kerex Engineering Inc. of Pleasant Hill, California submitted the lowest bid in the amount of \$957,485.00, which is 52.9% above the Engineer's Estimate of \$626,410.00; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that all bids are hereby rejected for New Sidewalks FY17: Walpert Street (Fletcher Lane to Second Street), Project No. 05258 & 05259.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

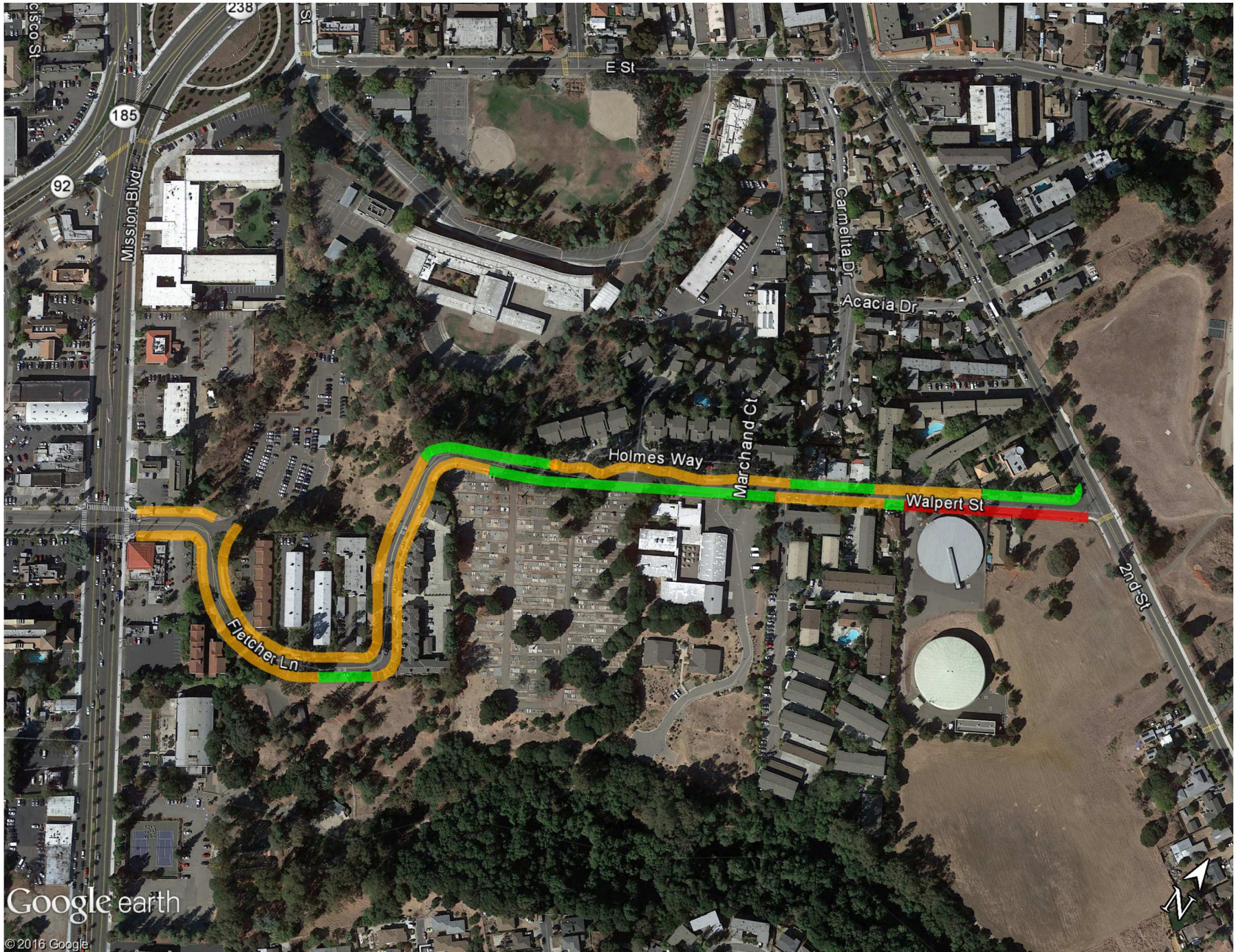
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward



Google earth

© 2016 Google

EXISTING CONCRETE SIDEWALKS

PROPOSED NEW CONCRETE SIDEWALKS

EXISTING ASPHALT CONCRETE SIDEWALK TO BE REPLACED WITH CONCRETE BY DEVELOPER

NEW SIDEWALKS FY17 - WALPERT STREET PROJECT LOCATION MAP





# CITY OF HAYWARD

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

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**File #:** CONS 18-379

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Director of Utilities & Environmental Services

**SUBJECT**

Consideration of Resolution Opposing the State Water Tax Provisions of the Safe and Affordable Drinking Act Budget Trailer Bill

**RECOMMENDATION**

That the Council adopts a resolution opposing the Safe and Affordable Drinking Water Act budget trailer bill in its present form, which would impose a State water tax on Hayward's water customers, and encouraging consideration of other potential funding mechanisms to assist disadvantaged communities with access to safe and affordable drinking water supplies.

**SUMMARY**

The Governor is proposing to include the Safe and Affordable Drinking Water Act as a budget trailer bill (BTB) to his proposed State budget for Fiscal Year 2018-19. The BTB closely resembles Senate Bill 623, which was introduced during the 2017 legislative session and has not been amended since August 21, 2017. The BTB would establish the Safe and Affordable Drinking Water Fund to provide financial assistance to disadvantaged communities that do not have access to safe drinking water because of contamination. The BTB would require local water agencies to collect a State tax on water customers, based on meter size, and remit the monies to the State Water Board to fund the financial assistance. Hayward fully supports the State's objectives to ensure that every Californian has access to safe and affordable drinking water.

Staff recommends, however, that the City Council adopt a resolution opposing the BTB unless it is amended to remove provisions related to the State water tax. Staff is concerned about the burden a State water tax would place upon Hayward water customers, some of whom are economically disadvantaged families, and the precedent of using a water tax as a method to fund other State initiatives. Other funding options are available to the State and should be considered in lieu of a State water tax.

**ATTACHMENTS**

Attachment I      Staff Report

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**File #:** CONS 18-379

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Attachment II

Draft Resolution

Attachment II

ACWD Comment Letter on Drinking Water Tax



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT: Consideration of Resolution Opposing the State Water Tax Provisions of the Safe and Affordable Drinking Act Budget Trailer Bill

#### RECOMMENDATION

That the Council adopts a resolution opposing the Safe and Affordable Drinking Water Act budget trailer bill in its present form, which would impose a State water tax on Hayward's water customers, and encouraging consideration of other potential funding mechanisms to assist disadvantaged communities with access to safe and affordable drinking water supplies.

#### SUMMARY

The Governor is proposing to include the Safe and Affordable Drinking Water Act as a budget trailer bill (BTB) to his proposed State budget for Fiscal Year 2018-19. The BTB closely resembles Senate Bill 623, which was introduced during the 2017 legislative session and has not been amended since August 21, 2017. The BTB would establish the Safe and Affordable Drinking Water Fund to provide financial assistance to disadvantaged communities that do not have access to safe drinking water because of contamination. The BTB would require local water agencies to collect a State tax on water customers, based on meter size, and remit the monies to the State Water Board to fund the financial assistance. Hayward fully supports the State's objectives to ensure that every Californian has access to safe and affordable drinking water.

Staff recommends, however, that the City Council adopt a resolution opposing the BTB unless it is amended to remove provisions related to the State water tax. Staff is concerned about the burden a State water tax would place upon Hayward water customers, some of whom are economically disadvantaged families, and the precedent of using a water tax as a method to fund other State initiatives. Other funding options are available to the State and should be considered in lieu of a State water tax.

## BACKGROUND

Existing California law establishes the right of every human being to “safe, clean, affordable, and accessible water adequate for human consumption, cooking and sanitary purposes.” In some California communities, however, access to safe drinking water is a challenge due to contaminants caused by human activities and natural conditions and a lack of financial resources to implement mitigation measures. The State Water Board estimates that there are about 300 public water systems, serving approximately 200,000 statewide, and an unquantifiable number of very small water systems and households reliant on domestic wells, that cannot access nor afford to pay for safe drinking water. Many of these water systems cannot charge water rates that are both affordable and sufficient to supply drinking water that complies with federal and state water quality standards.

During the 2017 legislative session, State Senator Bill Monning (D-Carmel) introduced Senate Bill (SB) 623 – Safe and Affordable Drinking Water Act. This legislation would establish the Safe and Affordable Drinking Water Fund to assist disadvantaged communities with clean water initiatives. SB 623 would impose taxes on residential and commercial water bills, as well as fees on fertilizers and dairies. The water taxes would be collected by water purveyors and remitted to the State. SB 623 has been in the committee process since last August.

Governor Brown has placed a significant focus on addressing the problem of contaminated drinking water in disadvantaged communities. A modified version of SB 623 has been proposed as a budget trailer bill (BTB) to the Governor’s proposed State budget for Fiscal Year 2018-19. Though not yet formally introduced, it is expected that the BTB language will be placed into a bill as part of the legislature’s budget process and that the BTB will replace SB 623 as the vehicle for advancing the Safe and Affordable Drinking Water legislation. Both SB 623 and the BTB require a two-thirds vote in the legislature because of the proposed tax on drinking water. The full text of the BTB can be viewed at:

[http://www.dof.ca.gov/Budget/Trailer\\_Bill\\_Language/documents/SafeandAffordableDrinkingWater.pdf](http://www.dof.ca.gov/Budget/Trailer_Bill_Language/documents/SafeandAffordableDrinkingWater.pdf)

The BTB is intended to address the issue of access to safe drinking water for all Californians, ensure the long-term sustainability of drinking water service and infrastructure, and provide a stable and sustainable funding source. Like SB 623, the BTB would establish the California Safe Drinking Water Fund and appropriate monies to the State Water Board to expend in the form of grants, loans and services for short- and long-term solutions to contaminated or failing water systems in disadvantaged communities. The funding mechanisms would include:

- 1) A State water tax to be collected by local water agencies, including Hayward, for drinking water delivered to residential, business, industrial, and institutional customers, and
- 2) Agricultural-related fees on confined animal facilities, fertilizers, and dairy.

A presentation made to the Bay Area Council in July 2017 indicates that a total of \$90 to \$110 million per year would be collected from retail water customers throughout the State for an indefinite period. An additional \$30 million is expected to be generated from agriculture-related fees for 15 years, and from that time forward, the total revenue would not exceed \$10 million.

## DISCUSSION

### Council Sustainability Committee Action

Staff provided an oral update on the BTB to the Council Sustainability Committee (CSC) on May 14. No action was requested.

### Bill Analysis

Staff's review of the BTB focused on potential impacts to Hayward water customers. If approved by the legislature, the BTB would impose a monthly tax on each retail water customer, based on meter size, ranging from \$0.95 for meters of 1 inch and smaller to \$10.00 for meters that are larger than 4 inches, beginning July 1, 2019. The BTB includes exemptions for low-income households and meters used for fire flow or non-potable purposes, such as recycled water. For the first two years, the local water agency would have the ability to exempt customers who are already enrolled in a low-income rate assistance program from paying the tax. After July 1, 2021, the low-income exemption would only apply to customers with household incomes equal to or less than 200% of the federal poverty level.

As of July 1, 2021, the amount of the water tax would be determined by the State Water Board, although the tax would be capped at the amounts shown in the BTB. The taxes would be collected on water bills and remitted to the State Water Board for the purposes described in the BTB. The maximum tax amount could be increased in the future by a two-thirds vote of the legislature.

Staff estimates that the annual amount collected in Hayward, based on the current number of meters, would be in the range of \$500,000. This is an estimate only. The actual revenue collected may be less because of the uncertainty of how many Hayward customers would qualify long-term for an exemption from the tax. A small portion of the revenue, 4% until 2021 and 2% thereafter, could be retained by the City for administrative costs.

Regarding the impact on customers, staff has calculated that an average single-family customer would see a monthly increase of about 2% as a result of the water tax, based on average usage of 14 hundred cubic feet, or 175 gallons per day. The annual impact to City customers will range from \$11.40 to \$120, depending on meter size, and may be considered significant by some customers living on limited incomes. Although the City will not benefit from the tax, customers will likely view it as a City charge and it may affect the City's ability to increase water rates sufficiently to cover operational costs in the near-term.

The City is committed to providing safe and affordable drinking water for Hayward customers, which is demonstrated by the City's efforts to maintain water rates as low as possible while providing reliable water service. Though none of Hayward's customers lack access to safe drinking water, the City also understands the importance of ensuring access to safe drinking water in disadvantaged communities throughout the State. The intended beneficiaries of the BTB do not have the ability to pay and that funding support is needed. While staff supports the objectives of the BTB, staff has identified several concerns with the tax provisions of the BTB, as described below, that should be considered by the Council:

- Taxing a resource that is essential to human existence may not be sound public policy.
- Requiring local water agencies to collect a State tax sets a precedent that could lead to other taxes fees being added to water bills by the State or other entities.
- While the taxes, as proposed in the BTB, are relatively modest, there are no guarantees that they won't be increased in future years, placing a burden on the City's ratepayers, which include families with limited economic resources.
- The cost burden does not appear to be equitable between urban and agricultural users. Under the current provisions of the BTB, urban users would bear the predominant burden of funding the Safe and Affordable Drinking Water Fund, although agricultural use accounts for a larger portion of water consumption in the State. Some agricultural users would pay into the fund; however, their contribution is significantly less than their proportional use of water resources. Overall, the proposal would allocate about 78% of the cost burden to urban water users initially, and ultimately the potential share could reach 90%.

