

Fiscal Year 2025

# ENGINEER'S REPORT

## City of Hayward

Landscaping and Lighting Assessment District 96-1

May 2025

Preliminary Report

Engineer of Work:



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# City of Hayward

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# Introduction

## Overview

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

Through a professional service agreement with SCI Consulting Group (the "Consultant"), the City of Hayward (the "City") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year ("FY") 2025 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2025. In such case, the levy information will be submitted to the Alameda County Auditor/Controller and included as assessments on the property tax roll for the various services provided in FY 2025.

## Background

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

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

**Table 1 - Description Of Benefit Zones**

TABLE 1: DESCRIPTION OF BENEFIT ZONES				
<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels/SFE
1	Huntwood Ave. and Panjon St.	1990	Residential	30
2	Harder Rd. and Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. and 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	2003	Residential	534
11	Stonebrae	2006, 2018, 2020	Residential	644
12	Eden Shores East (Spindrift)	2007, 2016	Residential	379
13	Cannery Place	2008	Residential	599
14	La Vista	2016	Residential	179
15	Cadence	2017	Residential	206
16	Blackstone	2016	Residential	157
17	Parkside Heights	2019	Residential	97
18	SoHay	2019	Residential	433
<b>Total Assessed Parcels:</b>				<b>4,167</b>

Self-Maintained.

The following table summarizes the FY 2025 assessment rates per benefit zone.

**Table 2 - Assessment Amounts By Benefit Zone**

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	CPI Adj	FY 2025 Max Base Assessment	FY 2025 Rate	FY 2024 Assessment	Change from last year		
1	Huntwood Ave. and Panjon St.	30	No	295.83	235.94	224.70	Incr	11.24	5%
2	Harder Rd. and Mocine Ave.	85	No	193.39	135.45	129.00	Incr	6.45	5%
3	Prominence	155	Yes	1,144.88	1,069.29	1,008.76	Incr	60.53	6%
4	Stratford Village	174	No	180.00	126.93	123.23	Incr	3.70	3%
5	Soto Rd. and Plum Tree St.	38	No	258.67	258.67	258.67	None	-	0%
6	Pepper Tree Park	11	No	2.61	2.61	2.61	None	-	0%
7	Twin Bridges	348	Yes	1,197.48	664.83	627.20	Incr	37.63	6%
8	Capitola St.	24	Yes	856.44	205.68	195.89	Incr	9.79	5%
9	Orchard Ave.	74	Yes	228.66	38.41	36.24	Incr	2.17	6%
10	Eden Shores	534	Yes	1,363.60	344.49	316.05	Incr	28.44	9%
11a	Stonebrae (Developed)	617	Yes	1,934.08	408.18	374.48	Incr	33.70	9%
11b	Stonebrae (Undeveloped)	27	Yes	580.22	216.34	198.47	Incr	17.87	9%
12a	Eden Shores - East	261	Yes	256.28	104.16	98.26	Incr	5.90	6%
12b	Eden Shores East (Spindrift)	118	Yes	246.98	104.16	98.26	Incr	5.90	6%
13	Cannery Place	599	Yes	1,424.34	417.78	394.13	Incr	23.65	6%
14	La Vista	179	Yes	747.04	683.65	683.65	None	-	0%
15	Cadence	206	Yes	724.44	N/A	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	516.66	516.66	501.60	Incr	15.06	3%
16b	Blackstone (Zone B)	24	Yes	542.48	542.48	526.68	Incr	15.80	3%
17	Parkside Heights	97	Yes	608.86	582.88	555.12	Incr	27.76	5%
18a	SoHay Zone A (Developed)	192	Yes	464.38	300.00	300.00	None	-	0%
18b	SoHay Zone A (Undeveloped)	69	Yes	139.31	90.00	90.00	None	-	0%
18c	SoHay Zone B (Developed)	79	Yes	441.16	285.00	285.00	None	-	0%
18d	SoHay Zone B (Undeveloped)	93	Yes	132.35	85.50	85.50	None	-	0%

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

**Table 3 - Estimated Cash Balance Changes Per Benefit Zone**

TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE						
Zone	Name/Location	Est FY 2024 Ending Cash Balance	FY 2025 Revenue	FY 2025 Expenditures	Change	Est FY 2025 Ending Cash Balance
1	Huntwood Ave. and Panjon St.	17,563	7,209	11,619	(4,410)	13,153
2	Harder Rd. and Mocine Ave.	27,247	11,632	16,818	(5,186)	22,061
3	Prominence	292,058	172,378	275,388	(103,010)	189,048
4	Stratford Village	76,384	24,117	35,542	(11,425)	64,959
5	Soto Rd. and Plum Tree St.	23,739	10,294	11,481	(1,187)	22,552
6	Pepper Tree Park	103,973	13,188	11,822	1,366	105,339
7	Twin Bridges	562,388	230,428	633,164	(402,736)	159,652
8	Capitola St.	49,869	5,252	10,188	(4,936)	44,933
9	Orchard Ave.	9,139	2,834	4,111	(1,277)	7,862
10	Eden Shores	556,854	183,630	684,315	(500,685)	56,170
11	Stonebrae	396,171	259,259	281,120	(21,861)	374,309
12	Eden Shores East (Spindrift)	38,004	38,956	27,374	11,582	49,586
13	Cannery Place	664,247	248,496	303,317	(54,821)	609,426
14	La Vista	268,988	122,373	140,605	(18,231)	250,756
15	Cadence	-	-	-	-	-
16	Blackstone	168,296	80,471	87,776	(7,305)	160,990
17	Parkside Heights	134,815	58,578	52,744	5,835	140,649
18	SoHay	274,478	125,156	133,747	(8,591)	265,887
<b>Cash Balance:</b>		<b>3,664,212</b>	<b>1,594,251</b>	<b>2,721,132</b>	<b>(1,126,881)</b>	<b>2,537,331</b>

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

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

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

## Zone Classification

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

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

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

## Assessment Roll

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

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed assessment amount for FY 2025 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

## Estimate of Costs

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

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

The estimated FY 2025 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown of the operation, maintenance, and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

## Legislative Analysis

### Proposition 218 Compliance<sup>1</sup>

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

All the assessments proposed within the FY 2025 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIID, Section 4 vote requirements do not apply to these proceedings.

## Inflation Factor Allowance Overview

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

**Allowance** - Thirteen of eighteen benefit zones (3, 7-18) have an inflation factor allowance within their respective assessment formula to increase their Maximum Base Assessment Rate annually based upon the change in the prior year's CPI. Their inflation factor is described below.

Benefit zones 3, 7-13, 17-18 apply the February CPI-U for the San Francisco-Oakland-Hayward, CA MSA<sup>2</sup> inflation factor. The CPI-U increase from February 2023 to February 2024 was 2.36%; therefore, a 2.36% increase was applied to the FY 2025 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

<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 2022 to Feb 2023)

Benefit zones 12 annexation, 14-16 apply the December CPI-U for the San Francisco-Oakland-Hayward, CA MSA<sup>3</sup> inflation factor, capped at 3.00% per fiscal year. 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%. The CPI-U increase from December 2022 to December 2023 was 2.62% and the unused CPI from previous years is 3.53%; therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by 3.00%.

### **Noticing, Public Comment, and Public Hearing**

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2025 assessment rate and to alert them to three public meetings where they could provide input (May 29, June 4, June 25), and published a legal notice in the East Bay Times on or before June 14, 2024.

On June 25, 2024, the City is proposing to hold a public hearing to provide an opportunity for any interested person to be heard. After the public hearing, the Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor’s roll will be prepared and filed with the Alameda County Auditor’s Office to be included on the FY 2025 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.

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<sup>3</sup> <https://data.bls.gov/timeseries/CUURS49BSA0>



## Plans and Specifications

### Introduction

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

### Description of District

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

### Description of Improvements

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

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

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#### 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.

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### **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.

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### **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.

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### **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.

