



# CITY OF HAYWARD

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

## **FINAL ENGINEER'S REPORT**

FISCAL YEAR 2021

JUNE 2020

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

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**CITY OF HAYWARD**

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**TABLE OF CONTENTS**

---

**INTRODUCTION..... 1**

    OVERVIEW ..... 1

    BACKGROUND ..... 1

    METHOD OF APPORTIONMENT ..... 6

    ZONE CLASSIFICATION ..... 7

    ASSESSMENT ROLL ..... 7

    ESTIMATE OF COSTS ..... 7

    LEGISLATIVE ANALYSIS ..... 8

    NOTICING, PUBLIC COMMENT, AND PUBLIC HEARING ..... 9

**ENGINEER STATEMENT..... 9**

**PLANS & SPECIFICATIONS ..... 11**

    INTRODUCTION ..... 11

    DESCRIPTION OF THE DISTRICT..... 11

    DESCRIPTION OF IMPROVEMENTS ..... 11

    ZONE 1 (HUNTWOOD AVE.& PANJON ST.) ..... 13

    ZONE 2 (HARDER RD. & MOCINE AVE.) ..... 16

    ZONE 3 (PROMINENCE - HAYWARD BLVD. & FAIRVIEW AVE.)..... 19

    ZONE 4 (STRATFORD VILLAGE - PACHECO WAY, STRATFORD RD., RUUS LN, WARD CRK.) . 22

    ZONE 5 (SOTO RD. & PLUM TREE ST.) ..... 26

    ZONE 6 (PEPPERTREE PARK) ..... 29

    ZONE 7 (TWIN BRIDGES - MISSION BLVD, INDUSTRIAL PKWY, ARROWHEAD WAY)..... 32

    ZONE 8 (CAPITOLA STREET)..... 36

    ZONE 9 (ORCHARD AVE.)..... 39

    ZONE 10 (EDEN SHORES RESIDENTIAL) ..... 42

    ZONE 11 (STONEBRAE COUNTRY CLUB)..... 45

    ZONE 12 (SPINDRIFT - EDEN SHORE EAST) ..... 50

    ZONE 13 (CANNERY PLACE)..... 54

    ZONE 14 (LA VISTA) ..... 57

    ZONE 15 (CADENCE) ..... 61

    ZONE 16 (BLACKSTONE AT CANNERY PLACE) ..... 63

    ZONE 17 (PARKSIDE HEIGHTS) ..... 67

    ZONE 18 (SOHAY)..... 71

    VICINITY MAP ..... 75

**ASSESSMENT DIAGRAM..... 76**

**LIST OF TABLES**

---

TABLE 1- DESCRIPTION OF BENEFIT ZONES ..... 3  
TABLE 2- ASSESSMENT AMOUNTS BY BENEFIT ZONE ..... 4  
TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE..... 5

## INTRODUCTION

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### OVERVIEW

The Landscape and Lighting Assessment District No. 96-1 was formed in 1996 by combining six individual districts into one consolidated district, which included six zones. Over the years, twelve additional zones have been added for a total of eighteen benefit zones. This report provides detailed zone information, to include the annual assessment rate and budget, in accordance with the proportional special benefits the properties receive from the improvements, as required by Proposition 218.

### BACKGROUND

To make sure that the proper flow of funds for the ongoing operation, maintenance, and servicing of improvements constructed as a condition of development within various subdivisions, the Council, formed the Landscaping and Lighting Assessment District No. 96-1 in May 1996. The District was created through use of the Landscape and Lighting Act of 1972. The 1972 Act allows multiple benefit zones to be included within a single 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).

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if 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.

Each fiscal year an Engineer's Report (the "Report") is prepared and presented to the City of Hayward City Council (the "Council"). The Report details the costs of maintenance, operations, and servicing of the improvements, and provides the proposed budget and assessments for that fiscal year. Each zone of benefit has a separate budget pertaining to its respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared proportionately among the zones.

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 2021. 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 2021.

The City of Hayward (the "City") has entered into a professional service agreement with SCI Consulting Group (the "Consultant"). Through this agreement, the City has requested that the Consultant prepare and file the Report for the referenced fiscal year.

The following table provides an overview of the benefit zones described throughout this report.

**TABLE 1- DESCRIPTION OF BENEFIT ZONES**

TABLE 1: DESCRIPTION OF BENEFIT ZONES				
A	B	C	D	E
Zone	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels/SFE
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Pepper Tree Park	1982	Industrial	11
7	Twin Bridges	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores- Residential	2003	Residential	534
11a	Stonebrae Country Club - Developed	2006	Residential	568
11b	Stonebrae Country Club - <u>Undeveloped</u>	2018	Residential	66
12a	Eden Shores - East	2007, 2016	Residential	261
12b	Spindrift (Eden Shores East) - Developed	2016	Residential	107
12c	Spindrift (Eden Shores East) - <u>Undeveloped</u>	2016	Residential	11
13	Cannery Place	2008	Residential	599
14a	La Vista - Developed	2016	Residential	169
14b	La Vista - <u>Undeveloped</u>	2016	Residential	10
16	Blackstone	2016	Residential	157
17a	Parkside Heights - Developed	2019	Residential	29
17b	Parkside Heights - <u>Undeveloped</u>	2019	Residential	68
18a	SoHay - Developed	2019	Residential	75
18b	SoHay - <u>Undeveloped</u>	2019	Residential	325
<b>Total Assessed Parcels:</b>				<b>3,918</b>
<b>For Reference ONLY - Self-Maintained</b>				
15	Cadence	2017	Residential	206
<b>Total Assessed Parcels:</b>				<b>206</b>