For these reasons, staff recommends that the City Council oppose the BTB in its present form and request that the Governor and legislature consider other sustainable funding sources to provide needed assistance to affected communities. The Association of California Water Agencies (ACWA), a coalition of public water agencies, has identified other viable funding mechanisms to address this critical need, such as the use of federal safe drinking water funds, general obligation bond funds, a limited amount of State General Fund monies, lease revenue bonds, and an allocation from the Cap and Trade program. These sources, or combination of sources, would be appropriate alternatives to the proposed water tax.

As signatories to the letter submitted by ACWA (see Attachment III), the following nearby agencies have indicated their opposition to the BTB unless it is amended: Alameda County Water District; Contra Costa Water District; Dublin San Ramon Services District; and Zone 7 Water Agency. The East Bay Municipal Utility District and San Francisco Public Utilities Commission have not taken a formal position on the BTB.

### Schedule

The timing of when the BTB will be heard and voted on in committee is uncertain. Proponents of the BTB would like to see the bill move as early as June as part of the budget process. However, other indications are that because of the two-thirds majority required to pass the BTB, discussions may extend into late summer. If the effort to move the BTB is unsuccessful, SB 623 could also be amended and advanced during the 2018 legislative session.

## ECONOMIC IMPACT

As noted above, if the BTB is approved, the proposed State water tax is estimated to result in the collection of about \$500,000 per year from Hayward customers. The impact on single-family customers is estimated to be an increase of about 2%. These funds would be remitted to the State and would provide no direct benefit to Hayward customers.

The BTB includes exemptions for low-income customers. For the first two years, all customers receiving a reduced water service fee as part of the City's low-income exemption program could qualify for an exemption from the water tax. As a reminder, 2650 single-family customers with household income below the "Alameda County – Very Low Income" threshold, as determined by the State of California, are eligible for the low-income exemption and pay a reduced service fee. Beginning in 2021, only customers whose household income is equal to or less than 200 percent of the federal poverty level would be exempt from the tax. This could result in some Hayward customers enrolled in the low-income exemption program no longer qualifying for an exemption from the water tax.

## FISCAL IMPACT

If the BTB is approved, there would be some administrative cost to update the customer billing system to account for the collection of the tax and on-going annual costs to collect the tax and remit the revenue to the State. As noted in the discussion, the City would be able to retain a small portion of the tax to cover administrative costs. Staff is still reviewing potential fiscal impacts of the BTB, but they are not expected to be significant. There would be no impact on the General Fund.

## STRATEGIC INITIATIVES

This agenda item does not directly relate to one of Council's Strategic Initiatives.

## SUSTAINABILITY FEATURES

Hayward supports access to safe, affordable and sustainable water supplies within Hayward and beyond its borders. While the objective of the BTB has merit, other funding mechanisms are available for consideration.

## PUBLIC CONTACT

Staff did not conduct public outreach regarding this item. If the BTB were to be enacted, outreach would be needed to notify Hayward water customers of the State tax prior to adding

it to water bills.

#### NEXT STEPS

If Council concurs with the recommendation, staff will prepare a letter for the Mayor's signature to be sent to the Chairs of the Senate and Assembly Budget Committees, with copies to local State representatives. Staff will continue to monitor the progress of the Safe and Affordable Drinking Water BTB and SB 623 and will report new developments to the CSC and Council.

Prepared by: Jan Lee, Water Resources Manager

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



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Kelly McAdoo, City Manager



HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION OPPOSING THE STATE WATER TAX PROVISIONS OF THE SAFE AND AFFORDABLE DRINKING WATER ACT BUDGET TRAILER BILL, UNLESS AMENDED, AND DIRECTING STAFF TO PREPARE A LETTER FOR THE MAYOR'S SIGNATURE STATING HAYWARD'S POSITION

WHEREAS, the Hayward City Council recognizes the right of all Californians to have access to safe and affordable drinking water; and

WHEREAS, the Hayward City Council supports efforts to provide financial assistance to disadvantaged communities which do not have access to safe drinking water due to contamination nor the resources to mitigate the contamination; and

WHEREAS, the Governor of the State of California has included with the proposed 2018-19 budget a budget trailer bill titled the "Safe and Affordable Drinking Water Act" ("Act") which, in addition to other provisions, would establish a Safe and Affordable Drinking Water Fund ("Fund"), and

WHEREAS, the purpose of the Fund would be to provide assistance in the form of loans, grants, and technical services to disadvantaged communities to ensure safe drinking water supplies; and

WHEREAS, the Act proposes that the Fund be funded in part by a State tax on drinking water to be collected by local water agencies, such as Hayward, and remitted to the State; and

WHEREAS, the State water tax would have an economic impact on Hayward customers, some of which are economically disadvantaged families, while providing no benefit; and

WHEREAS, the Hayward City Council supports the objectives of the Act but suggests that the State explore other alternatives to a tax on drinking water to provide revenue for the Fund, such as federal safe drinking water funds, general obligation bonds, general fund monies, lease revenue bonds, and a portion of Cap and Trade program funds.

NOW, THEREFORE, BE IT RESOLVED that the Hayward City Council of the City of Hayward hereby opposes the State Water Tax Provisions of the Safe and Affordable Drinking Water Act Budget Trailer Bill, unless amended, and directs staff to prepare a letter for the Mayor's signature, expressing the City's position on this matter.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES:           COUNCIL MEMBERS:  
                  MAYOR:

NOES:           COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
                  City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

May 21, 2018

The Honorable Bob Wieckowski , Chair  
Senate Budget Subcommittee No. 2  
State Capitol, Room 4085  
Sacramento, CA 95814

The Honorable Richard Bloom, Chair  
Assembly Budget Subcommittee No. 3  
State Capitol, Room 2003  
Sacramento, CA 95814

**Re: Budget Trailer Bill: Safe and Affordable Drinking Water Fund/  
TAX ON DRINKING WATER**

**Position: OPPOSE UNLESS AMENDED**

Dear Chair Wieckowski and Chair Bloom:

The below-listed organizations are **OPPOSED UNLESS AMENDED to the drinking water tax budget trailer bill.**

Alameda County Water District	Citrus Heights Water District	El Dorado Hills Chamber of Commerce
Alhambra Chamber of Commerce	City of Beverly Hills	El Dorado Irrigation District
Amador Water Agency	City of Corona Department of Water and Power	El Monte/South El Monte Chamber of Commerce
Anderson-Cottonwood Irrigation District	City of Fairfield	El Toro Water District
Antelope Valley – East Kern Water Agency	City of Garden Grove	Elk Grove Water District
Association of California Water Agencies	City of Glendale Water and Power	Elk Grove Chamber of Commerce
Bella Vista Water District	City of Newport Beach	Elsinore Valley Municipal Water District
BizFed Los Angeles County	City of Oceanside	Fair Oaks Water District
Brooktrails Township Community Services District	City of Redding	Fallbrook Public Utility District
Browns Valley Irrigation District	City of Rialto/Rialto Utility Authority	Folsom Chamber of Commerce
Calaveras County Water District	City of Roseville	Foothill Municipal Water District
CalDesal	City of San Diego	The Gateway Chambers Alliance
California Cleaners Association	City of Santa Rosa	Georgetown Divide Public Utility District
California Craft Beer Association	City of Shasta Lake	Glendora Chamber of Commerce
California Municipal Utilities Association	Claremont Chamber of Commerce	Glenn-Colusa Irrigation District
California Special Districts Association	Coachella Valley Water District	Greater Coachella Valley Chamber of Commerce
Calleguas Municipal Water District	Coastside County Water District	Hawthorne Chamber of Commerce
Camrosa Water District	Contra Costa Water District	Helix Water District
Carlsbad Municipal Water District	Crescenta Valley Water District	Hidden Valley Lake Community Services District
Carmichael Water District	Crestline-Lake Arrowhead Water Agency	Hollywood Chamber of Commerce
Casitas Municipal Water District	Cucamonga Valley Water District	Humboldt Bay Municipal Water District
Central Basin Municipal Water District	Del Paso Manor Water District	
Centerville Community Services District	Desert Water Agency	
Ceres Chamber of Commerce	Downtown San Diego Partnership	
Cerritos Regional Chamber of Commerce	Dublin San Ramon Services District	
	East Orange County Water District	
	East Valley Water District	
	Eastern Municipal Water District	
	El Dorado County Chamber Alliance	

**ORGANIZATION LIST CONTINUED ON NEXT PAGE**

<b>Humboldt Community Services District</b>	<b>Palm Ranch Irrigation District</b>	<b>Shasta Community Services District</b>
<b>Idyllwild Water District</b>	<b>Palmdale Water District</b>	<b>South Coast Water District</b>
<b>Indian Wells Valley Water District</b>	<b>Paradise Irrigation District</b>	<b>South Tahoe Public Utility District</b>
<b>Indio Water Authority</b>	<b>Pasadena Water and Power</b>	<b>Southern California Water Committee</b>
<b>Irvine Ranch Water District</b>	<b>Pico Water District</b>	<b>Stockton East Water District</b>
<b>Kern County Water Agency</b>	<b>Placer County Water Agency</b>	<b>Sweetwater Authority</b>
<b>Kinneloa Irrigation District</b>	<b>Pleasanton Chamber of Commerce</b>	<b>Tahoe City Public Utility District</b>
<b>Kirkwood Meadows Public Utility District</b>	<b>Quartz Hill Water District</b>	<b>Templeton Community Services District</b>
<b>La Verne Chamber of Commerce</b>	<b>Rainbow Municipal Water District</b>	<b>Textile Rental Service Association</b>
<b>Laguna Beach County Water District</b>	<b>Rancho California Water District</b>	<b>Three Valleys Municipal Water District</b>
<b>Lake Hemet Municipal Water District</b>	<b>Rancho Cordova Chamber of Commerce</b>	<b>Torrance Area Chamber of Commerce</b>
<b>Las Virgenes Municipal Water District</b>	<b>Rancho Cucamonga Chamber of Commerce</b>	<b>Tulare Irrigation District</b>
<b>Long Beach Water Department</b>	<b>Regional Water Authority</b>	<b>Tuolumne Utilities District</b>
<b>Malaga County Water District</b>	<b>Redwood Valley County Water District</b>	<b>Twain Harte Community Services District</b>
<b>Mammoth Community Water District</b>	<b>Richvale Irrigation District</b>	<b>United Chamber Advocacy Network</b>
<b>Mariana Ranchos County Water District</b>	<b>Rincon del Diablo Municipal Water District</b>	<b>United Water Conservation District</b>
<b>McKinleyville Community Services District</b>	<b>Rio Alto Water District</b>	<b>Upper Russian River Water Agency</b>
<b>Mendocino County Russian River Flood Control &amp; Water Conservation Improvement District</b>	<b>Rio Linda Elverta Community Water District</b>	<b>Upper San Gabriel Valley Municipal Water District</b>
<b>Merced Irrigation District</b>	<b>Roseville Area Chamber of Commerce</b>	<b>Vallecitos Water District</b>
<b>Mesa Water District</b>	<b>Rowland Water District</b>	<b>Valley Center Municipal Water District</b>
<b>Mid-Peninsula Water District</b>	<b>Sacramento Suburban Water District</b>	<b>Valley of the Moon Water District</b>
<b>Millview County Water District</b>	<b>San Diego County Water Authority</b>	<b>Ventura County Economic Development Association</b>
<b>Mission Springs Water District</b>	<b>San Diego Regional Chamber of Commerce</b>	<b>Vista Irrigation District</b>
<b>Mojave Water Agency</b>	<b>San Dieguito Water District</b>	<b>Walnut Valley Water District</b>
<b>Monte Vista Water District</b>	<b>San Gabriel County Water District</b>	<b>Westlands Water District</b>
<b>Municipal Water District of Orange County</b>	<b>San Gabriel Valley Economic Partnership</b>	<b>Western Canal Water District</b>
<b>Nevada Irrigation District</b>	<b>San Gabriel Valley Municipal Water District</b>	<b>Western Municipal Water District</b>
<b>North Marin Water District</b>	<b>San Juan Water District</b>	<b>Yolo County Flood Control Water Conservation District</b>
<b>North Tahoe Public Utility District</b>	<b>San Juan Valley Chamber of Commerce</b>	<b>Yorba Linda Water District</b>
<b>Northern California Water Association</b>	<b>Santa Clarita Valley Water Agency</b>	<b>Yuba County Water Agency</b>
<b>Olivenhain Municipal Water District</b>	<b>Santa Fe Irrigation District</b>	<b>Zone 7 Water Agency</b>
<b>Orange County Water District</b>	<b>Santa Margarita Water District</b>	
<b>Orchard Dale Water District</b>	<b>Santa Ynez River Water Conservation District</b>	
<b>Otay Water District</b>	<b>Improvement District No. 1</b>	
<b>Padre Dam Municipal Water District</b>	<b>Scotts Valley Water District</b>	

This budget trailer bill is essentially a modified version of SB 623 (Monning, D-Carmel), which is a 2-year bill. The budget trailer bill would establish a fund to be administered by the State Water Resources Control Board (SWRCB) to assist those who do not have access to safe drinking water. The organizations listed on this letter agree with the intent of the bill. The lack of access to safe drinking water in certain disadvantaged communities is a public health issue and a social issue that the State needs to address. The bill proposes two types of funding: 1) fees related to confined animal facilities excluding dairies (CAFED), fertilizer sales, and dairies to address nitrate contamination; and 2) a state-mandated tax on drinking water that the bill would require local water agencies to assess on their local ratepayers and send to Sacramento. **No policy committee has heard the proposed tax. The above-listed organizations oppose the proposal for a tax on drinking water.**

**PROBLEMS WITH A TAX ON DRINKING WATER:** Following are examples of problems with a tax on drinking water:

- 1) **Requiring local water agencies and cities across the state to impose a tax on drinking water for the State of California is highly problematic and is not the appropriate response to the problem;**
- 2) **It is not sound policy to tax something that is essential to life;**
- 3) State law sets forth a policy of a human right to water for human consumption that is safe, clean, **affordable** and accessible. **Adding a tax on water works against keeping water affordable for all Californians; and**
- 4) **It is inefficient to turn thousands of local water agencies into taxation entities for the state and require them to collect the tax and send it to Sacramento.**

**CREDIBLE FUNDING ALTERNATIVES:** The above-listed organizations have developed **credible funding alternatives to replace the proposed water tax**, as outlined in **Attachment A** to this letter.