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### **Maintenance**

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

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

Tract No. 06041  
Formed: November 13, 1990  
Resolution Number: 90-256  
**FY 2025**

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Maximum Base Assessment Rate: **\$295.83**  
Assessment Amount per Parcel: **\$235.94**  
Number of Parcels: **30**  
Assessment Income: **\$7,078.20**



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**FY 2025 Maximum Base Assessment**

**Maximum Base Assessment** (highest rate that can be charged per parcel).

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

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$224.70 to **\$235.94**.
- The total annual assessment income will equal **\$7078**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
- **Surface maintenance of the street side:** Including a 600-foot masonry wall along Huntwood Ave. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **\$3,500** is allocated for additional maintenance, as required.

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

City of Hayward  
 Landscape and Lighting District Zone 1 - Huntwood Ave. and Panjon St.  
 Fund 266, Project 3740  
 Established 1990, 30 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount</b>	295.83	295.83	295.83	295.83
b. Annual Per Parcel Assessment	212.71	214.00	224.70	235.94
c. <u># of Parcels</u>	30	30	30	30
d. <b>Total Amount Assessed for the District:</b>	<b>6,381</b>	<b>6,420</b>	<b>6,741</b>	<b>7,078</b>
<b>Income</b>				
a. Annual Assessment Revenue	6,264	6,433	6,741	7,078
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(108)	(109)	(115)	(120)
c. <u>Other</u>	(547)	251	251	251
d. <b>Total Revenue:</b>	<b>5,608</b>	<b>6,574</b>	<b>6,878</b>	<b>7,209</b>
<b>Services</b>				
a. Utilities: Water	406	419	770	847
b. Utilities: PGE	291	266	325	390
c. Landscape Maintenance	1,620	2,111	4,000	4,120
d. One-Time Project/Maintenance	-	4,309	4,500	3,500
e. Property Owner Noticing	25	2	2	3
f. Annual Reporting	1,012	480	494	509
g. <u>City Administration</u>	2,060	2,122	2,185	2,251
h. <b>Total Expenditures:</b>	<b>5,414</b>	<b>9,708</b>	<b>12,277</b>	<b>11,619</b>
<b>Account Balance</b>				
a. Beginning Account Balance	25,902	26,096	22,963	17,563
b. <u>Net Change (Revenue - Expenditures)</u>	194	(3,134)	(5,399)	(4,410)
c. <b>Ending Account Balance:</b>	<b>26,096</b>	<b>22,963</b>	<b>17,563</b>	<b>13,153</b>



## Zone 2 (Harder Rd. & Mocine Ave.)

Tract No. 6042  
 Formed: July 25, 1991  
 Resolution Number: 91-137  
**FY 2025**

Maximum Base Assessment Rate: **\$193.39**  
 Assessment Amount per Parcel: **\$135.45**  
 Number of Parcels: **85**  
 Assessment Income: **\$11,513.25**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

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

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$129.00 to **\$135.45**.
- The total annual assessment income will equal **\$11,514**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services provided to this assessment zone include:

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

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

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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount</b>	193.39	193.39	193.39	193.39
b. Annual Per Parcel Assessment	122.86	122.86	129.00	135.45
c. <u># of Parcels</u>	85	85	85	85
d. <b>Total Amount Assessed for the District:</b>	<b>10,443</b>	<b>10,443</b>	<b>10,965</b>	<b>11,513</b>
<b>Income</b>				
a. Annual Assessment Revenue	10,481	10,528	10,965	11,513
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(178)	(178)	(186)	(196)
c. <u>Other</u>	(624)	297	306	315
d. <b>Total Revenue:</b>	<b>9,680</b>	<b>10,647</b>	<b>11,084</b>	<b>11,632</b>
<b>Services</b>				
a. Utilities: Water	1,727	1,264	2,420	2,662
b. Utilities: PGE	140	121	124	149
c. Landscape Maintenance	1,620	3,000	8,000	8,240
d. One-Time Project/Maintenance	-	-	4,500	3,000
e. Property Owner Noticing	70	7	7	7
f. Annual Reporting	1,012	480	494	509
g. <u>City Administration</u>	2,060	2,122	2,185	2,251
h. <b>Total Expenditures:</b>	<b>6,630</b>	<b>6,993</b>	<b>17,731</b>	<b>16,818</b>
<b>Account Balance</b>				
a. Beginning Account Balance	27,189	30,239	33,893	27,247
b. <u>Net Change (Revenue - Expenditures)</u>	3,050	3,654	(6,646)	(5,186)
c. <b>Ending Account Balance:</b>	<b>30,239</b>	<b>33,893</b>	<b>27,247</b>	<b>22,061</b>



### Zone 3 (Prominence)

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

#### FY 2025

Maximum Base Assessment Rate: **\$1,144.88**  
 Assessment Amount per Parcel: **\$1,069.29**  
 Number of Parcels: **155**  
 Assessment Income: **\$165,739.95**



#### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1992**.
- **Increased** from the previous year from \$1,118.42 to **\$1,144.88** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from **\$1,008.76** to **\$1,069.29**.
- The total annual assessment income will equal **\$165,739**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Landscaping and irrigation:** Include 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.
- **One-time projects:** A budget of **\$104,000** is included for additional maintenance, as required.

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

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**Notes:**

- In FY 2004, a group of property owners within Zone 3 formed a Landscape Committee.
- In FY 2006, a Proposition 218 Election was held to increase the base assessment amount from \$328.82 to \$1,023.56 per parcel for the first three years to fund the cost of a comprehensive landscape plan (capital plan). The \$694.74 increase was made up of two parts. One, an increase of \$365.70 per year for maintenance; and two, an increase of \$329.04 per year for capital. The three-year capital plan included 1) Bus Stop and Open Area Across Street on Fox Hollow Drive; 2) Open Area South of 28525 Fox Hollow Drive; 3) Hayward Blvd., Fairview Drive, and Barn Rock Drive.
- In FY 2009, the rate returned to \$694.52 per year, which may be increased each year by inflation

City of Hayward  
Landscape and Lighting District Zone 3 - Prominence  
Fund 268, Project 3742  
Established 1992, 155 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount</b>	<b>1,062.12</b>	<b>1,062.12</b>	<b>1,118.42</b>	<b>1,144.88</b>
b. Annual Per Parcel Assessment	923.95	951.66	1,008.76	1,069.29
c. <u># of Parcels</u>	<u>155</u>	<u>155</u>	<u>155</u>	<u>155</u>
d. <b>Total Amount Assessed for the District:</b>	<b>143,212</b>	<b>147,507</b>	<b>156,358</b>	<b>165,740</b>
<b>Income</b>				
a. Annual Assessment Revenue	142,694	143,732	156,358	165,740
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,435)	(2,508)	(2,658)	(2,818)
c. <u>Other</u>	<u>(7,573)</u>	<u>8,913</u>	<u>9,180</u>	<u>9,456</u>
d. <b>Total Revenue:</b>	<b>132,686</b>	<b>150,138</b>	<b>162,880</b>	<b>172,378</b>
<b>Services</b>				
a. Utilities: Water	16,200	28,805	35,200	36,256
b. Utilities: PGE	2,032	1,909	2,200	2,266
c. Landscape Maintenance	57,800	76,209	99,554	102,541
d. One-Time Project/Maintenance	11,734	20,636	100,000	104,000
e. Planting	5,788			5,000
f. Tree Maintenance/Replacement	10,000			5,000
g. Bus Stop Area	-		-	5,000
h. Irrigation/V-Ditch Filter	-		10,000	10,000
i. Property Owner Noticing	125	12	13	13
j. Annual Reporting	1,163	552	568	585
k. <u>City Administration</u>	<u>4,326</u>	<u>4,456</u>	<u>4,589</u>	<u>4,727</u>
l. <b>Total Expenditures:</b>	<b>109,167</b>	<b>132,579</b>	<b>252,124</b>	<b>275,388</b>
<b>Account Balance</b>				
a. Beginning Account Balance	340,225	363,744	381,302	292,058
b. <u>Net Change (Revenue - Expenditures)</u>	<u>23,520</u>	<u>17,558</u>	<u>(89,244)</u>	<u>(103,010)</u>
c. <b>Ending Account Balance:</b>	<b>363,744</b>	<b>381,302</b>	<b>292,058</b>	<b>189,048</b>