The following table provides an overview of the FY 2021 assessment rates by 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	Incl CPI Adj	FY 2021 MBA	FY 2020 Assessment	FY 2021 Assessment	Change from last year		
1 <sup>(1)</sup>	Huntwood Ave. & Panjon St.	30	No	295.83	202.58	202.58	None	-	0%
2 <sup>(1)</sup>	Harder Rd. & Mocine Ave.	85	No	193.39	122.86	122.86	None	-	0%
3	Prominence	155	Yes	994.12	883.97	909.69	Incr	25.72	3%
4 <sup>(1)</sup>	Stratford Village	174	No	180.00	116.16	116.16	None	-	0%
5 <sup>(1)</sup>	Soto Rd. & Plum Tree St.	38	No	258.67	255.17	255.17	None	-	0%
6 <sup>(1, 2, 3)</sup>	Pepper Tree Park	11	No	2.61	2.61	2.61	None	None	N/A
7	Twin Bridges	348	Yes	1,039.80	591.70	591.70	None	-	0%
8	Capitola St.	24	Yes	743.67	181.13	181.13	None	-	0%
9	Orchard Ave.	74	Yes	198.57	34.19	34.19	None	-	0%
10	Eden Shores- Residential	534	Yes	1,184.04	265.66	265.66	None	-	0%
11a	Stonebrae Country Club (Developed)	568	Yes	1,679.39	273.72	314.78	Incr	41.06	15%
11b	Stonebrae Country Club (Undeveloped)	66	Yes	1,679.39	145.07	166.83	Incr	21.76	15%
12a	Eden Shores - East	261	Yes	222.52	95.00	90.00	Decr	(5.00)	-5%
12b	Spindrift (Eden Shores - East ) - Developed	107	Yes	219.45	95.00	90.00	Decr	(5.00)	-5%
12c	Spindrift (Eden Shores - East ) - Undeveloped	11	Yes	65.84	28.50	27.00	Decr	(1.50)	-5%
13	Cannery Place	599	Yes	1,262.84	361.00	361.00	None	-	0%
14a <sup>(2)</sup>	La Vista (Developed)	169	Yes	663.74	525.00	663.74	Incr	138.74	26%
14b <sup>(2)</sup>	La Vista (Undeveloped)	10	Yes	199.20	158.00	199.20	Incr	41.20	26%
15 <sup>(4)</sup>	Cadence	206	Yes	644.04	N/A	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	459.05	445.68	445.68	None	-	0%
16b	Blackstone (Zone B)	24	Yes	481.99	467.94	467.94	None	-	0%
17a <sup>(2)</sup>	Parkside Heights (Developed)	29	Yes	528.69	513.74	528.69	Incr	14.95	3%
17b <sup>(2)</sup>	Parkside Heights (Undeveloped)	68	Yes	158.61	154.12	158.61	Incr	4.49	3%
18a <sup>(2)</sup>	SoHay (Zone A - Developed)	75	Yes	403.24	391.84	403.24	Incr	11.40	3%
18b <sup>(2)</sup>	SoHay (Zone A - Undeveloped)	186	Yes	120.97	117.55	120.97	Incr	3.42	3%
18c <sup>(2)</sup>	SoHay (Zone B - Developed)	0	Yes	383.08	372.24	383.08	Incr	10.84	3%
18d <sup>(2)</sup>	SoHay (Zone B - Undeveloped)	139	Yes	114.92	111.67	114.92	Incr	3.25	3%

Notes: <sup>(1)</sup> No inflation factor is included to increase the Maximum Base Assessment.

<sup>(2)</sup> Fiscal Year 2021 assessment is levied at the maximum assessment amount.

<sup>(3)</sup> Industrial district is assessed based upon street frontage.

<sup>(4)</sup> Property owner maintains the public benefits for this zone.



The following table provides an overview of 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 Beginning Cash Balance	FY 2021 Revenue	FY 2021 Expenditures	Change	Est Ending Cash Balance
1	Huntwood Ave. & Panjon St.	22,958	6,094	8,702	(2,608)	20,350
2	Harder Rd. & Mocine Ave.	25,562	10,346	13,242	(2,896)	22,665
3	Prominence	256,932	140,459	176,502	(36,043)	220,889
4	Stratford Village	106,184	20,898	22,987	(2,089)	104,095
5	Soto Rd. & Plum Tree St.	11,512	9,632	11,626	(1,994)	9,517
6	Pepper Tree Park	74,250	13,188	15,087	(1,899)	72,350
7	Twin Bridges	554,404	207,411	249,642	(42,231)	512,173
8	Capitola St.	56,242	4,673	8,861	(4,188)	52,054
9	Orchard Ave.	7,663	2,512	2,786	(274)	7,389
10	Eden Shores- Residential	457,781	141,751	194,502	(52,751)	405,030
11	Stonebrae Country Club	401,373	190,078	239,892	(49,814)	351,559
12	Spindrift (Eden Shores East)	21,851	32,999	35,482	(2,483)	19,368
13	Cannery Place	506,220	214,463	221,677	(7,214)	499,006
14	La Vista	100,917	112,598	94,502	18,096	119,013
16	Blackstone	83,811	69,421	68,352	1,069	84,880
17	Parkside Heights	14,696	25,673	25,552	121	14,817
18	SoHay	45,413	74,015	44,254	29,761	75,175
<b>Cash Balance:</b>		2,747,768	1,276,212	1,433,648	(157,436)	2,590,332

## 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 is 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 and Lighting Assessment District No. 96-1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2021 apportioned to each lot or parcel.

The draft Assessment Roll is included in the June 23, 2020 staff report as Attachment V. The draft report does not include Zone 18, as Zone 18 is a new zone and the assessment roll information is being finalized. A final Assessment Role will be provided to the City of Hayward Office of the City Clerk in August 1, prior to being submitted to Alameda County.

## **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.

## LEGISLATIVE ANALYSIS

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

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if 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 2021 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIII D, Section 4 vote requirements do not apply to these proceedings.

### Inflation Factor Allowance

**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. Any increase in the Maximum Base Assessment Rate for these zones would require a property owner ballot proceeding.

**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 are described below.

**February CPI** - 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 2019 to February 2020 was 2.91%, therefore a **2.91%** increase was applied to the FY 2021 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

**December CPI** - 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 2018 to December 2019 was 2.45% and the unused CPI carried forward from the previous fiscal years is 1.49%. Therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by **3.00%**.

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

<sup>2</sup> <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm> (Feb 2019 to Feb 2020)

<sup>3</sup> <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm> (Dec 2018 to Dec 2019)

## NOTICING, PUBLIC COMMENT, AND PUBLIC HEARING

Noticing and information regarding this report were provided via the following methods: 1) mailed a postcard notice to all affected property owners to provide details of the recommended FY 2021 assessment rate and to alert them to two public meetings where they could provide input (June 2, June 23); 2) provided an online survey to measure maintenance satisfaction, and 3) published a legal notice in the East Bay Times (formerly the Daily Review) on June 12, 2020.

On June 23, 2020, 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 2021 tax roll. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

## ENGINEER STATEMENT

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**WHEREAS**, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively "the Act"), and in accordance with the Resolution of Intention, being Resolution **No. 20-072**, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on **June 2, 2020**.

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

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

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

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said

Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

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


Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the FY 2021. 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 2021 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

Dated: June 8, 2020



Engineer of Work

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

## PLANS & SPECIFICATIONS

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### INTRODUCTION

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

### DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots and APNs of land that receive special benefits from the landscape and lighting improvements funded by the District assessments. The boundaries of the District are comprised of 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