The **first funding alternative** is a funding package, including:

- 1) **Safe Drinking Water State Revolving Fund (SRF)** – this ongoing federal funding can be used to fund capital costs;
- 2) **General Obligation (G.O.) Bonds** – SB 5 (de León, 2017), which will be on the June 2018 ballot as Proposition 68, proposes \$250 million for safe drinking and clean water, and another bond initiative which is expected to be on the November ballot proposes \$500 million for safe drinking water. These bonds propose to prioritize the drinking water funding to disadvantaged communities (DACs);
- 3) **Ag Funding** – the nitrate-related fees proposed in the bill could be used for replacement water, including point-of-use and point-of-entry treatment, for nitrate contamination; and
- 4) **General Fund** – A modest amount of General Fund funding (\$34.4 million per year) can fund the non-nitrate operation and maintenance (O&M) costs needs at public water systems in certain DACs.

The Honorable Bob Wieckowski and the Honorable Richard Bloom  
Page 4

Everyone in California should have access to safe drinking water. The fact that a small percentage of Californians do not makes this issue a public health and social issue for which the General Fund is an appropriate source of funding as part of the above-suggested funding package.

The **second funding alternative** is the **creation of an Irrevocable Safe and Affordable Drinking Water Trust** that could be funded with a one-time infusion of budget surplus dollars and would generate the needed net revenue for safe drinking water.

For more information about additional credible funding alternatives to replace the tax on drinking water, please refer to Attachment A.

**AMENDMENTS:** In addition to replacing the proposed tax on drinking water with one or more acceptable funding alternative, the organizations listed above are suggesting the amendments shown on Attachment B to address various concerns regarding this funding measure. The above-listed organizations urge your “No” vote on the budget trailer bill unless the proposed tax on drinking water is removed and replaced with one or more acceptable alternative funding source.

If you have questions, please contact Cindy Tuck, Deputy Executive Director for Government Relations, Association of California Water Agencies at (916) 441-4545 or at [cindy@acwa.com](mailto:cindy@acwa.com).

cc: The Honorable Governor Edmund G. Brown Jr.  
Honorable Members, Senate Budget Subcommittee No. 2  
Honorable Members, Assembly Budget Subcommittee No. 3  
The Honorable William W. Monning  
Ms. Kim Craig, Deputy Cabinet Secretary, Office of the Governor  
Ms. Joanne Roy, Consultant, Senate Budget Subcommittee No. 2  
Ms. Susan Chan, Consultant, Assembly Budget Subcommittee No. 3  
Mr. Trevor Taylor, Legislative Aide, Office of Senator William W. Monning  
Ms. Rocel Bettencourt, Budget Consultant, Senate Republican Caucus  
Ms. Barbara Gausewitz, Consultant, Assembly Republican Caucus

# Funding Alternatives to the Proposed Tax on Drinking Water

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## Introduction

The Association of California Water Agencies (ACWA)-led “Oppose-Unless-Amended” coalition agrees on the intent of SB 623 (Monning) and the Administration’s budget trailer bill, which would establish a fund to assist those who do not have access to safe drinking water. The proposed tax on drinking water, however, is not the right solution. The following are credible funding alternatives to the proposed tax on drinking water and a tool to help improve safe drinking water.

## Funding Alternatives

### 1. Current “Oppose Unless Amended” Coalition Funding Proposal

The first alternative to the proposed drinking water tax is the Safe Drinking Water Funding Package, which is the current funding proposal by the coalition. This funding package is comprised of ongoing federal safe drinking water funds, general obligation bond funds, the assessments related to nitrates in groundwater proposed in the budget trailer bill and SB 623, and a limited amount of state general fund dollars. (Attachment 1)

### 2. Safe and Affordable Drinking Water Trust

The creation of an irrevocable trust is the second alternative. The trust would be held for the sole purpose of providing funding for safe and affordable drinking water. (Attachment 2)

### 3. Lease Revenue Bonds for Safe Drinking Water

The third alternative is lease revenue bonds issued for safe drinking water. (Attachment 3)

### 4. Cap and Trade Allocation for Safe Drinking Water

The fourth alternative is to allocate a percentage of Cap and Trade funding via continuous appropriation for safe drinking water. (Attachment 4)

## Other Tools

### 1. Governance Solution

AB 2050 (Caballero, 2018), the Small System Water Authority Act of 2018, would propose a local solution for consolidation of non-compliant public water systems based on regional governance and administration.

Contact: Cindy Tuck, ACWA, [cindy@acwa.com](mailto:cindy@acwa.com), (916) 441-4545

## Funding Alternative #1 to the Proposed Tax on Drinking Water

### Safe Drinking Water Funding Package

<u>Funding Source</u>	<u>Funding Type</u>	<u>Funding Amount</u>
Safe Drinking Water State Revolving Funding (Federal)	Capital	<u>Part of \$81 million<sup>1</sup></u>
General Obligation Bonds	Capital	Proposition 68 <u>\$250 million<sup>2</sup></u> and/or Water Supply/Quality Bond: <u>\$500 million<sup>3</sup></u>
<u>BUDGET TRAILER BILL / SB 623 (Monning)</u>		
Nitrate Assessment	Nitrate: • Replacement Water • Point of Use Treatment • Point of Entry Treatment	Approximately <u>\$30 million per year</u>
General Fund	Operation and Maintenance for Public Water Systems	Approximately <u>\$34.44 million per year<sup>4</sup></u>

<sup>1</sup> \$81 million is estimated SDW SRF Total for California for 2018. Part of this would go to capital costs for disadvantaged communities

<sup>2</sup> For both safe drinking water and clean water

<sup>3</sup> For safe drinking water

<sup>4</sup> State Water Board's estimate for annual non-nitrate O&M costs for public water systems



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## Funding Alternative #2 to the Proposed Tax on Drinking Water in the Budget Trailer Bill

### Irrevocable Safe and Affordable Drinking Water Trust

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The establishment of an Irrevocable Safe and Affordable Drinking Water Trust is a viable alternative to a tax on drinking water because it could provide a stable and perpetual source of funding. The Irrevocable Safe and Affordable Drinking Water Trust could provide a targeted amount of revenue each year into perpetuity to fund safe drinking water solutions for disadvantaged communities and low-income residents. For example, the targeted annual funding generated from the trust could be \$50 million per year.

In general, an irrevocable trust is a mechanism into which an entity or person (the grantor) places assets for the benefit of a designated beneficiary. Once the grantor places the assets into an irrevocable trust, the assets cannot be removed. Instead, the trust assets, which comprise the trust's principal, are managed by a trustee who invests the principal and make distributions from the trust for the benefit of the beneficiary. Trustees have fiduciary duties, responsibilities and obligations to trust beneficiaries.

One type of irrevocable trust is a charitable trust. A charitable trust is a trust designed to advance a charitable or governmental purpose. In the case of the Irrevocable Safe and Affordable Drinking Water Trust, the trust would be created as an irrevocable charitable trust designed to advance the governmental purpose of providing a continual source of funding for drinking water solutions for disadvantaged communities and low-income residents which currently do not have access to safe drinking water. The primary purpose of the Irrevocable Safe and Affordable Drinking Water Trust would be to provide a perpetual source of funding of at least \$50 million dollars each year to the Safe and Affordable Drinking Water Fund.

#### **How the Irrevocable Trust Would Work:**

- 1) The Irrevocable Safe and Affordable Drinking Water Trust Fund would be established in the State Treasury and be designated as the fund which would hold the funds placed into the Irrevocable Safe and Affordable Drinking Water Trust.
- 2) To generate \$50 million per year, the one-time sum of \$725 million would be irrevocably transferred in Fiscal Year 2018-19 from the General Fund to the Irrevocable Safe and Affordable Drinking Water Trust Commission (the Commission) for deposit in the Irrevocable Safe and Affordable Drinking Water Trust Fund. This funding would serve as the trust's principal. (The \$725 million amount is based on an assumption of a 6.5 percent annual rate of return.)

- 3) The Commission would serve as the trustee for the trust and would consist of 3 members and would be comprised of the State Treasurer, the Lieutenant Governor and the State Controller.
- 4) The Commission would invest the trust principal. If the net income earned by the trust during the previous fiscal year is less than or equal to \$50 million, the trustee would deposit the entire value of the net income into the Safe and Affordable Drinking Water Fund for the benefit of the trust's beneficiary.
- 5) If the net income earned by the trust during the previous fiscal year was greater than \$50 million, the trustee would deposit \$50 million into the Safe and Affordable Drinking Water Fund and would split the remaining portion of the net income between the Safe and Affordable Drinking Water Fund and the trust principal. Increasing the size of the trust principal would enable the trust to generate more money annually for transfer to the Safe and Affordable Drinking Water Fund.
- 6) The trustee and others would be statutorily restricted from drawing down the trust principal.

Updated: May 7, 2018

Attachment 3

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## Funding Alternative #3 to the Proposed Tax on Drinking Water in the Budget Trailer Bill

### Lease Revenue Bonds for Safe Drinking Water

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During the height of the budget crisis in 2008, the Legislature authorized the issuance of Lease Revenue Bonds through AB 900 to pay for a variety of costs related to the building of new prisons. A Lease Revenue Bond (LRB) can be generally described as a loan made to the State that is repaid by revenue generated by the project.

Under AB 900, the state envisioned that the Department of Public Works would design and build the prison and incur the debt, and the Department of Corrections would generate the "revenue" to repay the debt. In the case of AB 900, the "revenue" was a transfer of money between two government agencies, and the money came from the General Fund.

Based on a presentation provided by the Treasurer's office on their website, the issuer of an LRB – in this case the State - covenants to appropriate annual lease payments from the General Fund to meet the lease obligations. In this proposal, there would be a commitment of the new revenue from the agricultural taxes proposed in the bill, and revenue would ultimately be deposited in the General Fund. The financial instrument would be structured as lease revenue bonds or "certificates of participation" ("COPs") that are not subject to constitutional debt limits per a lease exception. Unlike General Obligation bonds, no voter approval of the bond issuance is required. Of course, the disadvantage is that the debt payments compete with other General Fund priorities.

These types of bonds are often used for projects of general community benefit and to indirectly leverage a General Fund revenue stream. These bonds are often used to provide "credit enhancement" for less credit-worthy borrowing for desired "risk sharing." Under the LRB alternative financing concept, the State Water Resources Control Board would ask the Board of Public Works to issue Revenue Bonds up to an amount to be determined. The proceeds from the bonds could be used to fund operation and maintenance costs. Capital projects could be constructed with the use of ongoing federal funds and General Obligation bond funding. The debt for the bonds would be securitized by the ongoing cash flow from the agricultural taxes in the budget trailer bill along with a one-time appropriation of General Fund money into a special account –the ultimate guarantor would be the General Fund. All of the funds would be continuously appropriated to pay off the debt obligations.

By the issuance of the LRBs that would be securitized with the already-proposed agricultural tax revenues, this approach ensures that the money would only be spent for the desired purpose.

Updated: May 7, 2018

Attachment 4

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## Funding Alternative #4 to the Proposed Tax on Drinking Water in the Budget Trailer Bill

### Cap-and-Trade Allocation for Safe Drinking Water

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In 2017, the Legislature passed, and Governor Brown signed into law, AB 398 (Garcia) which extended the State's authority to operate a Cap-and-Trade program through 2030. AB 398 passed by a two-thirds vote which was significant in the context of Proposition 26 requirements.

The Cap-and-Trade program generates revenue annually from the sale of allowances to entities which emit greenhouse gas (GHG) emissions and which need the allowances to continue to emit GHG emissions. By reducing the number of allowances issued over time, the State limits the ability of emission sources to continue emitting. The Legislative Analyst's Office (LAO) has estimated that the program will bring in anywhere from \$2 to \$7 billion annually between 2018 and 2030.

The Governor's Proposed Budget for Fiscal Year 2018-19 includes a \$2.8 billion Cap-and-Trade expenditure plan. \$1.3 billion of this amount is "discretionary" spending which is not subject to continuous appropriation. A small portion of this revenue could be appropriated with a majority vote to fund drinking water solutions for disadvantaged communities and low-income residents who do not have access to safe drinking water. Revenue from the program could also be used to supplement or backstop any other alternative proposal.

Providing clean drinking water to disadvantaged communities is consistent with the historic emphasis on using Cap-and-Trade revenue to benefit these communities. It would also help eliminate the need for some of these communities to rely on the transportation of bottled water or shipped water in order to have access to safe drinking water – thereby resulting in a reduction of GHG emissions.