## Zone 4 (Stratford Village)

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

### FY 2025

Maximum Base Assessment Rate: **\$180.00**  
 Assessment Amount per Parcel: **\$126.93**  
 Number of Parcels: **174**  
 Assessment Income: **\$22,085.82**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

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



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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$123.13 to **\$126.93**.
- The total annual assessment income will equal **\$22,805**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment rate.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Landscaping and irrigation:** Include approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
- **Median landscaping:** Includes approximately 2,100 square feet along Stratford Rd. and Ruus Lane;
- **Landscaping:** Includes 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:** Includes approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Ave., and bike path striping on pathway;
- **Chain link fencing:** Includes approximately 50 linear feet of 4-foot-high black vinyl clad fencing at two locations between Ward Creek and the asphalt pathway;

- **Gate:** Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- **Bridge:** Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- **Pedestrian access:** Between Rosecliff Lane and Ward Creek Pathway.
- **One-time maintenance:** A budget of **\$6,000** is allocated for additional maintenance, as required.

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

City of Hayward  
 Landscape and Lighting District Zone 4 - Stratford Village  
 Fund 269, Project 3743  
 Established 1995, 174 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount</b>	180.00	180.00	180.00	180.00
b. Annual Per Parcel Assessment	116.16	116.16	123.23	126.93
c. <u># of Parcels</u>	174	174	174	174
d. <b>Total Amount Assessed for the District:</b>	<b>20,212</b>	<b>20,212</b>	<b>21,442</b>	<b>22,086</b>
<b>Income</b>				
a. Annual Assessment Revenue	20,434	20,177	21,442	22,086
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(344)	(344)	(365)	(375)
d. <u>Other</u>	(2,139)	2,269	2,337	2,407
e. <b>Total Revenue:</b>	<b>17,952</b>	<b>22,102</b>	<b>23,414</b>	<b>24,117</b>
<b>Services</b>				
a. Utilities: Water	33,475	(7,073)	11,000	12,100
b. Utilities: PGE	1,346	1,251	1,500	1,800
c. Landscape Maintenance	6,415	7,221	12,500	12,875
d. One-Time Project/Maintenance	5,660	191	17,000	6,000
e. Property Owner Noticing	24	7	7	7
f. Annual Reporting	460	480	494	509
g. <u>City Administration</u>	2,060	2,122	2,185	2,251
h. <b>Total Expenditures:</b>	<b>49,441</b>	<b>4,199</b>	<b>44,687</b>	<b>35,542</b>
<b>Account Balance</b>				
a. Beginning Account Balance	111,242	79,753	97,656	76,384
b. <u>Net Change (Revenue - Expenditures)</u>	(31,489)	17,903	(21,272)	(11,425)
c. <b>Ending Account Balance:</b>	<b>79,753</b>	<b>97,656</b>	<b>76,384</b>	<b>64,959</b>



## Zone 5 (Soto Rd. & Plum Tree St.)

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

### FY 2025

Maximum Base Assessment Rate: **\$258.67**  
 Assessment Amount per Parcel: **\$258.67**  
 Number of Parcels: **38**  
 Assessment Income: **\$9,829.46**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

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

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will remain the same as the previous year at **\$258.67**.
- The total annual assessment income will equal **\$9,829.46**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is at the Maximum Base Assessment.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **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.
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance, as required.

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

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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	258.67	258.67	258.67	258.67
b. Annual Per Parcel Assessment:	255.17	255.17	258.67	258.67
c. <u># of Parcels</u>	38	38	38	38
d. <b>Total Amount Assessed for the District:</b>	9,696	9,696	9,829	9,829
<b>Income</b>				
a. Annual Assessment Revenue	9,712	9,610	9,829	9,829
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(165)	(165)	(167)	(167)
c. <u>Other</u>	(529)	631	631	631
d. <b>Total Revenue:</b>	9,018	10,076	10,294	10,294
<b>Services</b>				
a. Utilities: Water	189	191	880	968
b. Utilities: PGE	291	266	300	360
c. Landscape Maintenance	1,620	2,370	5,000	5,150
d. One-Time Project/Maintenance	-	3,077	5,000	2,500
e. Property Owner Noticing	31	3	3	127
f. Annual Reporting	511	240	247	637
g. <u>City Administration</u>	2,060	2,122	2,185	1,739
h. <b>Total Expenditures:</b>	4,703	8,268	13,616	11,481
<b>Account Balance</b>				
a. Beginning Account Balance:	20,938	25,253	27,061	23,739
b. <u>Net Change (Revenue - Expenditures)</u>	4,315	1,808	(3,322)	(1,187)
c. <b>Ending Account Balance:</b>	25,253	27,061	23,739	22,552

## Zone 6 (Peppertree Park)

Tract Nos. 4420 & 3337 (Lot 2)

Formed: May 11, 1982

Resolution Number: 82-160

### FY 2025

Maximum Base Assessment Rate: **\$2.61** per linear foot

Assessment Amount per Parcel: **\$2.61** per linear foot

Number of Parcels: **11**

Assessment Income: **\$13,034.34**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

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

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

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

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue 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.
- **One-time maintenance:** A budget of **\$4,500** is allocated for additional maintenance, as required.

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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	2.61	2.61	2.61	2.61
b. Annual Per Parcel Assessment:	2.61	2.61	2.61	2.61
c. # of Parcels	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994
e. <b>Total Amount Assessed for the District</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>
<b>Income</b>				
a. Annual Assessment Revenue	13,038	13,077	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)
c. <u>Other</u>	(1,937)	2,393	375	375
d. <b>Total Revenue:</b>	<b>10,880</b>	<b>15,249</b>	<b>13,188</b>	<b>13,188</b>
<b>Services</b>				
a. Utilities: Water	1,419	2,326	2,750	3,025
b. Utilities: PGE	129	110	200	240
c. Landscape Maintenance	1,050	1,222	1,258	1,296
d. One-Time Project/Maintenance	-		4,500	4,500
e. Property Owner Noticing	7	1	1	1
f. Annual Reporting	1,012	480	494	509
g. <u>City Administration</u>	2,060	2,122	2,185	2,251
h. <b>Total Expenditures:</b>	<b>5,678</b>	<b>6,260</b>	<b>11,389</b>	<b>11,822</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	87,983	93,185	102,173	103,973
b. <u>Net Change (Revenue - Expenditures)</u>	5,202	8,989	1,799	1,366
c. <b>Ending Account Balance:</b>	<b>93,185</b>	<b>102,173</b>	<b>103,973</b>	<b>105,339</b>



## Zone 7 (Twin Bridges)

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

### FY 2025

Maximum Base Assessment Rate: **\$1,197.48**  
 Assessment Amount per Parcel: **\$664.83**  
 Number of Parcels: **348**  
 Assessment Income: **\$231,360.84**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1998**.
- Increased from the previous year from \$1,169.82 to **\$1,197.48** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$627.20 to **\$664.83**.
- The total annual assessment income will equal **\$231,362**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services for this assessment zone include:

- **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City;
- **Landscaping:** Includes: planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway;
- **Medians:** Includes 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
- **One-time maintenance:** A budget of **\$407,000** is allocated for additional maintenance, as required.