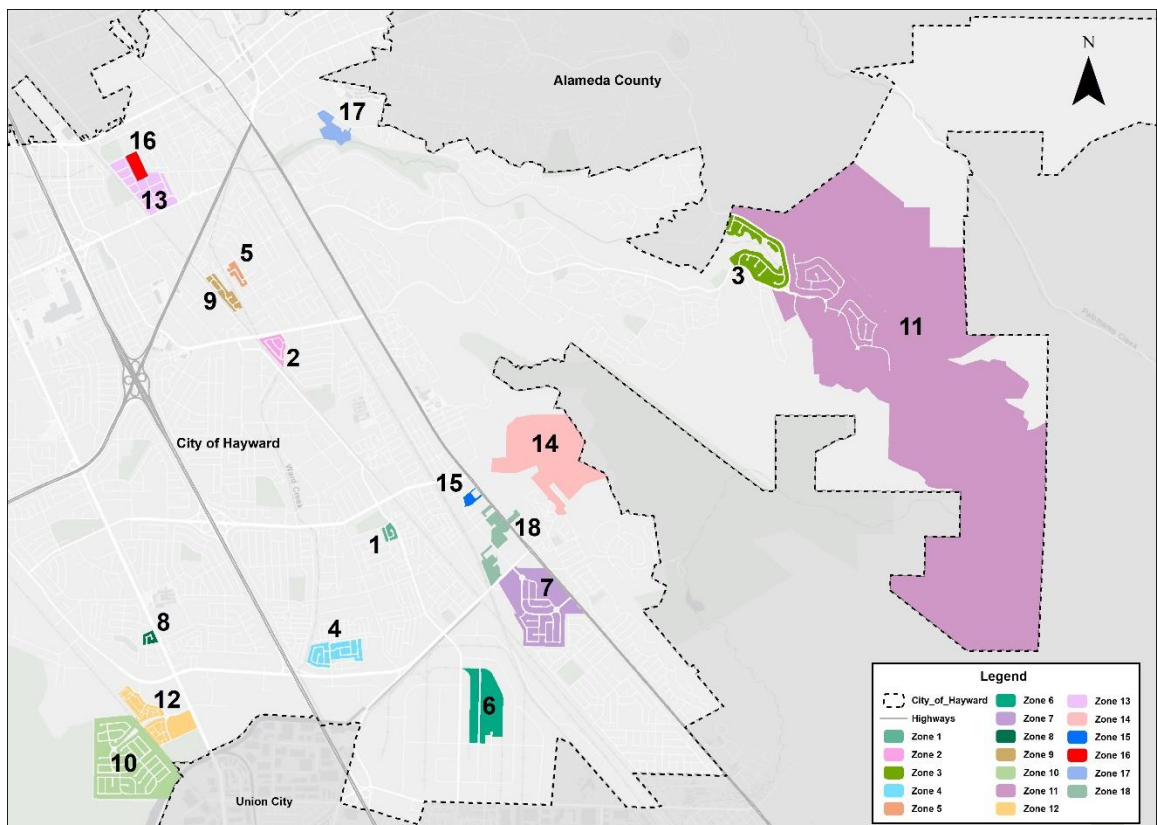
The facilities which have been constructed within the District and those which may be subsequently constructed, will be operated, maintained, and serviced as generally described as follows:

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:

- A. **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.
- B. **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.

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

A map of the eighteen benefits zone locations is provided below.





**ZONE 1 (HUNTWOOD AVE.& PANJON ST.)**

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

**FY 2021**

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



**FY 2021 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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 **\$3,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. <b>Maximum Base Assessment Amount</b>	193	193	193	193	193
b. Annual Per Parcel Assessment	154	154	123	123	123
c. <u># of Parcels</u>	85	85	85	85	85
d. <b>Total Amount Assessed for the District:</b>	<b>13,054</b>	<b>13,054</b>	<b>10,455</b>	<b>10,443</b>	<b>10,443</b>
<b>Income</b>					
a. Annual Assessment Revenue	13,054	13,054	10,455	10,443	10,443
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(178)	(178)	(178)
c. Adjustment for Delinquencies	42	11	65	-	-
d. <u>Other</u>	102	52	481	100	80
e. <b>Total Revenue:</b>	<b>12,976</b>	<b>12,895</b>	<b>10,823</b>	<b>10,366</b>	<b>10,346</b>
<b>Services</b>					
a. Utilities: Water	2,008	287	281	400	2,000
b. Utilities: PGE	127	127	130	140	150
c. Landscape Maintenance	1,620	1,620	1,620	2,000	3,000
d. One-Time Project/Maintenance	-	2,653	-	500	5,000
e. Property Owner Noticing	157	83	75	80	90
f. Annual Reporting	534	893	1,479	1,100	1,002
g. <u>City Administration</u>	2,060	2,081	1,846	2,060	2,000
h. <b>Total Expenditures:</b>	<b>6,506</b>	<b>7,744</b>	<b>5,431</b>	<b>6,280</b>	<b>13,242</b>
<b>Account Balance</b>					
a. Beginning Account Balance	4,462	10,932	16,084	21,476	25,562
b. <u>Net Change (Revenue - Expenditures)</u>	6,470	5,151	5,392	4,086	(2,897)
c. <b>Ending Account Balance:</b>	<b>10,932</b>	<b>16,084</b>	<b>21,476</b>	<b>25,562</b>	<b>22,665</b>

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

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

**FY 2021**

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



**FY 2021 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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 **\$5,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount	193	193	193	193	193
b. Annual Per Parcel Assessment	154	154	123	123	123
c. # of Parcels	85	85	85	85	85
d. Total Amount Assessed for the District:	13,054	13,054	10,455	10,443	10,443
<b>Income</b>					
a. Annual Assessment Revenue	13,054	13,054	10,455	10,443	10,443
b. Minus County Tax Collection Fee (1.7%)	(222)	(222)	(178)	(178)	(178)
c. Adjustment for Delinquencies	42	11	65	-	-
d. Other	102	52	481	100	80
e. Total Revenue:	12,976	12,895	10,823	10,366	10,346
<b>Services</b>					
a. Utilities: Water	2,008	287	281	400	2,000
b. Utilities: PGE	127	127	130	139	143
c. Landscape Maintenance	1,620	1,620	1,620	1,620	3,000
d. One-Time Project/Maintenance	-	2,653	-	500	5,000
e. Property Owner Noticing	157	83	75	100	103
f. Annual Reporting	534	893	1,479	1,100	1,002
g. City Administration	2,060	2,081	1,846	2,060	2,000
h. Total Expenditures:	6,506	7,744	5,431	5,919	13,248
<b>Account Balance</b>					
a. Beginning Account Balance	4,462	10,932	16,084	21,476	25,923
b. Net Change (Revenue - Expenditures)	6,470	5,151	5,392	4,447	(2,903)
c. Ending Account Balance:	10,932	16,084	21,476	25,923	23,020

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

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

**FY 2021**

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Maximum Base Assessment Rate: **\$994.12**  
Assessment Amount per Parcel: **\$909.69**  
Number of Parcels: **155**  
Assessment Income: **\$141,002.50**



**FY 2021 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 \$966.01 to **\$994.12** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 Assessment and Income

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

- The **Prominence Landscape Committee** has requested that the City **increase** the assessment annually by the CPI percentage increase. The per parcel charge will **increase** from the previous year from \$883.97 to **\$909.69**.
- The total annual assessment income will equal **\$141,002.50**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

## FY 2021 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 **\$93,000** is included for various improvement projects.

**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 3 - Prominence  
Fund 268, Project 3742  
Established 1992, 155 Parcels

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount	871	901	933	966	994
b. Annual Per Parcel Assessment	797	824	854	884	910
c. # of Parcels	155	155	155	155	155
d. Total Amount Assessed for the District:	123,544	127,745	132,344	137,015	141,002
<b>Income</b>					
a. Annual Assessment Revenue	123,544	127,745	132,344	137,015	141,002
b. Minus County Tax Collection Fee (1.7%)	(2,100)	(2,172)	(2,250)	(2,329)	(2,397)
c. Adjustment for Delinquencies	(908)	(105)	(2,212)	-	-
d. Other	2,456	989	5,362	1,800	1,854
e. Total Revenue:	122,992	126,457	133,244	136,486	140,459
<b>Services</b>					
a. Utilities: Water	17,452	30,557	24,071	28,000	30,000
b. Utilities: PGE	1,511	1,544	1,680	1,800	2,000
c. Landscape Maintenance	44,640	40,920	48,360	44,640	46,000
d. One-Time Project/Maintenance	26,006	-	555	20,000	30,000
e. Planting	-	4,803	8,060	7,000	7,000
f. Tree Evaluation and Trimming	-	4,727	1,195	-	10,000
g. Mulch Replacement	-	22,731	18,585	-	-
h. Bus Stop Area	-	-	-	-	30,000
i. Entry Sign	-	-	-	-	3,000
j. Irrigation/V-Ditch Filter	-	2,698	12,266	3,000	13,000
k. Property Owner Noticing	249	137	124	140	150
l. Annual Reporting	1,067	1,237	1,726	1,239	1,152
m. City Administration	5,640	5,776	4,072	4,120	4,200
n. Total Expenditures:	96,565	115,130	120,694	109,939	176,502
<b>Account Balance</b>					
a. Beginning Account Balance	180,082	206,509	217,835	230,385	256,932
b. Net Change (Revenue - Expenditures)	26,427	11,326	12,550	26,547	(36,043)
c. Ending Account Balance:	206,509	217,835	230,385	256,932	220,889