**Attachment B**  
**SAFE AND AFFORDABLE DRINKING WATER FUND BUDGET TRAILER BILL**  
**AMENDMENTS SUGGESTED BY**  
**WATER AGENCIES AND WATER ORGANIZATIONS LISTED ON THIS LETTER**

- 1) Do NOT include a tax on drinking water. (See Attachment A for four credible funding alternatives to replace the tax on drinking water.)**
- 2) Exclude capital costs as an eligible funding category** and focus on funding O&M costs, which are difficult to fund through G.O. bonds and cannot be funded with SRF dollars. (G.O. bonds and the SRF are effective in funding capital costs.)
- 3) Limit the funding to disadvantaged communities (DACs)** and low income domestic well users that do not have access to safe drinking water, consistent with 4) below.
- 4) Exclude individual domestic wells and “state small water systems” (with 5 to 14 connections) as eligible funding categories (with one exception for nitrate).** **Data is lacking to support a credible needs assessment.** For example, the state does not require owners of private wells to sample their wells, and consequently a comprehensive database for these groundwater sources does not exist. **The bill should explicitly exclude these two categories from funding with the exception that funding could be made available for replacement water** for individual domestic wells or state small water systems in rural areas of the state for which the local health officer has certified that data documents that the wells for which funding is being sought in that area are contaminated with **nitrate**. The proposed definition of “replacement water” should be narrowed to make this exception workable. (Bottled water, point-of-use treatment and point-of-entry treatment are reasonable parts of this proposed definition.)
- 5) Make sure the funding goes to address situations where the water is not safe.** For example, the proposed language in Section 116769 references systems that “may be at risk of failing.” Funding for safe drinking water should go to where there are real problems as opposed to going to where there is a chance of a problem.
- 6) Focus on safe drinking water and recognize that affordability issues are being discussed in the State Water Board’s AB 401 implementation process.** The language should be deleted from Section 116769 which would include in the needs assessment all CWSs in DACs that charge fees that exceed the affordability threshold in the Clean Water State Revolving Fund Intended Use Plan (i.e., fees that equal or exceed 1.5 percent of the median household income). The State Water Board is currently developing a plan for a low-income water rate assistance program pursuant to AB 401 (Dodd, 2015), and there are many questions being raised about how affordability thresholds should be determined.
- 7) Clarify what is intended by the proposed authority for the State Water Board to take “additional action as may be appropriate for adequate administration and operation of the fund.”** Instead of simply including this rather vague provision in Section 116768, the bill should be specific as to what this proposed authority is intended to cover.
- 8) Delete the proposal to give the State Water Board and the Board’s staff broad liability protection as they implement the Fund.** No case has been made as to why they should have such protection for this program.



# CITY OF HAYWARD

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

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**File #:** CONS 18-380

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Director of Utilities & Environmental Services

**SUBJECT**

Sustainable Groundwater Management: Authorization for the City Manager to Execute a Cooperating Agreement with the East Bay Municipal Utility District for Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin

**RECOMMENDATION**

That Council adopts a resolution authorizing the City Manager to execute a Cooperating Agreement with the East Bay Municipal Utility District to jointly prepare a Groundwater Sustainability Plan for the East Bay Plain Subbasin.

**SUMMARY**

In June 2017, the State formally designated Hayward as the Groundwater Sustainability Agency (GSA) for the portion of the East Bay Plain Subbasin that underlies the City. The East Bay Municipal Utility District (EBMUD) is the GSA for the remaining portion of the Subbasin. GSAs for medium-priority ranked groundwater basin are responsible for developing and implementing a Groundwater Sustainability Plan (GSP) to sustainably manage the utilization of groundwater within its management area. In accordance with previous direction from the Council Sustainability Committee (CSC) and City Council, staff has negotiated a Cooperating Agreement with EBMUD, under which the parties would agree to work together and share the costs to prepare a single GSP for the East Bay Plain Subbasin. Staff is requesting that Council authorize the execution of a Cooperating Agreement with EBMUD. EBMUD's Board was briefed on the State's latest developments and moved forward with authorizing execution of the Cooperating Agreement on May 22, 2018.

The State is currently going through a process to reprioritize basins. On May 18, 2018, the State released information that could potentially result in the East Bay Plain Subbasin being re-classified as a very low-priority basin, making preparation of a GSP a voluntary, rather than a mandatory requirement. Final decisions for this latest round of basin prioritizations will be made in fall of 2018 and the State will continue to periodically reassess basin prioritization. While preparing a GSP is not required for a very low-priority basin, given that EBMUD and the City have received a \$1 million grant towards preparing a GSP and the prioritization of the East Bay Plain Subbasin may continue to change in the future such that a

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**File #:** CONS 18-380

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GSP is required, staff recommends that the City continue with the current approach to sustainable groundwater management and prepare a GSP cooperatively with EBMUD.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Resolution



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Sustainable Groundwater Management: Authorization for the City Manager to Execute a Cooperating Agreement with the East Bay Municipal Utility District for Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin

#### RECOMMENDATION

That Council adopts a resolution authorizing the City Manager to execute a Cooperating Agreement with the East Bay Municipal Utility District to jointly prepare a Groundwater Sustainability Plan for the East Bay Plain Subbasin.

#### SUMMARY

In June 2017, the State formally designated Hayward as the Groundwater Sustainability Agency (GSA) for the portion of the East Bay Plain Subbasin that underlies the City. The East Bay Municipal Utility District (EBMUD) is the GSA for the remaining portion of the Subbasin. GSAs for medium-priority ranked groundwater basin are responsible for developing and implementing a Groundwater Sustainability Plan (GSP) to sustainably manage the utilization of groundwater within its management area. In accordance with previous direction from the Council Sustainability Committee (CSC) and City Council, staff has negotiated a Cooperating Agreement with EBMUD, under which the parties would agree to work together and share the costs to prepare a single GSP for the East Bay Plain Subbasin. Staff is requesting that Council authorize the execution of a Cooperating Agreement with EBMUD. EBMUD's Board was briefed on the State's latest developments and moved forward with authorizing execution of the Cooperating Agreement on May 22, 2018.

The State is currently going through a process to reprioritize basins. On May 18, 2018, the State released information that could potentially result in the East Bay Plain Subbasin being re-classified as a very low-priority basin, making preparation of a GSP a voluntary, rather than a mandatory requirement. Final decisions for this latest round of basin prioritizations will be made in fall of 2018 and the State will continue to periodically reassess basin prioritization. While preparing a GSP is not required for a very low-priority basin, given that EBMUD and the City have received a \$1 million grant towards preparing a GSP and the prioritization of the East Bay Plain Subbasin may continue to change in the future such that a GSP is required, staff



recommends that the City continue with the current approach to sustainable groundwater management and prepare a GSP cooperatively with EBMUD.

## BACKGROUND

The Sustainable Groundwater Management Act (SGMA) was signed into law in 2014 to provide for comprehensive and sustainable management of groundwater resources within the State. The legislation provides a framework for groundwater management at the local level through formation of Groundwater Sustainability Agencies (GSAs) and implementation of Groundwater Sustainability Plans (GSPs). The requirements to form GSAs and develop and implement GSPs is mandatory for medium- and high-priority ranked groundwater basins. Hayward became the GSA for the portion of the medium-priority East Bay Plain Groundwater Subbasin underlying the City in June 2017. EBMUD is the GSA for the remaining portion of the Subbasin.

As the GSA for a portion of the East Bay Plain Subbasin, the City is responsible for developing and implementing a GSP to sustainably manage and utilize groundwater within its management area without causing undesirable results. Based on direction from the Council Sustainability Committee and with Council approval on July 18, 2017, the City entered into a Memorandum of Understanding (MOU) with EBMUD in July 2017 to negotiate a Cooperating Agreement, under which the parties would jointly prepare a single GSP for the entire Subbasin. Working collaboratively with EBMUD will reduce duplication of technical work and thus the cost of preparing a GSP for both agencies. The following link to the July 18 Council report provides additional background and discussion: <http://bit.ly/2HfzooV>.

On July 18, 2017, Council also directed staff to work with EBMUD to apply for grant funding to offset the costs of preparing a GSP. Under Proposition 1, approved by voters in November 2014, the State Department of Water Resources (DWR) has established the Sustainable Groundwater Planning Grant Program to provide funds for GSP development and implementation. In September 2017, DWR released the Groundwater Sustainability Plans and Projects Proposal Solicitation Package for grant funding related to development of GSP, for which both Hayward and EBMUD were eligible. Since only one GSA per basin could apply, EBMUD was the lead agency, and with Hayward's support, submitted a grant application in October 2017 for \$1 million. On May 7, 2018, DWR conditionally recommended award of the full \$1 million grant to EBMUD and the City for GSP development contingent on successful execution of a grant agreement between DWR and EBMUD. The grant will fund about one-half of the estimated cost of preparing the GSP.

## DISCUSSION

The MOU between the City and EBMUD established a framework for the parties to negotiate in good faith the terms of a Cooperating Agreement for sustainable management of the East Bay Plain Subbasin in its entirety, incorporating principles of collaboration, a clear governance and decision-making structure, stakeholder involvement, equitable cost-sharing, and effective dispute resolution. Through regular communication and discussion over the last several months, staff from both entities have negotiated a Cooperating Agreement setting forth roles, responsibilities, cost-sharing, and other commitments to jointly develop a single

GSP for the East Bay Plain Subbasin in compliance with SGMA. Staff envisions that the Cooperating Agreement would be amended, or a new agreement would be negotiated to implement the GSP in the future.

### Council Sustainability Committee (CSC) Action

On March 12, 2018, staff reviewed the key terms and provisions of the draft Cooperating Agreement with the CSC, and the CSC unanimously recommended approval.

### Proposed Cooperating Agreement

Key provisions of the proposed Cooperating Agreement include:

- **Development of the GSP.** The Cooperating Agreement acknowledges the parties' intent to develop a single GSP for the entire East Bay Plain Subbasin which meets all SGMA requirements and anticipates the use of outside technical consultants to complete some of the work. While EBMUD is expected to be the contracting entity, the Agreement defines contract procurement and administration procedures that provide both parties with representation in the selection of consultants and oversight of technical work products.
- **Collaborative Working Structure.** The draft Cooperating Agreement sets out a working structure for the GSAs that incorporates a Steering Committee to provide overall direction and management, and a Technical Team to oversee preparation of the GSP, including development of technical data and sustainability objectives. The Technical Team will also coordinate input from basin stakeholders and interested parties. The governing bodies of each entity will have responsibility for approving the GSP after a public hearing.
- **Stakeholder Communication and Engagement.** SGMA requires implementation of outreach and communication with groundwater basin stakeholders to ensure that their interests are considered in developing the GSP. The draft Cooperating Agreement commits the parties to implement a Stakeholder Communication and Engagement Plan consistent with the DWR Guidance Document. In addition to public meetings and web-based materials, the parties will jointly create a Technical Advisory Committee and Interbasin Working Group to provide input and share information.
- **Cost Sharing.** As noted earlier, there are advantages to both agencies in combining efforts and sharing the cost to develop a single GSP. It is estimated that development of the GSP will cost about \$2 million, including staff costs and consulting services. Each party has agreed to be responsible for paying for its own internal staff costs. The Parties have negotiated a cost allocation of 35 percent for the City and 65 percent for EBMUD for technical consulting services, based on benefits to each agency and relative Subbasin coverage. The City overlies some of the most productive portions of the East Bay Plain Subbasin. Therefore, even though Hayward's GSA coverage accounts for less than 20 percent of the total size of the East Bay Plain Subbasin, the City's proposed cost

allocation of 35 percent for technical consulting services reflects that a significant amount of effort will be dedicated to studying and establishing sustainable management criteria for the southern portion of the East Bay Plain Subbasin, beneath the City. The proposed cost share allocation also considers EBMUD's added responsibilities for being the contracting entity and agreeing to administer the consultant contract and grant funding.

As previously discussed, DWR has recommended award of a \$1 million Proposition 1 Sustainable Planning Grant to Hayward and EBMUD to prepare a GSP for the East Bay Plain. The grant would help fund approximately half the cost to prepare the plan. With the grant funding, Hayward's share of the cost to prepare the GSP is estimated to be about \$350,000, with approximately \$200,000 (net amount after receipt of City's proportion of grant funding) being paid to EBMUD for reimbursement of technical consultant costs and the remaining \$150,000 in City staff costs. The actual consultant and staff costs to prepare the GSP will be better known after the consultant services are procured and staff has a better understanding of the required level of effort.

- **GSP Cost Accounting.** EBMUD will establish a separate account in which to deposit the City's and EBMUD's cost share contributions, as well as grant funds, and from which to make disbursements to consultants. Under the terms of the Agreement, Hayward and EBMUD would make initial contributions of \$105,000 and \$195,000 respectively to the account. Whenever the balance is drawn below \$50,000, both parties would make additional contributions of the same amount, or the proportional amount needed to complete the GSP, whichever is less. The total amount of cost-contributions needed to be deposited into the account from each party will depend on the timing of reimbursements from DWR. The City's total upfront contribution would not exceed \$575,000, with up to \$375,000 being reimbursed to the City through grant funding, resulting in the City's net amount for paying consultants to develop the GSP of approximately \$200,000. The City will receive periodic reports on the account, and when the project is complete, EBMUD will prepare a reconciliation to determine if a refund is owed to the City.
- **Supplemental Projects.** The parties will work collaboratively with stakeholders to develop the GSP over the next three years. As with any long process, the parties may identify additional work outside the existing project scope that would be necessary or complementary to the GSP development effort. Therefore, the Agreement has been structured to allow for amendments that allow for the parties to jointly or individually pursue supplemental projects, subject to necessary approvals.
- **Dispute Resolution.** The parties have agreed to meet in good faith to resolve any disputes that may arise, and if necessary, process amendments to the Cooperating Agreement to implement terms of the resolution. In the unlikely event that a dispute cannot be resolved, provisions for cancelling the Cooperating Agreement are also included.