City of Hayward  
Landscape and Lighting District Zone 7 - Twin Bridges  
Fund 274, Project 3746  
Established 1998, 348 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	1,110.94	1,110.94	1,169.82	1,197.48
b. Annual Per Parcel Assessment:	591.70	591.70	627.20	664.83
c. <u># of Parcels</u>	348	348	348	348
d. <b>Total Amount Assessed for the District</b>	<b>205,912</b>	<b>205,912</b>	<b>218,266</b>	<b>231,361</b>
<b>Income</b>				
a. Annual Assessment Revenue	203,062	202,875	218,266	231,361
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,500)	(3,500)	(3,711)	(3,933)
c. <u>Other</u>	(13,416)	16,744	2,500	3,000
d. <b>Total Revenue:</b>	<b>186,146</b>	<b>216,118</b>	<b>217,056</b>	<b>230,428</b>
<b>Services</b>				
a. Utilities: Water	55,028	35,028	77,000	84,700
b. Utilities: PGE	1,287	1,063	2,000	2,400
c. Landscape Maintenance	34,864	36,000	37,080	38,192
d. Park Maintenance - HARD	47,528	35,646	51,000	52,530
e. Park Maintenance Utilities - HARD	-	-	-	33,000
f. One-Time Project/Maintenance	-	4,935	177,000	407,000
g. Tree Maintenance/Replacement	4,929	-	40,000	10,000
h. Flags	-	-	800	-
i. Property Owner Noticing	280	28	28	29
j. Annual Reporting	1,163	552	568	585
k. <u>City Administration</u>	4,326	4,456	4,589	4,727
l. <b>Total Expenditures:</b>	<b>149,405</b>	<b>117,707</b>	<b>390,066</b>	<b>633,164</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	600,246	636,987	735,398	562,388
b. <u>Net Change (Revenue - Expenditures)</u>	<u>36,741</u>	<u>98,410</u>	<u>(173,010)</u>	<u>(402,736)</u>
c. <b>Ending Account Balance:</b>	<b>636,987</b>	<b>735,398</b>	<b>562,388</b>	<b>159,652</b>

## Zone 8 (Capitola Street)

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

### FY 2025

Maximum Base Assessment Rate: **\$856.44**  
 Assessment Amount per Parcel: **\$205.68**  
 Number of Parcels: **24**  
 Assessment Income: **\$4,936.32**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **1999**.
- Increased from the previous year from \$836.64 to **\$856.44** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 2.36% for the period February 2023 to February 2024).

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$195.89 to **\$205.68**.
- The total annual assessment income will equal **\$4,936**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would require the noticing and balloting of property owners per the requirements of Proposition 218.

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## FY 2025 Services

### Services for this assessment zone include:

- **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
- **One-time maintenance:** A budget of **\$2,500** is allocated for additional maintenance as required.

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

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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	794.54	794.54	836.66	856.44
b. Annual Per Parcel Assessment:	186.56	186.56	195.89	205.68
c. # of Parcels	24	24	24	24
d. <b>Total Amount Assessed for the District:</b>	4,477	4,477	4,701	4,936
<b>Income</b>				
a. Annual Assessment Revenue	4,477	4,488	4,701	4,936
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(76)	(76)	(80)	(84)
c. <u>Other</u>	(1,184)	1,348	400	400
d. <b>Total Revenue:</b>	3,218	5,760	5,021	5,252
<b>Services</b>				
a. Utilities: Water	405	738	550	605
b. Landscape Maintenance	1,225	1,166	4,000	4,000
c. One-Time Project/Maintenance	-	1,971	4,500	2,500
d. Property Owner Noticing	20	2	2	81
e. Annual Reporting	511	240	247	858
f. <u>City Administration</u>	2,060	2,122	2,185	2,144
g. <b>Total Expenditures:</b>	4,221	6,239	11,484	10,188
<b>Account Balance</b>				
a. Beginning Account Balance:	57,815	56,811	56,332	49,869
b. <u>Net Change (Revenue - Expenditures)</u>	(1,003)	(479)	(6,463)	(4,936)
c. <b>Ending Account Balance:</b>	56,811	56,332	49,869	44,933

## Zone 9 (Orchard Ave.)

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

### FY 2025

Maximum Base Assessment Rate: **\$228.66**  
 Assessment Amount per Parcel: **\$38.41**  
 Number of Parcels: **74**  
 Assessment Income: **\$2,842.34**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2000**.
- Increased from the previous year from \$223.38 to **\$228.66** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from \$36.24 to **\$38.41**.
- The total annual assessment income will equal **\$2,842**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services for this assessment zone include:

- **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.
- **One-time maintenance:** A budget of **\$500** is included for additional maintenance, as required.

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



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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	212.14	212.14	223.38	228.66
b. Annual Per Parcel Assessment:	34.19	34.19	36.24	38.41
c. <u># of Parcels</u>	<u>74</u>	<u>74</u>	<u>74</u>	<u>74</u>
d. <b>Total Amount Assessed for the District</b>	<b>2,530</b>	<b>2,530</b>	<b>2,682</b>	<b>2,843</b>
<b>Income</b>				
a. Annual Assessment Revenue	2,513	2,555	2,682	2,843
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(43)	(43)	(46)	(48)
c. <u>Other</u>	<u>(200)</u>	<u>239</u>	<u>35</u>	<u>40</u>
d. <b>Total Revenue:</b>	<b>2,270</b>	<b>2,750</b>	<b>2,671</b>	<b>2,834</b>
<b>Services</b>				
a. One-Time Project/Maintenance			500	500
b. Graffiti Abatement			2,000	2,000
c. Property Owner Noticing	60	6	6	6
d. Annual Reporting	511	240	247	254
e. <u>City Administration</u>	<u>1,236</u>	<u>1,273</u>	<u>1,311</u>	<u>1,351</u>
f. <b>Total Expenditures:</b>	<b>1,807</b>	<b>1,519</b>	<b>4,064</b>	<b>4,111</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	8,837	9,301	10,532	9,139
b. <u>Net Change (Revenue - Expenditures)</u>	<u>463</u>	<u>1,232</u>	<u>(1,393)</u>	<u>(1,277)</u>
c. <b>Ending Account Balance:</b>	<b>9,301</b>	<b>10,532</b>	<b>9,139</b>	<b>7,862</b>

## Zone 10 (Eden Shores Residential)

Tract Nos. 7317, 7360 & 7361

Formed: June 24, 2003

Resolution Number: 03-083

### FY 2025

Maximum Base Assessment Rate: **\$1,363.60**

Assessment Amount per Parcel: **\$344.49**

Number of Parcels: **534**

Assessment Income: **\$183,957.66**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2003**.
- Increased from the previous year from \$1,332.08 to **\$1,363.60** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.



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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will **increase** from the previous year from \$316.05 to **\$344.49**.
- The total annual assessment income will equal **\$183,960**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

The Eden Shores Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of expenses authorized thru the assessment zone budget. The City manages the park maintenance contract, through a Memorandum of Understanding with the Hayward Area Recreation District.

### Services for this assessment zone include:

- **Park:** A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **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.
- **One-time maintenance:** A budget of **500,000** is allocated for additional maintenance, as required.

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

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

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	1,265.04	1,265.04	1,332.08	1,363.60
b. Annual Per Parcel Assessment:	278.94	287.32	316.05	344.49
c. <u># of Parcels</u>	534	534	534	534
d. <b>Total Amount Assessed for the District:</b>	148,954	153,429	168,771	183,958
<b>Income</b>				
a. Annual Assessment Revenue	149,511	153,708	168,771	183,958
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,532)	(2,608)	(2,869)	(3,127)
c. <u>Other</u>	(10,281)	12,089	2,600	2,800
d. <b>Total Revenue:</b>	136,697	163,189	168,502	183,630
<b>Services</b>				
a. Utilities: Water	20,433	16,141	33,000	36,300
b. Utilities: PGE	395	338	500	600
c. Landscape Maintenance - ES HOA	35,380	30,680	31,600	32,548
d. Park Maintenance - HARD	75,536	56,652	56,652	58,352
e. Park Maintenance Utilities - HARD				45,000
f. One-Time Project/Maintenance		4,765		500,000
g. Graffiti Abatement	-		6,000	6,180
h. Property Owner Noticing	218	21	22	23
i. Annual Reporting	1,163	552	568	585
j. <u>City Administration</u>	4,326	4,456	4,589	4,727
k. <b>Total Expenditures:</b>	137,450	113,604	132,932	684,315
<b>Account Balance</b>				
a. Beginning Account Balance:	472,453	471,700	521,285	556,854
b. <u>Net Change (Revenue - Expenditures)</u>	(753)	49,585	35,570	(500,685)
c. <b>Ending Account Balance:</b>	471,700	521,285	556,854	56,170

## Zone 11 (Stonebrae Country Club)

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

### FY 2025

Maximum Base Assessment Rate: **\$1,934.08**  
 Assessment Amount per Parcel (Developed): **\$408.18**  
 Assessment Amount per Parcel (Future Development): **\$216.34**  
 Number of Parcels: **644**  
 Assessment Income: **\$260,182.10**



**Note:** Ten new parcels were added in FY 2022. Fourteen parcels of the Stonebrae Country Club development are scheduled for future development. Future development parcels are assessed at 53% of the developed parcel rate.

### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2006**.
- Increased from the previous year from \$1,889.38 to **\$1,934.08** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for **Developed** parcels will **increase** from the previous year from \$374.48 to **\$408.18**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$198.47 to **\$216.34**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. However, since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.
- The total annual assessment income will equal **\$260,184**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

## FY 2025 Services

The Stonebrae Homeowners Association (HOA) administers the landscape maintenance contract for the zone. The HOA invoices the City quarterly for reimbursement of expenses authorized in the benefit district zone budget.

### Services for this assessment zone include:

- **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;
- **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Dr.;
- **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;
- **One-time maintenance:** The following improvements are planned: 1) Installation of weather-based irrigation controllers to better schedule and monitor water usage. 2) Annual tree fertilization and tree trimming. 3) Annual replenishment of mulch.

**Note:** 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 increased to **634**. On October 6, 2020, City Council approved a Final Map of Tract 8518, subdividing a 20-acre site into 10 single family lots, increasing the total number of lots to **644**. The current development phase consists of **630** single-family parcels (increased from 617 in FY 2022). The future development phases will consist of the remaining **13** single-family parcels (decreased from 15 in FY 2023).

City of Hayward  
 Landscape and Lighting District Zone 11 - Stonebrae Country Club  
 Fund 279, Project 3731  
 Established 2006, 644 Parcels (10 Parcels added in 2021)

	FY 2022	FY 2023	FY 2024	FY 2025
	Actual	Actual	Estimated	Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	<b>1,705.76</b>	<b>1,794.28</b>	<b>1,889.38</b>	<b>1,934.08</b>
<b>Developed Parcels</b>				
b. Annual Per Parcel Assessment:	330.52	340.44	374.48	408.18
c. <u># of Parcels</u>	<u>617</u>	<u>629</u>	<u>630</u>	<u>630</u>
d. <b>Total Amount Assessed:</b>	<b>203,931</b>	<b>214,137</b>	<b>235,922</b>	<b>257,153</b>
<b>Future Development Parcels - 53%</b>				
e. Annual Per Parcel Assessment	175.18	180.43	198.47	216.34
f. <u># of Parcels</u>	<u>27</u>	<u>15</u>	<u>14</u>	<u>14</u>
g. <b>Total Amount Assessed:</b>	<b>4,730</b>	<b>2,706</b>	<b>2,779</b>	<b>3,029</b>
h. <b>Total Amount Assessed for the District:</b>	<b>208,661</b>	<b>216,843</b>	<b>238,701</b>	<b>260,182</b>
<b>Income</b>				
a. Annual Assessment Revenue	208,661	249,592	238,701	260,182
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,547)	(36,863)	(4,058)	(4,423)
c. <u>Other</u>	<u>9,699</u>	<u>10,411</u>	<u>3,500</u>	<u>3,500</u>
d. <b>Total Revenue:</b>	<b>214,813</b>	<b>223,140</b>	<b>238,143</b>	<b>259,259</b>
<b>Services</b>				
a. Utilities: Water	104,497	110,000	121,000	133,100
b. Utilities: PGE	12,392	9,064	9,336	11,203
c. Landscape Maintenance	74,194	54,862	56,508	58,203
d. One-Time Project/Maintenance	2,577	67,996	72,500	74,675
e. Property Owner Noticing	512	51	52	54
f. Annual Reporting	1,012	480	494	509
g. <u>City Administration</u>	<u>3,090</u>	<u>3,183</u>	<u>3,278</u>	<u>3,377</u>
h. <b>Total Expenditures:</b>	<b>198,275</b>	<b>245,635</b>	<b>263,168</b>	<b>281,120</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	447,654	443,691	421,196	396,171
b. <u>Net Change (Revenue - Expenditures)</u>	<u>16,538</u>	<u>(22,495)</u>	<u>(25,025)</u>	<u>(21,861)</u>
c. <b>Ending Account Balance:</b>	<b>443,691</b>	<b>421,196</b>	<b>396,171</b>	<b>374,309</b>



## Zone 12 (Spindriff - Eden Shore East)

Tract Nos. 7489, 7708 & 8148  
 Formed: May 15, 2007  
 Annexed Tract No. 8148: June 21, 2016  
 Resolution Number: 07-031 & 16-065

### FY 2025

Maximum Base Assessment Rate: **\$256.28**  
 Assessment Amount per Parcel: **\$104.16**  
 Number of Parcels: **379**  
 Assessment Income: **\$39,476.64**



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

On June 21, 2016, the City Council approved the annexation of the Spindriff at Eden Shores Project into existing Zone 12 of LLAD 96-1. A total of 118 new lots were created and added to existing Zone 12. 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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**FY 2025 Maximum Base Assessment**

**Maximum Base Assessment** (highest rate that can be charged per parcel).

**Eden Shores East:**

- Originally set when the zone was created in **2007**.
- Increased from the previous year from \$250.34 to **\$256.28** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

**Spindrift Annexation:**

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$239.80 to **\$246.98** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.62% for the period December 2022 to December 2023) and the unused CPI carried over from previous fiscal years is 3.53%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.



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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for Developed parcels will **increase** from the previous year from \$98.26 to **\$104.16**.
- The total annual assessment income will equal **\$39,476**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services for this assessment zone include:

**Minor Portion of Sports Park:** The City of Hayward has an agreement with the Hayward Area Recreation and Park District (HARD) to maintain the Alden E. Oliver Sports Park which benefits parcels within this benefit zone. The annual assessment pays for a minor portion of the Sports Park maintenance expense 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. HARD is responsible for capital replacement of the park's capital items.

City of Hayward  
 Landscape and Lighting District Zone 12 - Spindrift (Eden Shores East)  
 Fund 278, Project 3732  
 Established 2007, 2016; 379 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
<b>Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb</b>				
a. <b>Maximum Base Assessment Amount:</b>	226.02	237.74	250.34	256.28
b. Annual Per Parcel Assessment:	90.00	92.70	98.26	104.16
c. <u># of Parcels</u>	261	261	261	261
d. <b>Total Amount Assessed:</b>	23,490	24,195	25,646	27,186
<b>Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec</b>				
e. <b>Maximum Base Assessment</b>	226.03	232.80	239.80	246.98
f. Annual Per Parcel Assessment:	90.00	92.70	98.26	104.16
g. <u># of Parcels</u>	118	118	118	118
h. <b>Total Amount Assessed:</b>	10,620	10,939	11,595	12,291
i. <b>Total Amount Assessed for the District:</b>	34,110	35,133	37,241	39,477
<b>Income</b>				
a. Annual Assessment Revenue	34,110	35,088	37,241	39,477
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(580)	(597)	(633)	(671)
c. <u>Other</u>	603	581	150	150
d. <b>Total Revenue:</b>	34,133	35,071	36,758	38,956
<b>Services</b>				
a. Contribution to Park Maintenance	32,888	24,666	24,666	25,406
b. Property Owner Noticing	346	30	31	32
c. Annual Reporting	1,163	552	568	585
d. <u>City Administration</u>	1,236	1,273	1,311	1,351
e. <b>Total Expenditures:</b>	35,632	26,521	26,577	27,374
<b>Account Balance</b>				
a. Beginning Account Balance:	21,335	19,273	27,823	38,004
b. <u>Net Change (Revenue - Expenditures)</u>	(1,499)	8,550	10,181	11,582
c. <b>Ending Account Balance:</b>	19,273	27,823	38,004	49,586

## Zone 13 (Cannery Place)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

### FY 2025

Maximum Base Assessment Rate: **\$1,454.34**

Assessment Amount per Parcel: **\$417.78**

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

Assessment Income: **\$250,250.22**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2008**.
- Increased from the previous year from \$1,420.74 to **\$1,454.34** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge for Developed parcels will **increase** from the previous year from \$394.13 to **\$417.78**.
- The total annual assessment income will equal **\$250,248**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services for this assessment zone include:

- **Park Maintenance:** includes approximately five (5) acres of park area encompassing landscaping and irrigation, and playground equipment, and maintenance of a historic water tower within the development;
- **Landscaping and irrigation:** includes 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
- **Maintenance:** of street trees;
- **Maintenance:** of paved walkways;
- **One-time maintenance:** A budget of **\$120,000** is allocated for additional maintenance, as required.