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

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

**FY 2021**

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



**FY 2021 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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 **\$4,000** 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 2017	FY 2018	FY 2019	FY 2020	FY 2021
	Actual	Actual	Actual	Estimated	Proposed
<b>Assessment</b>					
a. <i>Maximum Base Assessment Amount</i>	180	180	180	180	180
b. Annual Per Parcel Assessment	145	145	116	116	116
c. <u># of Parcels</u>	174	174	174	174	174
d. <b>Total Amount Assessed for the District:</b>	<b>25,265</b>	<b>25,265</b>	<b>20,212</b>	<b>20,212</b>	<b>20,212</b>
<b>Income</b>					
a. Annual Assessment Revenue	25,265	25,265	20,212	20,212	20,212
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(430)	(430)	(344)	(344)	(344)
c. Adjustment for Delinquencies	151	(196)	235	-	-
d. <u>Other</u>	1,158	529	2,355	1,000	1,030
e. <b>Total Revenue:</b>	<b>26,144</b>	<b>25,168</b>	<b>22,458</b>	<b>20,868</b>	<b>20,898</b>
<b>Services</b>					
a. Utilities: Water	2,786	4,357	13,555	3,000	3,200
b. Utilities: PGE	1,031	1,205	1,090	1,100	1,200
c. Landscape Maintenance	6,415	6,415	6,415	6,600	7,000
d. One-Time Project/Maintenance	315	3,523	-	500	4,000
e. Irrigation Repair	-	-	-	-	4,000
f. Graffiti Abatement	-	-	-	-	500
g. Property Owner Noticing	212	84	77	80	85
h. Annual Reporting	1,067	1,159	1,479	1,100	1,002
i. <u>City Administration</u>	3,312	3,344	1,846	2,060	2,000
j. <b>Total Expenditures:</b>	<b>15,138</b>	<b>20,087</b>	<b>24,462</b>	<b>14,440</b>	<b>22,987</b>
<b>Account Balance</b>					
a. Beginning Account Balance	85,673	96,679	101,760	99,756	106,184
b. <u>Net Change (Revenue - Expenditures)</u>	11,006	5,081	(2,004)	6,428	(2,089)
c. <b>Ending Account Balance:</b>	<b>96,679</b>	<b>101,760</b>	<b>99,756</b>	<b>106,184</b>	<b>104,095</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 2021**

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



**FY 2021 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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 **\$2,000** 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 5 - Plum Tree St. - Soto Road**  
**Fund 272, Project 3744**  
**Established 1995, 38 Parcels**

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
	Actual	Actual	Actual	Estimated	Proposed
a. <i>Maximum Base Assessment Amount:</i>	259	259	259	259	259
b. Annual Per Parcel Assessment:	199	205	213	255	255
c. <u># of Parcels</u>	38	38	38	38	38
d. <b>Total Amount Assessed for the District:</b>	<b>7,543</b>	<b>7,799</b>	<b>8,080</b>	<b>9,696</b>	<b>9,696</b>
<b>Income</b>					
a. Annual Assessment Revenue	7,543	7,799	8,080	9,696	9,696
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(128)	(133)	(137)	(165)	(165)
c. Adjustment for Delinquencies	2	(203)	(200)	-	-
d. <u>Other</u>	110	40	199	100	100
e. <b>Total Revenue:</b>	<b>7,527</b>	<b>7,504</b>	<b>7,942</b>	<b>9,632</b>	<b>9,632</b>
<b>Services</b>					
a. Utilities: Water	832	2,885	2,733	2,850	3,000
b. Utilities: PGE	234	236	244	260	280
c. Landscape Maintenance	1,620	1,620	1,620	1,700	1,800
d. One-Time Project/Maintenance	2,448	1,374	-	500	2,000
e. Irrigation	-	-	-	-	2,000
f. Property Owner Noticing	96	44	41	40	45
g. Annual Reporting	534	580	741	551	501
h. <u>City Administration</u>	1,638	1,638	1,385	1,545	2,000
i. <b>Total Expenditures:</b>	<b>7,402</b>	<b>8,377</b>	<b>6,764</b>	<b>7,446</b>	<b>11,626</b>
<b>Account Balance</b>					
a. Beginning Account Balance:	8,895	9,020	8,148	9,326	11,512
b. <u>Net Change (Revenue - Expenditures)</u>	125	(873)	1,178	2,186	(1,994)
c. <b>Ending Account Balance:</b>	<b>9,020</b>	<b>8,147</b>	<b>9,326</b>	<b>11,512</b>	<b>9,517</b>



## ZONE 6 (PEPPERTREE PARK)

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

### FY 2021

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



### FY 2021 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.

## FY 2021 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.

## FY 2021 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 **\$5,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. <i>Maximum Base Assessment Amount:</i>	3	2.61	2.61	2.61	2.61
b. Annual Per Parcel Assessment:	3	2.61	2.61	2.61	2.61
c. # of Parcels	11	11	11	11	11
d. <u>Length of Assessable Street Frontage</u>	4,994	4,994	4,994	4,994	4,994
<b>Total Amount Assessed for the District</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>	<b>13,034</b>
<b>Income</b>					
a. Annual Assessment Revenue	13,034	13,034	13,034	13,034	13,034
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(222)	(222)	(222)	(222)	(222)
c. Adjustment for Delinquencies	64	3	3	-	-
d. <u>Other</u>	797	323	1,683	375	375
e. <b>Total Revenue:</b>	<b>13,674</b>	<b>13,139</b>	<b>14,499</b>	<b>13,188</b>	<b>13,188</b>
<b>Services</b>					
a. Utilities: Water	1,136	1,838	2,479	2,600	2,700
b. Utilities: PGE	120	110	121	130	150
c. Landscape Maintenance	4,000	4,000	3,242	4,000	4,200
d. One-Time Project/Maintenance	4,150	2,321	-	500	5,000
e. Property Owner Noticing	61	21	20	30	35
f. Annual Reporting	534	893	1,479	1,100	1,002
g. <u>City Administration</u>	2,000	2,000	2,000	2,060	2,000
h. <b>Total Expenditures:</b>	<b>12,001</b>	<b>11,183</b>	<b>9,341</b>	<b>10,420</b>	<b>15,087</b>
<b>Account Balance</b>					
a. Beginning Account Balance:	62,696	64,369	66,324	71,482	74,250
b. <u>Net Change (Revenue - Expenditures)</u>	1,673	1,956	5,158	2,768	(1,899)
c. <b>Ending Account Balance:</b>	<b>64,369</b>	<b>66,325</b>	<b>71,482</b>	<b>74,250</b>	<b>72,350</b>