## Basin Prioritization

In 2014, DWR classified the East Bay Plain Subbasin as a medium-priority groundwater basin, making it mandatory for the basin to be managed under a GSP by January 31, 2022. SGMA requires that DWR reassess basin prioritization anytime DWR updates basin boundaries. In late 2016, DWR completed a first-round of basin boundary modifications and initiated a process to reassess basin prioritization. On May 18, 2018 DWR released its latest draft prioritization of groundwater basins. The draft prioritization would re-classify the East Bay Plain Subbasin as a very low-priority basin, making compliance with SGMA voluntary rather than mandatory. The grant funding would not be affected unless EBMUD and Hayward decline to move forward with development of a GSP.

DWR anticipates finalizing the latest basin prioritization rankings in the fall of 2018 following a 60-day public comment period. Staff is reviewing the data DWR used for ranking the East Bay Plain Subbasin to ensure that it represents the most accurate and up to date information available for the basin. The primary reason for the change between the 2018 and 2014 ranking appears to be the amount of groundwater pumping that DWR has estimated is occurring within the East Bay Plain Subbasin. It is possible that the final prioritization rankings may change from the draft rankings. In addition, DWR has begun another round of basin boundary modifications and will continue to periodically reassess basin prioritization as required by SGMA. Thus, even if the East Bay Plain Subbasin is re-classified as a very low-priority basin in the fall of 2018, this classification could change in the future based on new information or changed basin conditions (e.g. increased groundwater pumping).

On May 22, EBMUD's Board authorized execution of the Cooperating Agreement with Hayward to jointly prepare a GSP for the East Bay Plain Subbasin and staff recommends that Council proceed with authorizing the execution of the Cooperating Agreement. The proposed Agreement includes a requirement for the parties to meet and confer to determine appropriate next steps if DWR re-classifies the East Bay Plain Subbasin such that preparation of a GSP is no longer a mandatory requirement. Preparation of a GSP, whether a mandatory or voluntary requirement, would ensure long-term sustainable management and protection of the City's groundwater resources. Staff has worked with EBMUD to secure grant funding and negotiated a cost-share arrangement that significantly lowers the cost to the City to prepare a GSP. Staff will continue to update the CSC and Council on DWR's basin prioritization process and potential effects on the City's approach to sustainable groundwater management.

## ECONOMIC IMPACT

If EBMUD and the City receive the full \$1 million in grant funding from DWR, the City's cost to develop the GSP is estimated at \$350,000. Costs for implementing the GSP have not been fully evaluated and will largely depend on actions needed to sustainably manage the basin. SGMA provides mechanisms for GSAs to recover costs for groundwater management through water rates, pump and extraction fees, and grants. The City's costs are difficult to estimate at this time, but are not expected to significantly affect customer water rates.

## FISCAL IMPACT

The Water Improvement Fund in the Capital Improvement Program (CIP) includes funds for groundwater-related activities such as preparation and implementation of a GSP. Based on an initial scope of work developed for the Cooperating Agreement, the City's share of the cost for developing the GSP is estimated at \$350,000, if EBMUD and Hayward receive the full \$1 million in grant funding from DWR. Staff anticipates that the estimate will increase once work on the GSP begins and the internal resources needed to support development of the GSP are better understood. The existing allocation in the CIP is sufficient to fund the City's share of preparing the technical studies and investigations, along with developing a GSP that complies with SGMA requirements. Implementation costs will depend on the needed actions. There will be no impact on the General Fund.

## STRATEGIC INITIATIVES

This agenda item does not directly relate to one of Council's Strategic Initiatives.

## SUSTAINABILITY FEATURES

The City's emergency wells are an important part of Hayward's water supplies and critical to reliably delivering water in the event of an earthquake or other disruptions to imported surface water supplies. Hayward's role as a GSA and responsibility for developing a GSP provide the authority to ensure that the groundwater beneath the City is protected and sustainably managed for the future. A long-term commitment to groundwater sustainability increases Hayward's overall water supply reliability, maximizes local sources, and diversifies the City's water supplies, which will help the City respond to future water supply uncertainties and the effects of climate change.

## PUBLIC CONTACT

As noted in the discussion, SGMA requires active stakeholder participation in development of GSPs to ensure common understanding and transparency throughout the process. Key stakeholders include large groundwater users and neighboring agencies, such as the Hayward Area Park and Recreation District, Chabot College, Alameda County and Alameda County Water District.

Staff has developed an interested parties list to keep stakeholders apprised of the City's activities, and together with EBMUD, will be implementing a Stakeholder Communication and Engagement (C&E) Plan. The C&E Plan provides a roadmap for meeting SGMA's requirements for stakeholder outreach and incorporates a broad variety of communication methods, including stakeholder meetings, social media, and websites. The C&E Plan also calls for formation of a Technical Advisory Committee (TAC), comprised of individuals with relevant technical backgrounds, to review technical documents and provide comments and recommendations. The TAC will include professionals with diverse perspectives and experience.

City and EBMUD staff held a stakeholder meeting for the East Bay Plain Subbasin at the Hayward City Hall on February 27. During the meeting, stakeholders received information on the development of the GSP and opportunities for participation. The meeting also provided a forum for stakeholders to offer input into the process. Future meetings will be held as the GSP process moves forward. Both the City and EBMUD also maintain websites where interested parties can access information and updates. The City's website may be viewed at <https://www.hayward-ca.gov/content/sustainable-groundwater-management>.

#### NEXT STEPS

If Council concurs, staff will execute a Cooperating Agreement with EBMUD to jointly develop a single GSP for the East Bay Plain Subbasin with grant funding from DWR.

Prepared by: Jan Lee, Water Resources Manager

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A COOPERATING AGREEMENT WITH THE EAST BAY MUNICIPAL UTILITY DISTRICT FOR PREPARATION OF A GROUNDWATER SUSTAINABILITY PLAN FOR THE EAST BAY PLAIN SUBBASIN

WHEREAS, the California Legislature has adopted, and the Governor has signed into law, the Sustainable Groundwater Management Act of 2014 (SGMA), which authorizes local agencies to ensure sustainable management of groundwater resources; and

WHEREAS, SGMA requires that by January 31, 2022, all groundwater basins designated by the California Department of Water Resources (DWR) as high- or medium-priority basins that are not subjected to critical conditions of overdraft be managed under a single Groundwater Sustainability Plan (GSP), coordinated GSPs prepared by the Groundwater Sustainability Agency or Agencies (GSA) managing the basin, or an alternative plan, as provided for in Cal. Water Code Section 10720.7(a); and

WHEREAS, the East Bay Plain Subbasin 2-009.04 (East Bay Plain Subbasin) is categorized as a medium-priority groundwater basin and subject to the provisions of SGMA; and

WHEREAS, Hayward and EBMUD are the exclusive GSAs for their respective management areas in the East Bay Plain Subbasin; and

WHEREAS, Hayward and EBMUD have agreed that working cooperatively to prepare a single GSP that covers the entire East Bay Plain Subbasin would be feasible and mutually beneficial; and

WHEREAS, Hayward and EBMUD have developed in good faith a Cooperating Agreement setting forth the roles, responsibilities, cost-sharing, and other commitments to jointly develop a single GSP for the East Bay Plain Subbasin in compliance with SGMA; and

WHEREAS, the Cooperating Agreement provides for Hayward and EBMUD to meet and confer to determine appropriate next steps if the East Bay Plain Subbasin is re-categorized by DWR in the future.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the City Manager to execute a Cooperating Agreement with the East Bay Municipal Utility District to work cooperatively to prepare a single Groundwater Sustainability Plan that covers the entire East Bay Plain Subbasin.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES:           COUNCIL MEMBERS:  
                  MAYOR:

NOES:           COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
          City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward





# CITY OF HAYWARD

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

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**File #:** WS 18-024

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** City Manager

**SUBJECT**

Discussion of Potential November 2018 Ballot Measures

**RECOMMENDATION**

That the City Council provides feedback and direction on the public engagement and next steps related to two potential November 2018 ballot measures.

**SUMMARY**

Over this past year, the City Council has discussed several strategies to close the City's General Fund structural budget deficit. These strategies include revenue generating and expenditure reduction strategies, alternative service delivery model options, and cost shifting opportunities. This staff report focuses on two revenue generating strategies: the Transient Occupancy Tax (TOT), also known as the Hotel Tax, and the Real Property Transfer Tax (RPTT), which is a transaction tax collected upon the purchase of real estate when ownership transfers from one party to another.

Increasing the TOT and RPTT tax rates would require voter approval. Over the last several months, City staff have been undertaking a program of community engagement as well as discussing and gathering input on the City's fiscal position and potential deficit-closing strategies, including increasing the TOT and RPTT. The next step in this process is to conduct an opinion survey of registered voters to measure support for the two proposals currently under consideration. Depending on results of the survey, staff would return to the Council with a recommendation about whether to place a TOT and/or RPTT increase on the November 6, 2018 ballot.

**ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Mailer Survey Responses
Attachment III	Tax Rate Comparison

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**File #:** WS 18-024

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DATE: June 5, 2018

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Discussion of Potential November 2018 Ballot Measures

## RECOMMENDATION

That the City Council provides feedback and direction on the public engagement plan and next steps related to two potential November 2018 ballot measures.

## SUMMARY

Over this past year, the City Council has discussed several strategies to close the City's General Fund structural budget deficit. These strategies include revenue generating and expenditure reduction strategies, alternative service delivery model options, and cost shifting opportunities. This staff report focuses on two revenue generating strategies: the Transient Occupancy Tax (TOT), also known as the Hotel Tax, and the Real Property Transfer Tax (RPTT), which is a transaction tax collected upon the purchase of real estate when ownership transfers from one party to another.

Increasing the TOT and RPTT tax rates would require voter approval. Over the last several months, City staff have been undertaking a program of community engagement as well as discussing and gathering input on the City's fiscal position and potential deficit-closing strategies, including increasing the TOT and RPTT. The next step in this process is to conduct an opinion survey of registered voters to measure support for the two proposals currently under consideration. Depending on results of the survey, staff would return to the Council with a recommendation about whether to place a TOT and/or RPTT increase on the November 6, 2018 ballot.

## BACKGROUND

In October 2017, staff presented Council an updated Long-Range Financial Model (Model) for the City's General Fund. The General Fund pays for basic municipal services ranging from public safety and emergency response, to street, sidewalk and landscaping maintenance and repair, to library operations and after-school programs, and general government administration. Staff also presented various strategies to assist with closing the City's projected structural General Fund deficit over the next five years. The strategies fall into four major categories: (1) revenue-generating options; (2) service reduction/elimination considerations; (3) service-delivery changes; and (4) expenditure controls and cost shifts.

At a work session on October 3, 2017, the Council received a presentation of the new Model. The Model was developed by staff and the consultant Management Partners with objectives of providing an updated 10-year forecasting tool and third-party review of City finances. Assuming a baseline budget at current staffing levels and modest economic recessions in Fiscal Year 2020 and 2027, the Model forecasts—without corrective action—massive General Fund deficits that completely deplete the City’s General Fund reserves. Beginning in Fiscal Year 2019, according to the Model, the General Fund reserve, effectively the City’s savings account, will fall below the Council’s 20 percent policy level. By Fiscal Year 2021, according to the Model, the reserve will be exhausted completely—and the City will reach the point of fiscal insolvency.

On October 14, 2017, at a second work session, staff and the consultant presented a menu of strategies to close the structural deficit and to achieve fiscal sustainability. The actions were grouped into combinations of strategies, or tiers, based on relative feasibility. The Model was used to forecast the impact of implementing each of the actions, and the Council provided direction on which actions should receive further consideration and analysis, including revenue-generating options requiring voter-approval, among them potential increases to the TOT and RPTT.

## DISCUSSION

To prepare for the possibility of placing TOT and RPTT increases on the November 6, 2018, ballot, staff worked with consultants Clifford Moss and Godbe Research to design and carry out a program of community engagement to gather input, and gauge familiarity with the TOT and RPTT and support for potential ballot measures to increase the taxes.

The effort also has allowed the City to begin to communicate a chief reason for considering TOT and RPTT increases as a budget strategy—that is, because the proposed taxes have little to no impact on the day to day cost of living of Hayward residents. The TOT is paid by hotel guests. The RPTT is a one-time transaction tax collected at the point of purchase of a piece of real estate, as ownership transfers from one party to the next.

### Public Education and Listening

Since February 2018, City executive leadership and individual Council members have been meeting one-on-one and in group settings with residents, business and civic organizations. Sessions were scheduled primarily to discuss the City’s budget outlook and potential fiscal strategies, or portions of gatherings were set aside specifically to address these issues.

Additionally, the City mailed to 65,000 people in 34,000 households a brochure containing an explanatory letter from the City Manager, an explanation of the tax increases under consideration, and a survey card that residents were invited to complete and return by U.S. Postal Service, or to respond to online via the project website, [www.HaywardListens.com](http://www.HaywardListens.com). The City is in the final weeks of a community listening survey.

Since mailing the brochure in April and promoting the survey through social media and the monthly e-newsletter, *The Stack*, staff has received more than 550 responses. A handout summarizing the overall responses accompanies this staff report as Attachment II. Staff is also responding to individual concerns and questions that were raised in the responses.

The one-on-one and group meetings, survey brochure and website also have provided an opportunity to explain steps taken and progress made by the City to control General Fund expenses and work more efficiently. For example, staff reported that the City has 22 percent fewer municipal employees than 10 years ago—even though population and demand for services are rising—and that all employees are picking up a greater share of their retirement and other benefits.

### Measuring Public Opinion

The main tool for gauging familiarity with and support for increases in the TOT and RPTT are surveys of Hayward registered voters conducted by consultant Godbe Research. Using telephone calls and online data collection via text and email, responses are gathered and tabulated from a representative sample of registered voters large enough to provide statistically significant results within margins of error of plus or minus 3 to 5 percent.