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

City of Hayward  
 Landscape and Lighting District Zone 13 - Cannery Place  
 Fund 281, Project 3733  
 Established 2008, 599 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	<b>1,282.66</b>	<b>1,349.23</b>	<b>1,420.74</b>	<b>1,454.34</b>
b. Annual Per Parcel Assessment:	361.00	371.82	394.13	417.78
c. <u># of Parcels</u>	<u>599</u>	<u>599</u>	<u>599</u>	<u>599</u>
d. <b>Total Amount Assessed for the District:</b>	<b>216,239</b>	<b>222,720.18</b>	<b>236,083</b>	<b>250,250</b>
<b>Income</b>				
a. Annual Assessment Revenue	215,622	223,234	236,083	250,250
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,676)	(3,786)	(4,013)	(4,254)
c. <u>Other</u>	<u>(13,544)</u>	<u>16,509</u>	<u>2,400</u>	<u>2,500</u>
d. <b>Total Revenue:</b>	<b>198,402</b>	<b>235,957</b>	<b>234,470</b>	<b>248,496</b>
<b>Services</b>				
a. Utilities: Water	61,555	47,389	80,000	88,000
b. Utilities: PGE	8,829	8,831	9,500	11,400
c. Landscape Maintenance	73,440	67,320	69,340	71,420
e. Graffiti Abatement	-	-	7,000	7,210
f. One Time Project/Maintenance	8,522	6,796	125,000	120,000
g. Calsense Air Time - Five Year Maint			25,000	
h. Property Owner Noticing	448	48	50	51
i. Annual Reporting	1,012	480	494	509
j. <u>City Administration</u>	<u>4,326</u>	<u>4,456</u>	<u>4,589</u>	<u>4,727</u>
k. <b>Total Expenditures:</b>	<b>158,132</b>	<b>135,320</b>	<b>320,973</b>	<b>303,317</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	609,843	650,112	750,749	664,247
b. <u>Net Change (Revenue - Expenditures)</u>	<u>40,270</u>	<u>100,637</u>	<u>(86,503)</u>	<u>(54,821)</u>
c. <b>Ending Account Balance:</b>	<b>650,112</b>	<b>750,749</b>	<b>664,247</b>	<b>609,426</b>

## Zone 14 (La Vista)

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

### FY 2025

Maximum Base Assessment Rate: **\$747.04**  
 Assessment Amount per Developed Parcel: **\$683.65**  
 Number of Parcels: **179**  
 Assessment Income: **\$122,373.35**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2016**.
- Increased from the previous year from \$725.28 to **\$747.04** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.62% for the period December 2022 to December 2023) and the unused CPI carried over from previous fiscal years is 3.53%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.



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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The per parcel charge **will remain the same** as the previous year at **\$683.65**.
- The total annual assessment income will equal **\$122,373**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be increased up to the Maximum Base Assessment Rate.

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## FY 2025 Services

### Services for this assessment zone include:

- **Landscaping and irrigation:** of the public right of ways of Tennyson Rd., Vista Grande Dr., Cantera Dr., Mountain View Dr., Fortuna Way, and Alquire Pkwy, and firebreak landscaping along the perimeter of the backside of the development. Such landscaping consists of the care for groundcover, shrubs, trees, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping;
- **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 tree filters;
- **Maintenance:** of street lighting;
- **Maintenance:** of private paved trails east of Alquire Parkway.



City of Hayward  
 Landscape and Lighting District Zone 14 - La Vista  
 Fund 282, Project 3751  
 Established 2016, 179 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
a. <b>Maximum Base Assessment Amount:</b>	<b>683.65</b>	<b>704.16</b>	<b>725.28</b>	<b>747.04</b>
b. Annual Per Parcel Assessment:	683.65	683.65	683.65	683.65
c. <u># of Parcels</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>
h. <b>Total Amount Assessed for the District:</b>	<b>122,373</b>	<b>122,373</b>	<b>122,373</b>	<b>122,373</b>
<b>Income</b>				
a. Annual Assessment Revenue	122,967	121,977	122,373	122,373
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(2,080)	(2,080)	(2,080)	(2,080)
c. <u>Other</u>	<u>(4,813)</u>	<u>5,973</u>	<u>350</u>	<u>350</u>
d. <b>Total Revenue:</b>	<b>116,074</b>	<b>125,870</b>	<b>122,373</b>	<b>122,373</b>
<b>Services</b>				
a. Utilities: Water	32,406	19,444	21,388	23,527
b. Utilities: PGE		456	2,500	3,500
c. Landscape Maintenance	42,240	46,080	47,462	48,886
d. One-Time Capital Project/Maintenance	-	14,620	45,000	59,440
e. Property Owner Noticing	147	14	15	15
f. Consultant/Annual Reporting	1,012	480	494	509
g. <u>City Administration</u>	<u>4,326</u>	<u>4,456</u>	<u>4,589</u>	<u>4,727</u>
h. <b>Total Expenditures:</b>	<b>80,131</b>	<b>85,551</b>	<b>121,449</b>	<b>140,605</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	191,036	227,744	268,063	268,988
b. <u>Net Change (Revenue - Expenditures)</u>	<u>44,975</u>	<u>40,319</u>	<u>924</u>	<u>(18,231)</u>
c. <b>Ending Account Balance:</b>	<b>227,744</b>	<b>268,063</b>	<b>268,988</b>	<b>250,756</b>

## Zone 15 (Cadence)

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

### FY 2025

Maximum Base Assessment Rate: **\$724.44**  
 Assessment Amount per Parcel: **\$0.00**  
 Number of Parcels: **206**  
 Assessment Income: **\$0.00**



This benefit zone is self-maintained by the property owner. If the park is maintained, no assessment amount will be charged.

### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2017**.
- **Increased** from the previous year from \$703.34 to **\$724.44** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.62% for the period December 2022 to December 2023) and the unused CPI carried over from previous fiscal years is 3.12%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will remain the same at **zero**. AMCAL has entered in contract with Bella Vista Landscape Services, Inc. (CCL # 805462) to maintain the Park in good repair and working order, and in a neat, clean, and orderly condition. AMCAL is responsible for the annual payment of the District Management cost and reimbursement to the City for the Engineer's Report. Thus, each of the 206 parcels will be assessed at \$0.00 per parcel. The Assessment District ensures adequate funding is available for the maintenance of the Park should the Developer default, not meet the maintenance standards, or if the property is sold, and the City assumes maintenance of the park
- The total annual assessment income will equal **zero** pursuant to the Owners Participation Agreement (OPA) for the Cadence Development. Per the OPA, AMCAL Hayward LLC (AMCAL) is responsible for the maintenance Cadence Public Park in perpetuity or for the life of the agreement. As required in Section 8.12 of the OPA, AMCAL submitted their annual Park Maintenance Plan to the City for review and approval.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Maintenance:** of the Park in good repair and working order; and in a neat, clean, and orderly condition.