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

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

**FY 2021**

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Maximum Base Assessment Rate: **\$1,039.80**  
Assessment Amount per Parcel: **\$591.70**  
Number of Parcels: **348**  
Assessment Income: **\$205,911.60**



**FY 2021 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 \$1,010.40 to **\$1,039.80** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 Assessment and Income

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

- The per parcel charge will **remain the same** from the previous year at **\$591.70**.
- The total annual assessment income will equal **\$205,911.60**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

## FY 2021 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 **\$75,000** is included to upgrade 100 specialty light poles to LED. A budget of **\$20,000** is included for tree trimming and replacement. A budget of **\$20,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount:	911	942	976	1,010	1,040
b. Annual Per Parcel Assessment:	564	564	592	592	592
c. # of Parcels	348	348	348	348	348
d. Total Amount Assessed for the District	196,105	196,105	205,912	205,912	205,912
<b>Income</b>					
a. Annual Assessment Revenue	196,884	196,105	205,912	205,912	205,912
b. Minus County Tax Collection Fee (1.7%)	(3,347)	(3,334)	(3,500)	(3,500)	(3,500)
c. Adjustment for Delinquencies	(1,983)	(1,623)	181	-	-
d. Other	5,330	2,331	11,043	4,000	5,000
Total Revenue:	196,884	193,479	213,635	206,411	207,411
<b>Services</b>					
a. Utilities: Water	20,125	44,373	57,471	40,000	42,000
b. Utilities: PGE	1,522	2,432	2,709	2,600	2,800
c. Landscape Maintenance	29,875	27,313	32,279	29,796	31,000
d. Park Maintenance - HARD	44,800	44,800	46,144	47,000	48,000
e. Tree Trimming/Replacement	-	-	-	-	20,000
f. Street Light Maintenance	-	-	-	500	1,000
g. Graffiti Abatement	-	-	-	500	1,000
h. Weather based Irrigation Ctrlr	-	-	18,332	-	-
i. Irrigation Repair	-	4,000	4,000	2,000	2,200
j. Fence Repair	-	1,862	8,171	-	1,000
k. Flags	-	685	-	720	-
l. Basketball Court Resurface	-	33,915	-	-	-
m. LED StreetLight Upgrade	-	-	-	-	75,000
n. One-Time Project/Maintenance	22,940	39,769	-	2,000	20,000
o. Property Owner Noticing	500	290	263	270	290
p. Annual Reporting	1,668	1,537	1,665	1,239	1,152
q. City Administration	5,150	5,202	4,000	4,120	4,200
r. Total Expenditures:	126,580	206,177	175,034	130,745	249,642
<b>Account Balance</b>					
a. Beginning Account Balance:	382,530	452,834	440,137	478,738	554,404
b. Net Change (Revenue - Expenditures)	70,304	(12,698)	38,601	75,666	(42,231)
c. Ending Account Balance:	452,834	440,137	478,738	554,404	512,173

## ZONE 8 (CAPITOLA STREET)

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

### FY 2021

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Maximum Base Assessment Rate: **\$743.67**  
Assessment Amount per Parcel: **\$181.13**  
Number of Parcels: **24**  
Assessment Income: **\$4,347.12**



### FY 2021 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 \$722.64 to **\$743.67** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.



## FY 2021 Assessment and Income

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

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

## FY 2021 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 **\$2,000** 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 8 - Capitola St.  
Fund 275, Project 3748  
Established 1999, 24 Parcels

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount:	652	674	698	723	744
b. Annual Per Parcel Assessment:	150	150	158	181	181
c. # of Parcels	24	24	24	24	24
d. Total Amount Assessed for the District:	3,600	3,600	3,780	4,347	4,347
<b>Income</b>					
a. Annual Assessment Revenue	3,600	3,600	3,780	4,347	4,347
b. Minus County Tax Collection Fee (1.7%)	(61)	(61)	(64)	(74)	(74)
c. Adjustment for Delinquencies	8	23	-	-	-
d. Other	112	-	2,146	500	400
e. Total Revenue:	3,659	3,562	5,862	4,773	4,673
<b>Services</b>					
a. Utilities: Water	189	229	278	300	320
b. Utilities: PGE	-	-	-	-	-
c. Landscape Maintenance	976	1,588	-	-	2,000
d. Irrigation Repair	-	-	-	-	2,000
e. One-Time Project/Maintenance	-	-	-	-	2,000
f. Property Owner Noticing	64	33	30	35	40
g. Annual Reporting	534	580	741	551	501
h. City Administration	2,000	2,020	1,846	2,060	2,000
i. Total Expenditures:	3,763	4,450	2,895	2,946	8,861
<b>Account Balance</b>					
a. Beginning Account Balance:	52,440	52,336	51,448	54,415	56,242
b. Net Change (Revenue - Expenditures)	(104)	(888)	2,967	1,827	(4,188)
c. Ending Account Balance:	52,336	51,448	54,415	56,242	52,054

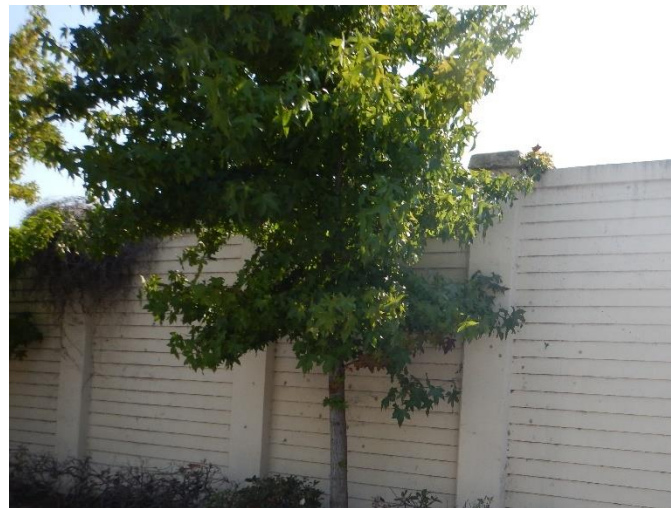
**ZONE 9 (ORCHARD AVE.)**

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

**FY 2021**

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Maximum Base Assessment Rate: **\$198.57**  
Assessment Amount per Parcel: **\$34.19**  
Number of Parcels: **74**  
Assessment Income: **\$2,529.91**



**FY 2021 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 \$192.95 to **\$198.57** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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**