An initial feasibility survey conducted Nov. 5 to Nov. 12, 2017, found 71 percent support for a TOT increase. Support for a RPTT increase was tested at multiple of rate levels and support ranged from 47 percent to 58 percent.

Currently, the TOT is at 8.5 percent on top of the base room rate charged to Hayward hotel guests. The November public opinion survey tested support for an increase in the TOT to 12 percent. Currently, the RPTT, real estate transaction tax, is \$4.50 per \$1,000 of value collected once upon purchase of a piece of real estate. The November survey tested support of increases to \$11, \$9 and \$7 per \$1,000 of value.

The second public opinion survey will test support for a TOT increase from \$8.50 to \$12 and an RPTT increase from \$4.50 per \$1,000 of value to \$10 per \$1,000 of value. The second survey is timed and worded to give the Council as clear a sense of voter sentiment as possible six months out from the November 2018 election and after staff has had an opportunity to share more information with the community about our fiscal circumstances and the impact of TOT and RPTT increases on the cost of living of Hayward residents. Staff will ask Godbe to test voter sentiment for both the TOT and the RPTT increase on the same November ballot.

For reference, Attachment III to this report is an excerpt from the Management Partners report that identifies the potential revenue that could be generated from the tax increases along with tax rate comparison data from other surrounding agencies.

If both measures are successful, the City may be in a position to consider some modest additions to City services. Staff is also looking for preliminary Council input and prioritization of the following services that could be funded if both tax measures are passed in November:



Approved by:

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

---

Kelly McAadoo, City Manager

**Mailer Responses:**

Total responses as of 5/28/2018: 598

<b>Is the City fulfilling its promise to provide essential city services?</b>		
<b>No</b>	<b>Yes</b>	<b>Don't know</b>
135 (22.6%)	303 (50.7%)	160 (26.8%)

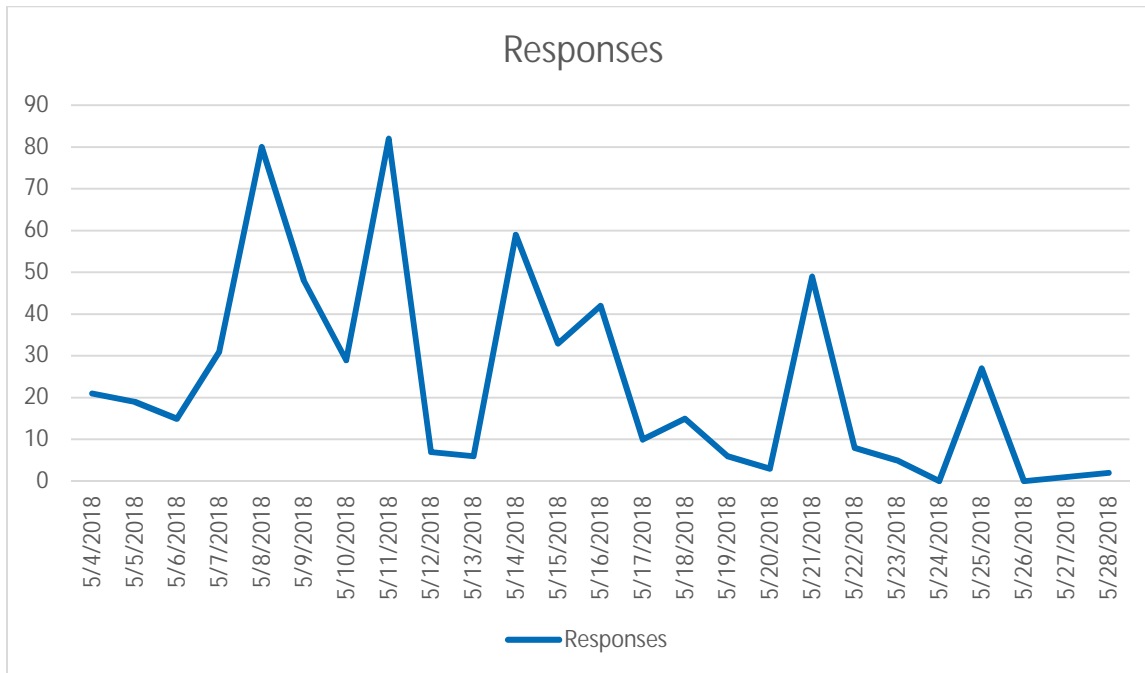
<b>What do you think about the proposals to increase the City's Transient Occupancy Tax (also known as the "Hotel Tax") and/or the City's Real Property Transfer Tax?</b>	
<b>I have concerns</b>	<b>I support the City's proposals</b>
332 (55.5%)	266 (44.5%)



**Response number by day:**

Survey delivered by mail to residents on 5/4/2018

Online digital presence increased on 5/ /2018



5/4/2018	21	5/17/2018	10
5/5/2018	19	5/18/2018	15
5/6/2018	15	5/19/2018	6
5/7/2018	31	5/20/2018	3
5/8/2018	80	5/21/2018	49
5/9/2018	48	5/22/2018	8
5/10/2018	29	5/23/2018	5
5/11/2018	82	5/24/2018	0
5/12/2018	7	5/25/2018	27
5/13/2018	6	5/26/2018	0
5/14/2018	59	5/27/2018	1
5/15/2018	33	5/28/2018	2
5/16/2018	42	<b>Total:</b>	<b>598</b>

## Detailed Strategies

### Tier 1 Strategies

#### 1. Increase Real Property Transfer Tax (RPTT)

STRATEGY TYPE: Revenue Enhancement

##### IMPACT ESTIMATE

In Hayward, the FY 2018 adopted RPTT revenue is \$7,154,000. Estimated annual impact of increasing tax rate from \$4.50 per \$1,000 property value:

- To \$7 per \$1,000: \$3,974,444
- To \$8 per \$1,000: \$5,564,222
- To \$10 per \$1,000: \$8,743,778
- To \$12 per \$1,000: \$11,923,334
- To \$15 per \$1,000: \$16,692,667

##### FEASIBILITY

Implementing adjustments to RPTT would require additional analysis and possibly polling, Council approval, and an affirmative vote by the electorate. This strategy can be targeted for the ballot in November 2018 to be effective for the FY 2020 fiscal year. Because Hayward's RPTT rate is below that of several neighboring cities, and the fact that it could generate substantial new revenue for the City, this is considered an important anchor strategy.

##### BACKGROUND

The vast majority of California cities levy a real property transfer tax of \$0.55 per \$1,000 in property valuation. This is because most cities are general law and limited to this rate by state law, and most charter cities have not elected to propose a higher rate. Only 26 cities in California levy a rate of greater than \$0.55 per \$1,000. The rates vary from \$1.10 to \$15.00 per \$1,000. Two cities (San Mateo and San Francisco) levy the tax as a percentage of valuation.

The Bay area, and particularly Alameda County, is an exception to this general landscape. In Alameda County, all eight of the charter cities (out of 14) levy a rate ranging from a low of \$4.50 (Hayward) to \$15.00 (Oakland and Berkeley), as shown in Table 4. In no other county in the state is this revenue source so common.



## Tier 1 Strategies

Table 4. RPTT Rate for Cities in Alameda County

City	Per \$1,000 Property Value City Rate	General Law or Charter City
1. Berkeley	\$15.00	Charter
2. Oakland	\$15.00	Charter
3. Piedmont	\$13.00	Charter
4. Alameda	\$12.00	Charter
5. Emeryville	\$12.00	Charter
6. Albany	\$11.50	Charter
7. San Leandro	\$6.00	Charter
8. Hayward	\$4.50	Charter
9. Dublin	\$0.55	General Law
10. Fremont	\$0.55	General Law
11. Livermore	\$0.55	General Law
12. Newark	\$0.55	General Law
13. Pleasanton	\$0.55	General Law
14. Union City	\$0.55	General Law

Source: As reported by the California Local Government Finance Almanac

Based on FY 2015 actual financial data, Hayward's per capita RPTT ranks 7 of the 16 Bay Area cities with populations greater than 100,000, as shown in Table 5.

Table 5. RPTT Revenue per Capita for Bay Area Cities with Population Greater Than 100,000

City	County	FY 2015 RPTT Per Capita	Per \$1,000 Property Value City Rate	General Law or Charter City
1. San Francisco	San Francisco	\$372.05	See Note <sup>1</sup>	Charter
2. Oakland	Alameda	\$152.72	\$15.00	Charter
3. Berkeley	Alameda	\$114.66	\$15.00	Charter
4. San Mateo	San Mateo	\$104.87	0.5% of value	Charter
5. Richmond	Contra Costa	\$44.89	\$7.00	Charter
6. San Jose	Santa Clara	\$40.82	\$3.30	Charter
7. Hayward	Alameda	\$37.35	\$4.50	Charter
8. Santa Rosa	Sonoma	\$17.14	\$2.00	Charter
9. Vallejo	Solano	\$15.07	\$3.30	Charter
10. Sunnyvale	Santa Clara	\$11.92	\$0.55	Charter
11. Santa Clara	Santa Clara	\$11.85	\$0.55	Charter
12. Fremont	Alameda	\$7.76	\$0.55	General Law
13. Concord	Contra Costa	\$4.38	\$0.55	General Law



Tier 1 Strategies

City	County	FY 2015 RPTT Per Capita	Per \$1,000 Property Value City Rate	General Law or Charter City
14. Fairfield	Solano	\$3.69	\$0.55	General Law
15. Antioch	Contra Costa	\$3.52	\$0.55	General Law
16. Daly City	San Mateo	\$3.13	\$0.55	General Law

Source: As reported by the California Local Government Finance Almanac

<sup>1</sup>Note for the City of San Francisco:

- Over \$100,000 AV => 0.5%,
- Over \$250,000 AV => 0.68%
- Over \$1 million AV => 0.75%,
- Over \$5 million AV => 2.25%
- Over \$10 million AV => 2.75%,
- Over \$25 million => 3.00%
- Discounts for certain solar and seismic improvements

This revenue source can be controversial. The real estate industry is typically strongly opposed. There are only five measures that made it on the ballot in the last ten years in California, and only two have passed (as outlined in Table 6 below).

Table 6. RPTT Measures on California Ballots in the last 10 Years

Passed	Failed
<ol style="list-style-type: none"> <li>1. <b>Emeryville (November 2014):</b> To set a real property transfer tax for the first time.</li> <li>2. <b>San Francisco (November 2016):</b> Increased the tax on the sale of houses and property from 2% to 2.25% for properties sold for between \$5 million to \$10 million, from 2.5% to 2.75% for properties sold for between \$10 million to \$25 million, and from 2.5% to 3% for properties sold for \$25 million or more.</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Richmond (November 2016):</b> Failed - increasing the city's real estate transfer tax from 0.7% to 1% for property sold for less than \$400,000 and 1.5% for property sold for \$400,000 or more.</li> <li>2. <b>Santa Monica (November 2014):</b> Amended the real estate transfer tax, so, for real estate sold for \$1 million dollars or more, the tax rate would have been \$9.00 per each \$1,000 of the sales price (increase from \$3.00)</li> <li>3. <b>San Francisco (November 2014):</b> Imposed an additional tax on the sale or transfer of multi-unit property that has been owned for less than five years.</li> </ol>



#### 4. Increase Transient Occupancy Tax (TOT)

STRATEGY TYPE: Revenue Enhancement

##### IMPACT ESTIMATE

In Hayward, the FY 2018 adopted TOT is \$2.0 million, the lowest in the area. Estimated impact of increasing the TOT rate is shown below.

- 10%: \$359,294 (e.g., San Jose, Fremont, Concord, Richmond)
- 11%: \$598,824 (e.g., Vallejo)
- 12%: \$838,353 (e.g., San Mateo, Berkeley)
- 13%: \$1,077,882
- 14%: \$1,317,412 (e.g., San Francisco, Oakland)

##### FEASIBILITY

Implementing adjustments to the transient occupancy tax would require additional analysis, Council approval, and an affirmative vote by the electorate. This strategy can be targeted for the ballot in November 2020 or November 2022 depending on the City's decision about timing.

##### BACKGROUND

Based on FY 2015 actual financial data, Hayward's per capita transient occupancy tax rate is the lowest of the 16 Bay Area cities with populations greater than 100,000, at 8.5%. Hayward ranks 12 out of 16 for per capita TOT revenue. This information is shown in Table 10.

Table 10. TOT Rate and Revenue per Capita for Bay Area Cities with Population Greater Than 100,000

City	County	FY 2015 TOT Per Capita	TOT Rate
1. San Francisco	San Francisco	\$425.98	14.0%
2. Santa Clara	Santa Clara	\$150.33	9.5%
3. Sunnyvale	Santa Clara	\$95.50	10.5%
4. San Mateo	San Mateo	\$78.95	12.0%
5. Berkeley	Alameda	\$60.36	12.0%
6. Oakland	Alameda	\$52.26	14.0%
7. Fairfield	Solano	\$36.30	10.0%
8. San Jose	Santa Clara	\$36.08	10.0%
9. Fremont	Alameda	\$31.70	10.0%
10. Santa Rosa	Sonoma	\$30.09	9.0%
11. Concord	Contra Costa	\$20.78	10.0%
12. Hayward	Alameda	\$16.50	8.5%
13. Vallejo	Solano	\$15.68	11.0%
14. Richmond	Contra Costa	\$9.77	10.0%
15. Daly City	San Mateo	\$8.94	10.0%
16. Antioch	Contra Costa	\$1.38	10.0%

Source: As reported by the California Local Government Finance Almanac





# CITY OF HAYWARD

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

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**File #:** LB 18-024

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**DATE:** June 5, 2018

**TO:** Mayor and City Council

**FROM:** Interim Development Services Director

**SUBJECT**

Transfer of Partial Ownership of the Palace Poker Casino, LLC Per the Hayward Card Club Regulations and a Conditional Use Permit Amendment Related to the Parking Mitigation Fee Associated with the Palace Card Club Shuttle located at 22821 Mission Boulevard (APN 428-0081-033-00) Catherine Aganon and Pamela Roberts (Owners and Applicants)

**RECOMMENDATION**

That the City Council adopts the attached Resolution approving the proposed partial transfer of ownership of the Palace Poker Casino, LLC to Heather Plaza, Tami Box, and Richard Box, and approves an amendment to the existing Conditional Use Permit to modify a condition of approval associated with the parking mitigation fee.