## Zone 16 (Blackstone)

Tract Nos. 7894  
 Formed: May 17, 2016  
 Resolution Number: 16-044

### FY 2025

Maximum Base Assessment Rate: Zone A: **\$516.66**, Zone B: **\$542.48**

Assessment Amount per Parcel – Zone A: **\$516.66**, Zone B: **\$542.48**

Number of Parcels: **157**

Assessment Income: **\$81,735.30**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2016**.
- Zone A: Increased from the previous year from \$501.60 to **\$516.66** per parcel by CPI.
- Zone B: Increased from the previous year from \$526.68 to **\$542.48** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.62% for the period December 2022 to December 2023) and the unused CPI carried over from previous fiscal years is 1.65%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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### FY 2025 Assessment and Income

- The per parcel rate (Zone A) will **increase** from the previous year from \$501.60 to **\$516.66**.
- The per parcel rate (Zone B) will **increase** from the previous year from \$526.68 to **\$542.48**.
- The total annual assessment income will equal **\$81,735**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **at** the Maximum Base Assessment.

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### FY 2025 Services

#### Services provided to this assessment zone include:

- **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, streetlights, paved walkways, and cobblestone pathways
- **One-time maintenance:** A budget of **\$43,707** is allocated for additional maintenance, as required.

City of Hayward  
 Landscape and Lighting District Zone 16 - Blackstone  
 Fund 284, Project 3753  
 Established 2016, 157 Parcels

	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Proposed
<b>Assessment</b>				
<b>ZONE A</b>				
a. <b>Maximum Base Assessment:</b>	472.82	487.00	501.60	516.66
b. Annual Per Parcel Assessment:	467.96	482.00	501.60	516.66
c. <u># of Parcels</u>	133	133	133	133
d. <b>Total Amount Assessed:</b>	62,239	64,106	66,713	68,716
<b>ZONE B (5% of Zone A)</b>				
e. <b>Maximum Base Assessment:</b>	496.46	511.34	526.68	542.48
f. Annual Per Parcel Assessment:	491.34	506.08	526.68	542.48
g. <u># of Parcels</u>	24	24	24	24
h. <b>Total Amount Assessed:</b>	11,792	12,146	12,640	13,020
i. <b>Total Amount Assessed for the District:</b>	74,031	76,252	79,353	81,735
<b>Income</b>				
a. Annual Assessment Revenue	75,314	76,792	79,353	81,735
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(1,272)	(1,310)	(1,349)	(1,390)
c. <u>Other</u>	(3,021)	3,752	100	125
d. <b>Total Revenue:</b>	71,021	79,234	78,104	80,471
<b>Services</b>				
a. Utilities: Water	17,271	8,599	9,459	10,405
b. Utilities: PGE	2,698	2,727	2,809	3,370
c. Landscape Maintenance	22,000	24,000	24,720	25,462
d. One-Time Project/Maintenance	3,440	11,500	37,580	43,707
e. Property Owner Noticing	129	13	118	122
f. Annual Reporting	1,012	480	1,294	1,333
g. <u>City Administration</u>	3,090	3,183	3,278	3,377
h. <b>Total Expenditures:</b>	49,640	50,501	79,259	87,776
<b>Account Balance</b>				
a. Beginning Account Balance	141,028	140,717	169,450	168,296
b. <u>Net Change (Revenue - Expenditures)</u>	26,141	28,733	(1,155)	(7,305)
c. <b>Ending Account Balance:</b>	140,717	169,450	168,296	160,990



## Zone 17 (Parkside Heights)

Tract Nos. 8233  
 Formed: June 11, 2019  
 Resolution Number: 19-128

### FY 2025

Maximum Base Assessment Rate: **\$608.86**  
 Assessment Amount per Parcel (Developed): **\$582.88**  
 Number of Parcels: **97**  
 Assessment Income: **\$56,539.36**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2019**.
- Increased from the previous year from \$594.78 to **\$608.86** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA 2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.



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## FY 2025 Assessment and Income

### Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will **increase** from the previous year from \$555.12 to **\$582.88**.
- The total annual assessment income will equal **\$56,539**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment.

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## FY 2025 Services

### Services provided to this assessment zone include:

- **Landscaping and irrigation:** of groundcover, trees, and other landscaped areas along the public trail and undeveloped public open space along Ward Creek.
- **Surface maintenance:** This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Maintenance:** of public trail trees;
- **Maintenance:** of trail signage;
- **Maintenance:** of paved public trail and permeable pavers;

City of Hayward  
 Landscape and Lighting District Zone 17 - Parkside Heights  
 Fund 290, Project 3754  
 Established 2019, 97 Parcels

	FY 2022	FY 2023	FY 2024	FY 2025
	Actual	Actual	Estimated	Proposed
<b>Assessment</b>				
a. Maximum Base Assessment Amount:	536.99	564.86	594.78	608.86
b. <b>Developed Parcels</b>				
c. Annual Per Parcel Assessment:	528.69	528.69	555.12	582.88
d. # of Parcels	97	97	97	97
e. Total Amount Assessed for the District:	51,283	51,283	53,847	56,539
f. Total Amount Assessed	51,283	51,283	53,847	56,539.36
<b>Income</b>				
a. Annual Assessment Revenue	51,756	51,323	53,847	56,539
b. Minus County Tax Collection Fee (1.7%)	(872)	(872)	(915)	(961)
c. Other	(1,688)	2,836	2,500	3,000
d. Total Revenue:	49,197	53,287	55,432	58,578
<b>Services</b>				
a. Landscape Maintenance			45,000	46,350
b. One-Time Project Maintenance			4,500	2,500
c. Property Owner Noticing	75	8	8	8
d. Annual Reporting	1,012	480	494	509
e. City Administration	3,090	3,183	3,278	3,377
f. Total Expenditures:	4,178	3,670	53,280	52,744
<b>Account Balance</b>				
a. Beginning Account Balance:	38,109	83,047	132,663	134,815
b. Net Change (Revenue - Expenditures)	45,019	49,617	2,151	5,835
c. Ending Account Balance:	83,047	132,663	134,815	140,649

## Zone 18 (SoHay)

Tract Nos. 8428, 8444, 8445, 8446, 8447

Formed: June 11, 2019

Resolution Number: 19-130

### FY 2025

Maximum Base Assessment Rate: Zone A: **\$464.38**, Zone B: **\$441.16**

Assessment Amount per SFE (Developed): Zone A: **\$300.00**, Zone B: **\$285.00**

Assessment Amount per SFE (Undeveloped): Zone A: **\$90.00** Zone B: **\$85.50**

Number of Parcels: **433 SFE**

Assessment Income: **\$127,320.00**



### FY 2025 Maximum Base Assessment

**Maximum Base Assessment** (highest rate that can be charged per parcel).

- Originally set when the zone was created in **2019**.
- Zone A: Increased from the previous year from \$453.66 to **\$464.38** per parcel by CPI.
- Zone B: Increased from the previous year from \$430.98 to **\$441.16** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (2.36% for the period February 2023 to February 2024).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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**FY 2025 Assessment and Income****Assessment Rate (annual charge per parcel) and Income**

- The rate per SFE (Zone A - Developed) **will remain the same** as the previous year at \$300.00.
- The rate per SFE (Zone A - Undeveloped) **will remain the same** as the previous year at \$90.00.
- The rate per SFE (Zone B - Developed) **will remain the same** as the previous year at \$285.00.
- The rate per SFE (Zone B - Undeveloped) **will remain the same** as the previous year at \$85.50.
- The total annual assessment income will equal **\$127,320**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- The assessments are apportioned among all lots and parcels within the Assessment Area based on Single-Family Equivalent (SFE). Townhomes are assigned 1.0 SFE, apartments are assigned 0.43 SFE per apartment unit, and commercial is assigned 0.50 SFE per 0.20 acres.
- The current assessment rate is below the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

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**FY 2025 Services****Services provided to this assessment zone include:**