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Estimated</b>	<b>Proposed</b>
<b>Assessment</b>					
a. <i>Maximum Base Assessment Amount:</i>	174	180	186	193	199
b. Annual Per Parcel Assessment:	20	30	31	34	34
c. <u># of Parcels</u>	<u>74</u>	<u>74</u>	<u>74</u>	<u>74</u>	<u>74</u>
d. <b>Total Amount Assessed for the District</b>	<b>1,480</b>	<b>2,220</b>	<b>2,300</b>	<b>2,530</b>	<b>2,530</b>
<b>Income</b>					
a. Annual Assessment Revenue	1,480	2,220	2,300	2,530	2,530
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(25)	(38)	(39)	(43)	(43)
c. Adjustment for Delinquencies	2	2	5	-	-
d. <u>Other</u>	<u>81</u>	<u>30</u>	<u>170</u>	<u>30</u>	<u>25</u>
e. <b>Total Revenue:</b>	<b>1,538</b>	<b>2,214</b>	<b>2,436</b>	<b>2,517</b>	<b>2,512</b>
<b>Services</b>					
a. One-Time Project/Maintenance	-	-	-	-	500
b. Graffiti Abatement	-	-	-	-	500
c. Property Owner Noticing	143	73	66	70	85
d. Annual Reporting	534	580	740	551	501
e. <u>City Administration</u>	<u>1,458</u>	<u>1,200</u>	<u>1,108</u>	<u>1,236</u>	<u>1,200</u>
f. <b>Total Expenditures:</b>	<b>2,135</b>	<b>1,853</b>	<b>1,914</b>	<b>1,857</b>	<b>2,786</b>
<b>Account Balance</b>					
a. Beginning Account Balance:	6,717	6,120	6,481	7,003	7,663
b. <u>Net Change (Revenue - Expenditures)</u>	<u>(597)</u>	<u>361</u>	<u>522</u>	<u>660</u>	<u>(274)</u>
c. <b>Ending Account Balance:</b>	<b>6,120</b>	<b>6,481</b>	<b>7,003</b>	<b>7,663</b>	<b>7,389</b>

## ZONE 10 (EDEN SHORES RESIDENTIAL)

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

### FY 2021

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Maximum Base Assessment Rate: **\$1,184.04**  
Assessment Amount per Parcel: **\$265.66**  
Number of Parcels: **534**  
Assessment Income: **\$141,862.44**



### FY 2021 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 \$1,150.56 to **\$1,184.04** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 Assessment and Income

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

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

## FY 2021 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, which is under 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 **\$30,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount:	1,037	1,073	1,111	1,111	1,184
b. Annual Per Parcel Assessment:	175	193	221	266	266
c. # of Parcels	534	534	534	534	534
d. Total Amount Assessed for the District:	93,450	102,795	118,217	141,862	141,862
<b>Income</b>					
a. Annual Assessment Revenue	93,450	102,795	118,217	141,862	141,862
b. Minus County Tax Collection Fee (1.7%)	(1,589)	(1,748)	(2,010)	(2,412)	(2,412)
c. Adjustment for Delinquencies	1,815	798	59	-	-
d. Other	9,338	3,937	12,754	2,500	2,300
e. Total Revenue:	103,014	105,782	129,020	141,951	141,751
<b>Services</b>					
a. Utilities: Water	20,050	29,877	34,383	32,000	33,000
b. Utilities: PGE	363	353	367	400	420
c. Landscape Maintenance - ES HOA	26,880	27,000	30,633	32,000	34,000
d. Park Maintenance - HARD	71,200	71,200	73,336	74,000	76,000
e. Graffiti Abatement	-	-	-	-	500
f. Tree Care	-	16,050	-	6,300	10,000
g. Irrigation Repair	-	-	-	7,300	5,000
h. One-Time Project/Maintenance	28,121	492	7,100	20,000	30,000
i. Tennis Courts: Resurface, Fence Screening	-	8,070	116,102	-	-
j. Basketball Court: Resurface	-	31,727	-	-	-
k. Property Owner Noticing	551	230	208	220	230
l. Annual Reporting	1,835	1,621	1,666	1,239	1,152
m. City Administration	5,150	5,202	3,928	4,046	4,200
n. Total Expenditures:	154,150	191,822	267,723	177,505	194,502
<b>Account Balance</b>					
a. Beginning Account Balance:	769,691	718,555	632,038	493,335	457,781
b. Net Change (Revenue - Expenditures)	(51,136)	(86,039)	(138,703)	(35,554)	(52,752)
c. Ending Account Balance:	718,555	632,516	493,335	457,781	405,030



**ZONE 11 (STONEBRAE COUNTRY CLUB)**

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

**FY 2021**

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Maximum Base Assessment Rate: **\$1,679.39**  
Assessment Amount per Parcel (Developed): **\$314.78**  
Assessment Amount per Parcel (Future Development): **\$166.83**  
Number of Parcels: **634**  
Assessment Income: **\$189,804.84**



**Note:** Sixty-six 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 2021 Assessment and Income

### 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 \$1,631.91 to **\$1,679.39** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

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

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for **Developed** parcels will **increase** from the previous year from \$273.72 to **\$314.78**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$145.07 to **\$166.83**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. Since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.
- The total annual assessment income will equal **\$189,804.84**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.

- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

### FY 2021 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 will be **634**, 16 less than what was approved with the 2002 Vesting Tentative Map. The current development phase consists of **568** single-family parcels (increased from 537 in FY 2020).

The future development phases will consist of the remaining **66** single-family parcels (decreased from 97 in FY 2020).

City of Hayward  
Landscape and Lighting District Zone 11 - Stonebrae Country Club  
Fund 279, Project 3731  
Established 2006, 634 Parcels

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
	Actual	Actual	Actual	Estimated	Proposed
<b>Assessment</b>					
a. <i>Maximum Base Assessment Amount:</i>	1,471	1,573	1,575	1,632	1,679
<b>Developed Parcels</b>					
b. Annual Per Parcel Assessment:	156	168	211	274	315
c. <u># of Parcels</u>	429	448	516	537	568
d. <b>Total Amount Assessed:</b>	<b>66,907</b>	<b>75,460</b>	<b>108,644</b>	<b>146,988</b>	<b>178,794</b>
<b>Future Development Parcels</b>					
e. Annual Per Parcel Assessment	83	89	112	145	167
f. <u># of Parcels</u>	147	128	118	97	66
g. <b>Total Amount Assessed:</b>	<b>12,142</b>	<b>11,419</b>	<b>13,158</b>	<b>14,072</b>	<b>11,011</b>
h. <b>Total Amount Assessed for the District:</b>	<b>79,049</b>	<b>86,878</b>	<b>121,802</b>	<b>161,059</b>	<b>189,805</b>
<b>Income</b>					
a. Annual Assessment Revenue	79,049	86,878	121,802	161,059	189,805
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(1,344)	(1,451)	(2,071)	(2,738)	(3,227)
c. Adjustment for Delinquencies	6,190	2,818	986	-	-
d. Other	8,169	3,493	11,801	3,500	3,500
<b>Total Revenue:</b>	<b>92,064</b>	<b>91,738</b>	<b>132,518</b>	<b>161,821</b>	<b>190,078</b>
<b>Services</b>					
a. Utilities: Water	14,911	90,086	99,155	100,000	105,000
b. Utilities: PGE	8,018	8,703	8,422	9,100	9,400
c. Landscape Maintenance	35,652	35,652	39,372	44,000	46,000
d. Plant Replacement	-	283	5,580	5,000	5,000
e. Flower Bed Planting	6,326	4,136	4,750	7,000	7,000
f. Irrigation Repair/Replacement	855	-	7,175	4,000	4,000
g. Drainage	-	1,681	-	-	-
h. Welcome Sign	-	6,992	-	-	-
i. Vehicle Damage	-	3,975	1,900	-	-
J. Tree Trimming	9,555	9,109	-	8,000	8,000
k. Tree Fertilizer	-	-	6,440	5,000	5,000
l. Gopher Control	3,937	762	3,266	4,000	4,000
m. Mulch	-	-	2,320	-	10,000
n. One-Time Project/Maintenance	-	-	35,068	10,000	10,000
o. Weather Based Irrigation System	-	-	-	20,000	20,000
p. Street Light Maintenance	18,186	7,374	1,761	1,500	1,500
q. Property Owner Noticing	682	410	370	420	440
r. Annual Reporting	1,835	1,621	463	2,303	1,152
s. <u>City Administration</u>	3,058	3,089	2,769	3,277	3,400
<b>Total Expenditures:</b>	<b>103,015</b>	<b>173,872</b>	<b>218,811</b>	<b>223,600</b>	<b>239,892</b>
<b>Account Balance</b>					
a. Beginning Account Balance:	642,530	631,579	549,444	463,151	401,373
b. <i>Net Change (Revenue - Expenditures)</i>	<i>(10,951)</i>	<i>(82,134)</i>	<i>(86,293)</i>	<i>(61,779)</i>	<i>(49,814)</i>
c. <b>Ending Account Balance:</b>	<b>631,579</b>	<b>549,445</b>	<b>463,151</b>	<b>401,373</b>	<b>351,558</b>