**SUMMARY**

The owners of the Palace Poker Casino (the "Club"), Catherine Aganon and Pamela Roberts, have applied to transfer partial ownership of the Club to additional family members: Heather Plaza, Compliance Officer; Tami Box, Controller and Human Resources Manager; and Richard Box, Assistant Asian Gaming Director.

The Club's owners have also expressed an interest in maintaining the reserved spot within the City's parking garage located at Watkins Street and B Street. Since the previously approved Condition of Approval is due to expire in June 2018, the Club is seeking to extend the use of the parking space. Due to increasing maintenance costs associated with City's parking garage, staff is recommending a modest increase to the existing fee and is also recommending that an inflationary factor be incorporated to allow for annual fee adjustments tied to San Francisco's Consumer Price Index (CPI). If approved, this inflationary measure will allow regular adjustments of the fee structures associated with the parking space without needing to return to the City Council for approval.

Staff is also recommending the City Council adopt the attached resolution approving the modified condition of approval and the proposed transfer of ownership.

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**File #:** LB 18-024

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**ATTACHMENTS**

Attachment I     Staff Report  
Attachment II    Resolution  
Attachment III    Location Map  
Attachment IV    Resumes



DATE: June 5, 2018

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT: Transfer of Partial Ownership of the Palace Poker Casino, LLC Per the Hayward Card Club Regulations and a Conditional Use Permit Amendment Related to the Parking Mitigation Fee Associated with the Palace Card Club Shuttle located at 22821 Mission Boulevard (APN 428-0081-033-00) Catherine Aganon and Pamela Roberts (Owners and Applicants)

#### RECOMMENDATION

That the City Council adopts the attached Resolution approving the proposed partial transfer of ownership of the Palace Poker Casino, LLC to Heather Plaza, Tami Box, and Richard Box, and approves an amendment to the existing Conditional Use Permit to modify a condition of approval associated with the parking mitigation fee.

#### SUMMARY

The owners of the Palace Poker Casino (the "Club"), Catherine Aganon and Pamela Roberts, have applied to transfer partial ownership of the Club to additional family members: Heather Plaza, Compliance Officer; Tami Box, Controller and Human Resources Manager; and Richard Box, Assistant Asian Gaming Director.

The Club's owners have also expressed an interest in maintaining the reserved spot within the City's parking garage located at Watkins Street and B Street. Since the previously approved Condition of Approval is due to expire in June 2018, the Club is seeking to extend the use of the parking space. Due to increasing maintenance costs associated with City's parking garage, staff is recommending a modest increase to the existing fee and is also recommending that an inflationary factor be incorporated to allow for annual fee adjustments tied to San Francisco's Consumer Price Index (CPI). If approved, this inflationary measure will allow regular adjustments of the fee structures associated with the parking space without needing to return to the City Council for approval.

Staff is also recommending the City Council adopt the attached resolution approving the modified condition of approval and the proposed transfer of ownership.



## BACKGROUND

The Palace Poker Casino, formerly the Palace Card Club, is located at 22821 Mission Boulevard, and has operated in Hayward since the 1950s and is currently the only card club operating in the City.

In June 2013, the City Council considered amendments to the [Hayward Municipal Code \(HMC\), Chapter 4, Article 3 Card Club and Bingo Regulations](#), to allow for the partial or whole ownership interest sale of the Palace Card Club. Pursuant to the HMC, any partial or full transfer of ownership requires City Council approval. Regulations stipulating that any sale, transfer, or assignment of a card club permit would require the prior approval of City Council. To offset the anticipated impact generated by the Club's shuttle operation, a condition was also added to levy a parking mitigation fee related to the reservation of a space in the City's parking garage at Watkins and B Street in the garage. This annual fee was agreed to by the Club's ownership and was established for a period of five years with the ability for the fee to be modified or deleted by the Planning Commission at a noticed public hearing.

In late 2017, the current owners filed an application with the City to amend a condition of approval of their existing Conditional Use Permit and are requesting an extension of the parking mitigation fee, given continued need for the garage space for their shuttle.

Pursuant to HMC Section 10.1-3260, the Planning Commission has the authority to refer the requested action to the City Council for consideration, with or without a recommendation, in order to ensure the proposed modification and use is consistent with the findings made pursuant to [Section 10-1.3225](#). No revisions to the previously adopted findings or amendments to the existing Conditional Use Permit related to the operation of the Card Club are proposed with this modification and all previously adopted conditions of approval will remain in effect.

The applicant is also requesting to transfer partial ownership of the club to the following individuals, all of whom are currently employed by the Card Club:

- Heather Plaza, Compliance Officer
- Tami Box, Controller and Human Resources Manager
- Richard Box, Assistant Asian Gaming Director

Pursuant to Hayward Municipal Code Section 4-3.16, no card club permit or any table operated under a card club permit may be sold, transferred, or assigned by the permittee or by operation of law, to any other person, persons, or legal entity, without the prior approval of the City Council, which approval shall be conditioned upon the proposed transferee's compliance with the provisions of this Article and the Gambling Control Act of the State of California. Following action by the City Council, the owners will coordinate approval of the ownership transfer with the State pursuant to the State Gambling Control Act.

## DISCUSSION

Currently, ownership of the card club is shared equally between Catherine Aganon and Pamela Roberts. The requested change would entail transferring a 1% stake in the club to each of the individuals listed above, leaving Pamela Roberts' 50% portion intact and reducing Catherine Aganon's stake to 47%.

As current employees, each of these individuals is registered with the Chief of Police and has passed a background investigation. As an employee on the gaming floor, Richard Box is subject to and has passed a further, in-depth background investigation completed by state regulatory agencies. The proposed transfer of ownership will require the individuals listed above, to apply for and obtain a state gambling license from the Bureau of Gambling Control, a process which also involves an extensive background check that includes investigation of the applicant's honesty, integrity, general character, reputation, habits, and financial and criminal history.

According to the Hayward Police Department, the current owners and operators of the Palace Poker Casino have demonstrated responsible management and ownership of the business, and the security team has a good relationship with HPD staff.

With regards to the parking mitigation fee, the fee was originally established as a condition of approval attached to the Use Permit for the Club to off-set impacts the shuttle was having on the City's parking garage at Watkins and B Streets. The fee was established for an initial period of five years with the ability for the fee to be modified or deleted by the Planning Commission. Given the continued need for the designated parking space within the parking garage for the Club's shuttle, staff is recommending the fee be extended and moderately increased to include the addition of a CPI moving forward and eliminating the timeframe associated with the fee. This increase has been agreed to by the ownership and is applicable moving forward with payment occurring annually at the time the business license tax is paid.

Planning Commission Public Hearing: The Planning Commission heard this item at their [May 24, 2018](#) meeting and unanimously recommended approval to the City Council including the proposed changes recommended by staff which included a request by the applicant to refrain from transferring 1% ownership to the General Manager, Henry Tang, at this time and to add a condition of approval indicating the ownership transfer is contingent upon the State Gaming Commission approval of the ownership transfer.

Environmental Review: This project is statutorily exempt from CEQA pursuant to Section 15268, Ministerial Projects for the ownership transfer and Section 15273 related to the parking mitigation fee increase.

## ECONOMIC IMPACT

There is no Economic Impact associated with this action as the changes to ownership are not intended to change the function of the Club.

## FISCAL IMPACT

Currently the Palace Card Club pays a total of \$230,000 annually to the City's General Fund between the business license tax, a fee for each of its 13 card tables, and the established parking mitigation fee. This is proposed to increase by \$42,342 starting in 2019 based on the recommendation to increase the parking mitigation fee from \$114,186 to \$156,528 and then to add an inflation factor based on CPI moving forward.

## STRATEGIC INITIATIVES

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

## PUBLIC CONTACT

No public contact was undertaken related to the proposed transfer of ownership nor the proposed parking mitigation fee increase, however, notice of this Public hearing was made in both the Daily Review Newspaper, which was published on May 25, 2018 and were sent to all property owners and residents within a 30-foot radius of the Palace Card Club. Those notices were mailed on May 25, 2018. As of the drafting of this report, no comments were received.

## NEXT STEPS

Following the City Council decision relative to the ownership transfer and parking mitigation fee increase, the Club ownership will complete an additional process with the State Gaming Commission to complete the ownership transfer. The new annual parking mitigation fee will be applicable starting in 2019.

Prepared by: Sara Buizer, AICP, Planning Manager

Recommended by: Stacey Bristow, Interim Development Services Director

Approved by:



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Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 18-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION FINDING THE PROJECT STATUTORILY EXEMPT FROM CEQA REVIEW AND APPROVING THE PARTIAL OWNERSHIP TRANSFER PER THE CITY'S CARD CLUB REGULATIONS AND RELATED INCREASE TO THE PARKING MITIGATION FEE ASSOCIATED WITH THE PALACE CARD CLUB AT 22821 MISISON BOULEVARD

WHEREAS, the Palace Poker Casino, LLC (Applicant) and Catherine Aganon and Pamela Roberts (Owners/Trustees) submitted a request to transfer partial ownership of the club to Heather Plaza, Tami Box, and Richard Box, and to extend the parking mitigation fee associated with the card club shuttle (the "Project");

WHEREAS, the costs of maintaining the City's Watkin Street parking garage have increased and the parking mitigation fee has not kept pace with inflation;

WHEREAS, the proposed request is statutorily exempt from environmental impact analysis, pursuant to Section 15268 (Ministerial Projects) and Section 15273 (Establishment of Fees) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission considered the Project at a public hearing held on May 24, 2018, and unanimously recommended that the City Council find the Project statutorily exempt from CEQA review and approve the request; and

WHEREAS, notice of this hearing was published in the manner required by law and the hearing was duly held by the City Council on June 5, 2018.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. Pursuant to CEQA Guidelines Section 15268 (Ministerial Projects) and Section 15273 (Establishment of Fees), the Project is statutorily exempt from environmental Impact analysis.

CONDITIONAL USE PERMIT AMENDMENT

- 2. The proposed use permit modification to increase the parking mitigation fee will be desirable for the public convenience in that there will continue to be a safe location for the Card Cub’s shuttle to locate with in the Watkins parking garage to assist both employees and visitors to the Palace Poker Casino and the modest increase will keep pace with maintenance requirements of the City on our facilities.
- 3. The increase in the parking mitigation fee will not impair the character or integrity of the zoning district in this will have no impact on the overall existing operation of the card club.
- 4. The increase in the parking mitigation fee will not be detrimental to the public health, safety, or general welfare in that no changes to the existing operation will occur and there have been no reported issues with the operation.
- 5. The increase in the parking mitigation fee will not impact operation of the business and the card club will continue to be in harmony with all other applicable City Policies and the intent and purpose of the zoning district.

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hayward, based on the foregoing findings, hereby approves the Project, consisting of the partial ownership transfer and modification to the parking mitigation fee, subject to the attached conditions of approval.

IN COUNCIL, HAYWARD, CALIFORNIA June 5, 2018

ADOPTED BY THE FOLLOWING VOTE:

AYES:           COUNCIL MEMBERS:  
                  MAYOR:

NOES:           COUNCIL MEMBERS:

ABSTAIN:       COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
                  City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

## Conditions of Approval

June 5, 2018

Modification of the Parking Mitigation Fee - Palace Poker Casino LLC

(Applicant/Owner): Request to Modify the Parking Mitigation Fee for the Palace Poker Casino to allow for a designated parking space for the club's shuttle. Property is located at 22821 Mission Boulevard.

Revised text to previous conditions of approval is either bolded or strikeout text.

## General:

Conditional Use Permit Application No. PL-2011-303 is approved subject to the conditions listed below:

1. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishment and posted in a place where the general public may readily view them.
3. A shuttle shall be provided and maintained to transport customers between the card club and the municipal parking garage at 805 B Street. The shuttle driver shall park in an identified parking space in the garage while waiting for customers and shall ensure litter from Club customers is removed promptly from the garage. A sign shall be prominently displayed inside the card club, and written materials shall be provided to patrons, advising customers to park in the municipal parking garage and use the card club shuttle program. The sign and written materials shall also inform patrons not to park on the surrounding properties.
4. Management shall take all necessary steps to assure the orderly conduct of employees, patrons, and visitors on the premises including loitering and excessive noise from patrons that are entering or leaving the establishment.
5. The subject property and the adjacent public sidewalk must be kept free of litter and debris and all necessary steps shall be taken to minimize the amount of wind-blown debris into surrounding properties.
6. The applicable conditions of approval associated with the original Use Permit 91-114 shall remain in full force and effect (see attached).