- **Landscaping and irrigation:** of park groundcover, trees, and other landscaped areas;
- **Surface maintenance:** of the masonry 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, play structures, basketball court, bike racks, fencing and all other park amenities. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Maintenance:** of park lighting and signage;
- **Maintenance:** of concrete sidewalks and other paved or concrete surface within the park;

City of Hayward  
 Landscape and Lighting District Zone 18 - SoHay  
 Fund 291, Project 3755  
 Established 2019, 433 SFE (Incl 2 Commercial parcels and 1 apt complex)

	FY 2022	FY 2023	FY 2024	FY 2025
	Actual	Actual	Estimated	Proposed
<b>Assessment</b>				
<b>Zone A</b>				
Maximum Base Assessment Amount:	409.57	430.82	453.66	464.38
a. <b>Developed Parcels</b>				
b. Annual Assessment per SFE	50.00	300.00	300.00	300.00
c. # of SFE	192	261	261	261
d. <b>Total Amount Assessed:</b>	<b>9,600</b>	<b>78,288</b>	<b>78,300</b>	<b>78,300</b>
e. <b>Future Development Parcels: 30%</b>				
f. Annual Assessment per SFE	15.00	90.00	90.00	90.00
g. # of SFE	69	-	-	-
h. <b>Total Amount Assessed:</b>	<b>1,035</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Zone B (95% of Zone A)</b>				
Maximum Base Assessment Amount: Zone B	389.09	409.28	430.98	441.16
k. <b>Developed Parcels:</b>				
l. Annual Assessment per SFE	47.50	285.00	285.00	285.00
m. # of SFE	79	93	139	172
n. <b>Total Amount Assessed:</b>	<b>3,752</b>	<b>26,505</b>	<b>39,615</b>	<b>49,020</b>
o. <b>Future Development Parcels: 30%</b>				
p. Annual Assessment per SFE	14.25	85.50	85.50	85.50
q. # of SFE	93	79	33	-
r. <b>Total Amount Assessed:</b>	<b>1,035</b>	<b>6,755</b>	<b>-</b>	<b>-</b>
s. <b>Total Amount Assessed for the District:</b>	<b>15,422</b>	<b>111,548</b>	<b>117,915</b>	<b>127,320</b>
<b>Income</b>				
a. Annual Assessment Revenue	15,422	111,847	117,915	127,320
b. Minus County Tax Collection Fee (1.7%)	(262)	(1,896)	(2,005)	(2,164)
c. Other	(2,621)	5,053	-	-
d. <b>Total Revenue:</b>	<b>12,539</b>	<b>115,004</b>	<b>115,910</b>	<b>125,156</b>
<b>Services</b>				
a. Utilities: Water			-	40,000
b. Utilities: PGE			-	5,000
c. Park Maintenance - HARD			75,000	77,250
d. Park Maintenance Utilities - HARD				2,000
e. Other Repair/Maintenance			7,000	7,210
f. Property Owner Noticing	201	28	29	30
g. Annual Reporting	1,012	480	494	509
h. City Administration	1,600	1,648	1,697	1,748
i. <b>Total Expenditures:</b>	<b>2,813</b>	<b>2,156</b>	<b>84,220</b>	<b>133,747</b>
<b>Account Balance</b>				
a. Beginning Account Balance:	121,572	129,940	242,788	274,478
b. Net Change (Revenue - Expenditures)	14,968	112,848	31,690	(8,591)
c. <b>Ending Account Balance:</b>	<b>129,940</b>	<b>242,788</b>	<b>274,478</b>	<b>265,887</b>



## Assessment

**WHEREAS**, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), and in accordance with the Resolution of Intention, being Resolution **No. 24-XX**, preliminarily approving the Engineer’s Report, as adopted by the City Council of the City of Hayward, on **June 4, 2023**.

**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.

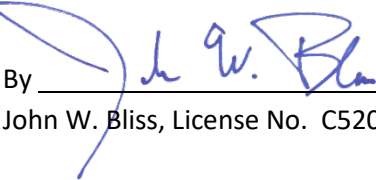
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor’s Maps of the County of Alameda for FY 2025. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda County Recorder Office.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the FY 2025 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

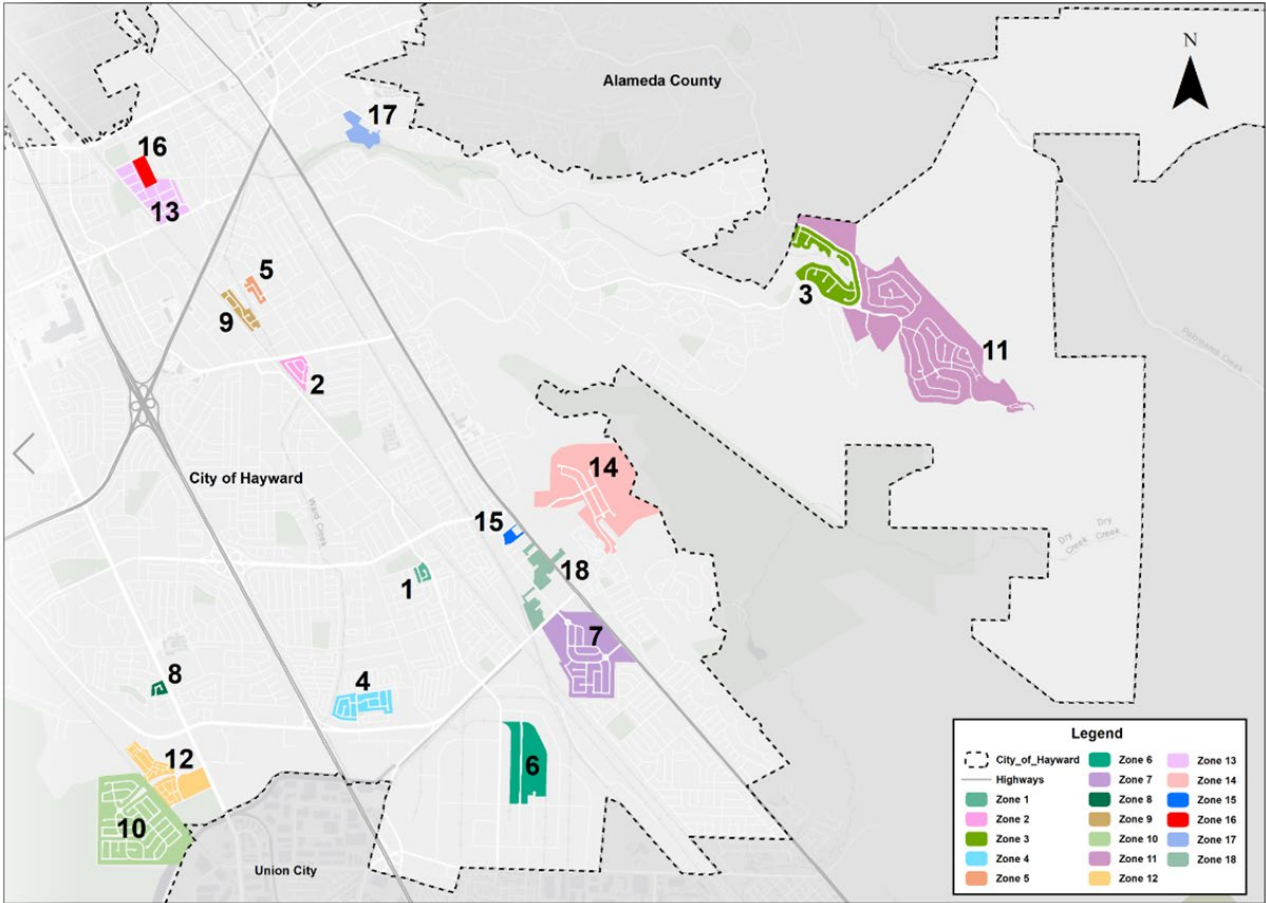
Dated: May 15, 2024



Engineer of Work

By   
John W. Bliss, License No. C52091

# Vicinity Map



## Assessment Diagram

The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the eighteen (18) 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.