## ZONE 12 (SPINDRIFT - 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 2021

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Maximum Base Assessment Rate: **\$222.53 / \$219.45**  
Assessment Amount per Parcel: **\$90.00/27.00** (developed/undeveloped)  
Number of Parcels: **379**  
Assessment Income: **\$33,417**



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

On June 21, 2016, the City Council approved the annexation of the Spindrift at Eden Shores Project into existing Zone 12 of LLAD 96-1. A total of 118 new lots were 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. Eleven remaining units are currently under construction.

## FY 2021 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 \$216.24 to **\$222.53** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.91% for the period February 2019 to February 2020).
- 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 \$213.06 to **\$219.45** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.45% for the period December 2018 to December 2019) and the unused CPI carried over from previous fiscal years is 1.96%. 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.

## FY 2021 Assessment and Income

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

- The annual assessment rate is recommended to be **decreased** based on the City's analysis of the financial stability of the zone.
- The per parcel rate **decreased** from the previous year from \$95.00 to **\$90.00** (developed), and \$28.50 to **\$27.00** (undeveloped).
- The total annual assessment income will equal **\$33,417.00**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

## FY 2021 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 cost and City administrative costs associated with managing the benefit assessment program for this benefit zone. Maintenance of the neighborhood serving features of the Alden E. Oliver Sports Park include picnic tables, basketball courts, barbeque areas, soccer fields, etc.



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

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
<b>Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb</b>					
a. <i>Maximum Base Assessment Amount:</i>	195	202	209	210	223
b. Annual Per Parcel Assessment:	195	112	112	95	90
c. <u># of Parcels</u>	261	261	261	261	261
d. <b>Total Amount Assessed:</b>	<b>50,890</b>	<b>29,232</b>	<b>29,232</b>	<b>24,795</b>	<b>23,490</b>
<b>Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec</b>					
e. <i>Maximum Base Assessment (Developed)</i>	195	201	207	213	219
f. Annual Per Parcel Assessment	195	112	112	95	90
g. <u># DEVELOPED Parcels</u>	-	25	54	54	107
h. <b>Total Amount Assessed:</b>	<b>-</b>	<b>2,800</b>	<b>6,048</b>	<b>5,130</b>	<b>9,630</b>
i. <i>Maximum Base Assessment (Undeveloped)</i>	58	60	62	64	66
j. Annual Per Parcel Assessment	58	34	34	29	27
k. <u># UNDEVELOPED Parcels</u>	-	93	64	64	11
l. <b>Total Amount Assessed:</b>	<b>-</b>	<b>3,125</b>	<b>2,150</b>	<b>1,824</b>	<b>297</b>
m. <b>Total Amount Assessed for the District:</b>	<b>50,890</b>	<b>35,157</b>	<b>37,430</b>	<b>31,749</b>	<b>33,417</b>
<b>Income</b>					
a. Annual Assessment Revenue	50,890	35,157	37,430	31,749	33,417
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(865)	(598)	(636)	(540)	(568)
c. Adjustment for Delinquencies	6,652	1,042	997	-	-
d. Other	155	90	784	150	150
e. <b>Total Revenue:</b>	<b>56,832</b>	<b>35,691</b>	<b>38,575</b>	<b>31,359</b>	<b>32,999</b>
<b>Services</b>					
a. Park Maintenance - HARD	31,000	31,000	31,930	32,000	33,000
b. Park Maintenance - Past Due - HARD	-	-	-	-	-
c. One-Time Capital Project/Maintenance	-	-	-	-	-
b. Property Owner Noticing	391	272	246	260	280
c. Annual Reporting	1,201	1,226	924	1,793	1,002
d. City Administration	2,206	2,228	1,108	1,236	1,200
e. <b>Total Expenditures:</b>	<b>34,798</b>	<b>34,726</b>	<b>34,208</b>	<b>35,289</b>	<b>35,482</b>
<b>Account Balance</b>					
a. Beginning Account Balance:	(1,586)	20,447	21,414	25,781	21,851
b. <u>Net Change (Revenue - Expenditures)</u>	<u>22,034</u>	<u>966</u>	<u>4,367</u>	<u>(3,930)</u>	<u>(2,483)</u>
c. <b>Ending Account Balance:</b>	<b>20,447</b>	<b>21,414</b>	<b>25,781</b>	<b>21,851</b>	<b>19,368</b>

### ZONE 13 (CANNERY PLACE)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

#### FY 2021

Maximum Base Assessment Rate: **\$1,262.84**

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

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

Assessment Income: **\$216,239.00**



#### FY 2021 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 \$1,227.13 to **\$1,262.84** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 Assessment and Income

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

- The per parcel rate will **remain the same** from the previous year at **\$361.00**.
- The total annual assessment income will equal **\$216,239.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

## FY 2021 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 **\$10,000** 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. <i>Maximum Base Assessment Amount:</i>	1,106	1,144	1,185	1,227	1,263
b. Annual Per Parcel Assessment:	361	361	361	361	361
c. <u># of Parcels</u>	599	599	599	599	599
d. <b>Total Amount Assessed for the District:</b>	216,239	216,239	216,239	216,239	216,239
<b>Income</b>					
a. Annual Assessment Revenue	216,239	216,239	216,239	216,239	216,239
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(3,676)	(3,676)	(3,676)	(3,676)	(3,676)
c. Adjustment for Delinquencies	3,092	2,287	247	-	-
d. <u>Other</u>	4,013	1,706	10,350	2,000	1,900
e. <b>Total Revenue:</b>	219,668	216,556	223,160	214,563	214,463
<b>Services</b>					
a. Utilities: Water	70,422	84,800	79,527	82,000	84,000
b. Utilities: PGE	3,992	7,344	6,865	7,800	8,000
c. Landscape Maintenance	42,572	43,569	72,840	80,000	82,000
d. Street Light Maintenance	-	3,918	-	-	1,000
e. Graffiti Abatement	-	-	-	-	1,000
f. Tree Maintenance	-	10,593	10,186	-	30,000
g. Weather Based Irrigation Ctrlr	-	-	-	-	-
h. One Time Project/Maintenance	12,066	-	1,159	2,000	10,000
i. Property Owner Noticing	827	492	444	450	475
k. Annual Reporting	1,668	1,516	411	2,168	1,002
l. <u>City Administration</u>	5,271	7,866	3,692	4,121	4,200
m. <b>Total Expenditures:</b>	136,818	160,098	175,124	178,539	221,677
<i>Net Change (Revenue - Expenditures):</i>	82,850	56,458	48,036	36,024	(7,214)
<b>Account Balance</b>					
a. Beginning Account Balance:	282,853	365,703	422,161	470,197	506,220
b. <u><i>Net Change (Revenue - Expenditures)</i></u>	82,850	56,458	48,036	36,024	(7,214)
c. <b>Ending Account Balance:</b>	365,703	422,161	470,197	506,220	499,006