7. Violation of conditions is cause for revocation of this permit, subject to a public hearing before the duly authorized reviewing body.
8. The owner is encouraged to make improvements to the blank wall of the building façade so that the building has greater appeal from the public way. Such improvements may include a trellis, false window, a mural, or other similar elements, subject to the approval of the Planning Director and any building permit, if required.
9. Proposed expansion and remodel shall be in compliance with the California Fire Code, California Building Code, City of Hayward ordinances and codes, as approved by the Hayward Fire Department and Building Division staffs.
10. City of Hayward water and sewer services associated with the proposed expansion and remodel are available and subject to standard conditions and fees in effect at time of building permit applications submittal.
11. The proposed expansion and remodel shall be subject to the City of Hayward's construction and demolition debris recycling requirements, as well as trash and recycling container storage area standards.
12. Related to the Palace Card Club's shuttle and impacts it generates in the public parking garage between Watkins Street and Mission Boulevard, an annual mitigation fee shall be paid to the City by the Club owners. The 2019 annual mitigation fee shall be \$156,528. Thereafter, on an annual basis, the mitigation fee shall be the prior years' mitigation fee adjusted upwards by the total percentage increase in the Consumer Price Index covering the preceding one-year period (the "Periodic CPI Adjustment"). The index used shall be the All Urban Consumers Price Index (All Cities; All Items) (CPI) for the San Francisco-Oakland-San Jose area of the United States Department of Labor, Bureau of Labor Statistics. If, at the time required for the determination of the Periodic CPI Adjusted Land Value, the CPI is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the CPI had not been discontinued or revised. Such fee shall be paid annually ~~for an initial period of five years~~, with the ability of such fee to be modified or deleted by the Planning Commission at a noticed public hearing.
13. Access to security cameras shall be provided to the Hayward Police Department.
14. The partial ownership transfer to Heather Plaza, Tami Box, and Richard Box (collectively "Transferees") is contingent upon the Transferees' individual compliance with: a.) Hayward Municipal Code, Chapter 4, Article 3 - CARD CLUB AND BINGO REGULATIONS; b.) the Gambling Control Act of the State of California; and c.) the State Gaming Commission approval of the ownership transfer.

USE PERMIT APPLICATION NO. 91-114

CONDITIONS OF APPROVAL

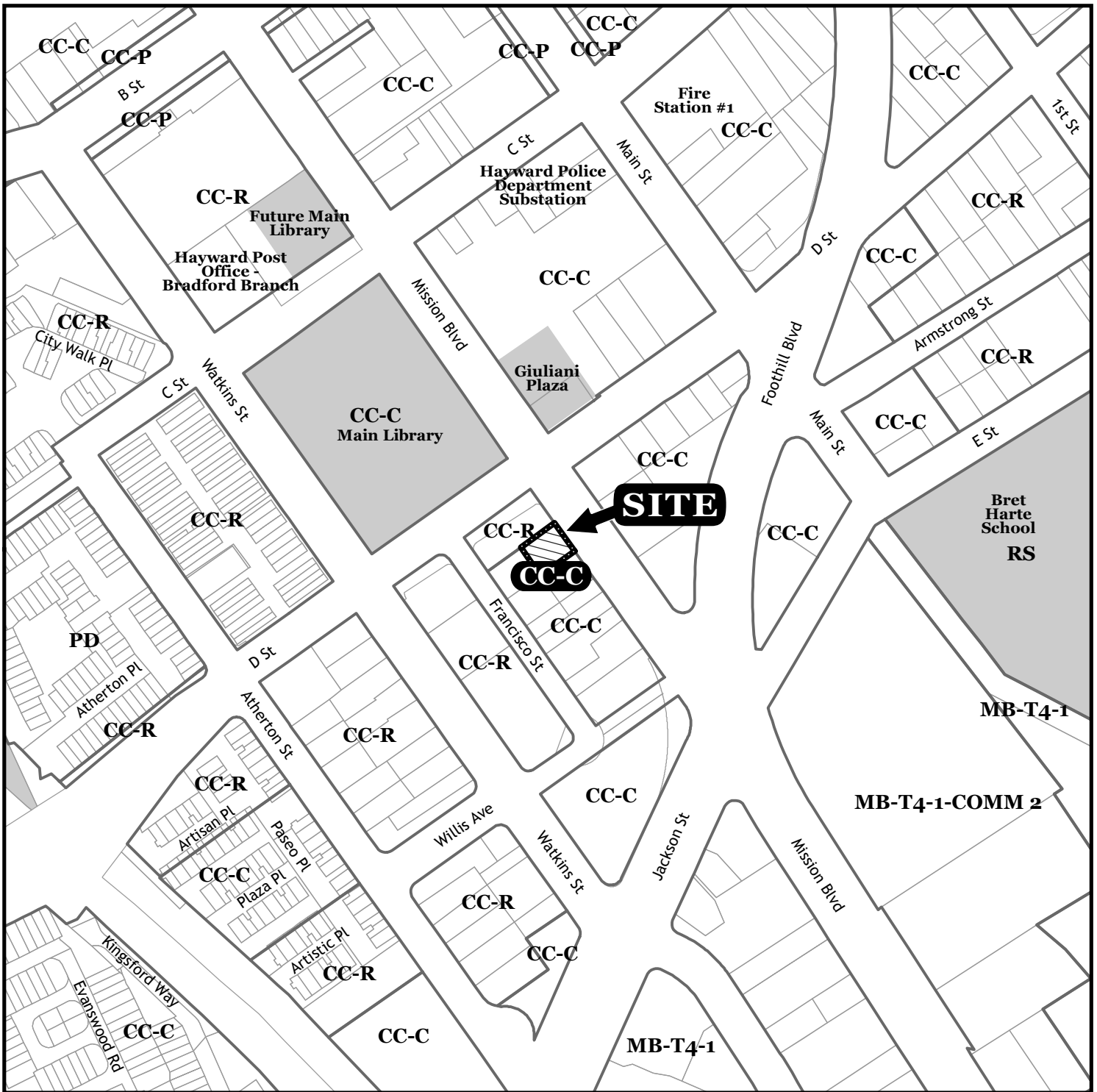
15. All improvements indicated on the approved site plan, as amended by staff and labeled Exhibit 'A', must be installed prior to authorization for gas or electric service.
16. Outside utility meters, when not enclosed in a cabinet, shall be screened allowing sufficient distance for reader access.
17. The developer shall contact the Fire Prevention Bureau for the location of standard pipe systems, first aid fire appliances, and/or Fire Department connections.
18. As part of the building permit application, the developer shall, subject to the approval of the Planning Director:
  - a. Submit detailed awning plans including materials and colors. Awning material shall be either fire-treated or non-combustible. Indicate removal of existing wood-shingle fascia around entire building perimeter.
  - b. Submit detailed trash enclosure plan. Provisions for the recycling of glass, paper, aluminum, cardboard, etc. shall be provided within the trash enclosure. Trash enclosure construction shall be of non-combustible materials.
  - c. Submit detailed fencing plan. Existing fencing along the westerly property line adjacent to the service alley shall be replaced with a masonry block wall 8-feet in height.
  - d. Revise building elevations to indicate the northerly and westerly building walls to be repainted.
  - e. Revise roof elevation to include notation roof-mounted satellite antenna shall be painted black or dark brown.
  - f. Submit a detailed sign plan. Signs shall be limited to three in number and shall not exceed 31 square feet in area.
  - g. Submit a detailed exterior lighting plan which shall conform to city security Ordinance Requirements.
18. Prior to final occupancy, the developer shall:
  - a. Repair damaged concrete within service alley.
  - b. Repair existing drain within service alley.
19. The building interior and exterior shall comply with all requirements of the Uniform Fire and Building Codes as adopted by the city of Hayward including but not limited to State Title 24 requirements.



20. Any revision to this use permit shall be prohibited without modification of the use permit pursuant to City regulations.
21. Ninety days after commencing operation, an administrative review of the operation of the facility to ensure compatibility with adjacent uses shall be made by the Planning Director and Police Chief. If problems exist that cannot be administratively resolved, the permit shall be brought back to the Board of Adjustments for modification or addition to the conditions of approval. A similar review shall be made one-year after commencing operation. Nearby residents shall be contacted as part of these reviews.
22. The operator shall comply with all requirements, of the Security Ordinance and requirements of the Chief of Police relating to security and City regulations governing the operation of a card room.
23. Fencing, paved areas, and building exteriors shall be properly maintained and repaired when necessary.
24. Violation of conditions is cause for revocation of permit after public hearing before the duly authorized review body.
25. This permit becomes void on February 19, 1993, unless prior to that time an application for a building permit has been accepted for processing by the Building Official or an extension is approved. A request for an extension must be submitted 15 days prior to the above date.
26. The applicant, with the assistance of City staff, shall attempt to work with the owners of open parking lots located on Francisco street to ensure that patrons of the Palace Club do not utilize these parking lots.
27. With approval of the Public Works Department and within City policies, the signage of the City-owned parking lot located at the northeast corner of 'D' street and Mission Boulevard shall be clearly marked to indicate hours of available public parking.



# Area & Zoning Map



## Palace Card Club - Change of Ownership

Address:  
**22821 Mission Blvd**

Applicant:  
**Robert & Catherine Aganon**

Owner:  
**Robert & Catherine Aganon**

## Zoning Classifications

### RESIDENTIAL

RS Single Family Residential, min lot size 5000 sqft

### CENTRAL CITY

CC-C Central City - Commercial

CC-P Central City - Plaza

CC-R Central City - Residential

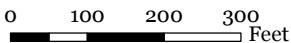
### MISSIONBLVDFORMBASEDCODE

MB-T4-1 Urban General Zone, 17.5 to 35 units/net acre

MB-T4-1-COMM 2 Urban General Zone, 17.5 to 35 units/net acre, Commercial Overlay 2

### OTHER

PD Planned Development



## **Heather Plaza, Compliance Officer The Palace Poker Casino**

---

My name is Heather Plaza and I am the youngest daughter of Catherine Aganon, an owner of the Palace Poker Casino. I have been married for 17 years. My husband and I have two beautiful sons, ages 11 and 13.

I was raised in Hayward, California and grew up knowing about The Palace Poker Casino from my grandmother, Katherine Bousson, and from my mother. I feel great pride knowing that I am a part of a successful business that my grandmother started so many years ago and that my mother has been so instrumental in. There was never any pressure or obligation placed on my siblings or me to join the family business, but we knew we would always be welcome if we ever had the desire. I am the newest member of our family to join the business.

After I graduated high school I left California to attend Arizona State University where I graduated with a Bachelor of Science Degree in Justice Studies. During college, I was selected for an internship at the Arizona Attorney General's Office. During my time at the Arizona Attorney General's Office I also obtained my paralegal certification and subsequently worked as a paralegal.

It was my pleasure to join my sister, Tami, and brother, Rich, in the family business and to assist my mother so that she can stop working so hard and enjoy life more.

My role in The Palace Poker Casino is the Compliance Officer. With my education and background I believe I am the right person to work closely with the City of Hayward and the State of California to ensure that we follow all of the rules and regulations and remain in compliance at all times.

# Tami Box, Controller, Human Resources The Palace Poker Casino

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My name is Tami Box and I am the Controller and one of the two Human Resource Managers at the Palace Poker Casino. I have been with the palace Poker Casino since 2008.

I was raised in Hayward, California and graduated from Hayward High School. Prior to coming to work in the Family Business, I started a career in the Title and Escrow industry back in 1989. I was a Branch Manager and Asst. Vice President for Chicago Title Company in Brentwood, CA.

Catherine Aganon, my mother has always wanted her children to join the Family business but wanted us to do it when we were ready. Katherine Bousson, my grandmother has been the owner of this business since the 1960's. It wasn't always easy but she kept at it with the dreams of what it could become and what she could build for her family. She always wanted and hoped the legacy would live on through our family even after her demise.

Back in 2008, Chuck Blanchard, my Uncle died suddenly. At that time, he was handling the day to day operations along with my mother and Grandmother. Shortly after his death my Grandmother's health started to deteriorate. I knew then that this was the right time. I knew that my Grandmother and Mother needed someone that could not only handle this, but take over immediately. I made the decision to join the ranks in the family business with my Grandmother, Mother and Aunt.

My job duties are to handle the day to day operations of Accounts Payable and Receivable, and Co-Manage the Human Resources Department. I also file all Federal, State, and City Tax Payments and Assist my mother in all City and State Correspondence. I attend continuing educational seminars to keep all of my certifications current and up to date. I also attend Gaming Conventions each year to continue knowledge of all upcoming State Legislature Gaming Laws as well.

As a Business located in Hayward, we are proud to support our City by donating to The Hayward Police Department Events such as Toy Drives and Charity Poker Tournaments, The Hayward Education Foundation, The 100 Club of Alameda County and various events sponsored by our City Council.

I could not be any more dedicated to the future of this Business and its continued Success and am very excited for the opportunity to follow in my Grandmother and Mother's footsteps one day.

## **RICHARD BOX, ASSISTANT ASIAN GAMING DIRECTOR, KEY EMPLOYEE**

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My name is Richard Box, the son of Catherine Aganon. I am the Assistant Asian Gaming Director of the Palace Poker Casino along with being a Key Employee. I have been with the Palace Poker Casino since 2011.

Prior to coming to work in the family business, I was in the United States Army for 10 years. During my time in the military, I was deployed to Bosnia, Saudi Arabia, and two tours in Iraq. During those deployments I was faced with many challenges and led troops on Missions where I was responsible for upwards of over 100 men and women.

Between leaving the military and joining the family business, I went to school and earned an Associates degree in Auto Mechanics and also earned my ASE Master's Mechanic certification. I then worked as a lead mechanic for both Toyota and Cadillac and later as a civilian mechanic at Fort Lewis.

In 2011, I began working in the family business. My duties are to ensure the California games are run in accordance with State gaming laws and that we follow all rules and regulations pertaining to the permitted games. I manage the entire Casino floor as a Key Employee when needed. I am responsible for advertising and marketing, which includes looking for ways to increase business and continue to build Customer loyalty. I attend Seminars and Gaming Conventions annually to make sure I am updated on all State Legislation pertaining to all aspects of the gaming industry. My focus is to carry on the family legacy and continue to grow the business with the help of my two sisters in the best way possible.