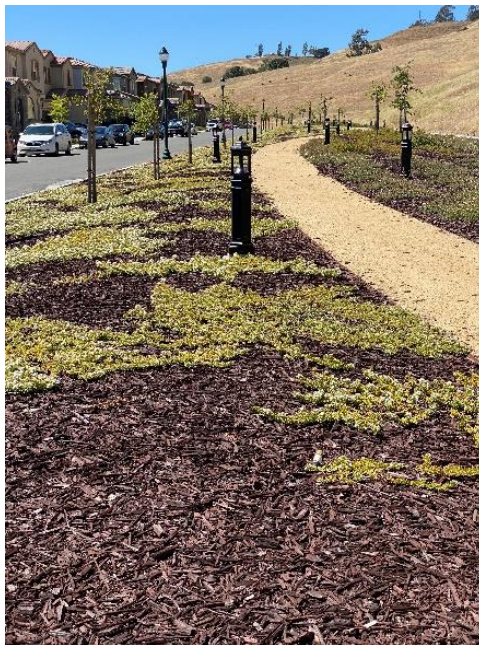
## ZONE 14 (LA VISTA)

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

### FY 2021

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Maximum Base Assessment Rate: **\$663.74**  
Assessment Amount per Developed Parcel: **\$663.74**  
Assessment Amount per Future Development Parcel: **\$199.20**  
Number of Parcels: **179**  
Assessment Income: **\$114,164.06**



**Note:** Ten parcels of the La Vista development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate. Maintenance responsibility for this zone will be turned over to the LLAD in FY 2021.

### FY 2021 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 \$644.41 to **\$663.74** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.45% for the period December 2018 to December 2019) and the unused CPI carried over from previous fiscal years is 1.96%. 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.

### FY 2021 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 \$525.00 to **\$663.74**.
- The per parcel charge for **undeveloped** parcels will **increase** from the previous year from \$158.00 to **\$199.20**.
- The total annual assessment income will equal **\$114,164.06**.
- 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.

**FY 2021 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. Maximum Base Assessment Amount:	590	607	626	644	664
<b>Developed</b>					
b. Annual Per Parcel Assessment:	-	-	15	525	664
c. # of Parcels	-	-	52	122	169
d. Total Amount Assessed:	-	-	780	64,050	112,172
<b>Undeveloped</b>					
e. Annual Per Parcel Assessment:	177	15	5	158	199
f. # of Parcels	179	179	127	57	10
g. Total Amount Assessed:	31,683	2,685	635	9,006	1,992
h. Total Amount Assessed for the District:	31,683	2,685	1,415	73,056	114,164
<b>Income</b>					
a. Annual Assessment Revenue	31,683	2,685	1,415	73,056	114,164
b. Minus County Tax Collection Fee (1.7%)	(46)	(46)	(24)	(1,242)	(1,941)
c. Adjustment for Delinquencies	(507)	2	111	-	-
d. Other	40,241	163	790	400	375
<b>Total Revenue:</b>	<b>71,371</b>	<b>2,804</b>	<b>2,292</b>	<b>72,214</b>	<b>112,598</b>
<b>Services</b>					
a. Utilities: Water	-	-	-	-	8,000
b. Utilities: PGE	-	-	-	-	8,000
c. Landscape Maintenance	-	-	-	-	41,000
d. Firebreak Maintenance	-	-	-	-	3,000
e. Paved Trail Maintenance	-	-	-	-	3,000
f. Tree Maintenance	-	-	-	-	20,000
g. Street Light Maintenance	-	-	-	-	1,000
h. Graffiti Abatement	-	-	-	-	1,000
i. Irrigation Repair	-	-	-	-	2,000
j. One-Time Capital Project/Maintenance	-	-	-	-	2,000
k. Property Owner Noticing	-	38	35	120	300
l. Consultant/Annual Reporting	39,943	626	411	2,168	1,002
m. City Administration	-	1,000	923	2,500	4,200
<b>Total Expenditures:</b>	<b>39,943</b>	<b>1,664</b>	<b>1,369</b>	<b>4,788</b>	<b>94,502</b>
<i>Net Change (Revenue - Expenditures):</i>	<u>31,428</u>	<u>1,140</u>	<u>923</u>	<u>67,426</u>	<u>18,096</u>
<b>Account Balance</b>					
a. Beginning Account Balance:	31,565	32,067	32,568	33,491	100,917
b. <i>Net Change (Revenue - Expenditures)</i>	501	501	923	67,426	18,096
c. Ending Account Balance:	32,067	32,568	33,491	100,917	119,013



## ZONE 15 (CADENCE)

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

### FY 2021

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Maximum Base Assessment Rate: **\$644.04**  
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 2021 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 \$625.28 to **\$644.04** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.45% for the period December 2018 to December 2019) and the unused CPI carried over from previous fiscal years is 1.49%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

**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.
- 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.

**FY 2021 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 AT CANNERY PLACE)

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

### FY 2021

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Maximum Base Assessment Rate: Zone A: **\$459.05**, Zone B: **\$481.99**  
Assessment Amount per Parcel – Zone A: **\$445.68**, Zone B: **\$467.94**  
Number of Parcels: **157**  
Assessment Income: **\$70,506.00**



**FY 2021 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 \$445.68 to **\$459.05** per parcel by CPI.
- Zone B: Increased from the previous year from \$467.94 to **\$481.99** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.45% for the period December 2018 to December 2019) and the unused CPI carried over from previous fiscal years is 1.96%. 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.

## FY 2021 Assessment and Income

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

- The per parcel rate (Zone A) will **remain the same** from the previous year at **\$445.68**.
- The per parcel rate (Zone B) will **remain the same** from the previous year at **\$467.94**.
- The total annual assessment income will equal **\$70,506.00**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

**FY 2021 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;
- **Maintenance:** of streetlights;
- **Maintenance:** of paved walkways and cobblestone pathways.
- **One-time maintenance:** A budget of **\$10,000** is allocated for additional maintenance as required.

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

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Proposed
<b>Assessment</b>					
a. <b>Developed Parcels: Zone A</b>					
b. <i>Maximum Base Assessment:</i>	408	420	433	446	459
c. <i>Annual Per Parcel Assessment:</i>	N/A	315	200	446	446
d. <i># of Parcels</i>	N/A	54	130	133	133
e. <b>Total Amount Assessed:</b>	-	17,010	26,000	59,275	59,275
<b>Future Development Parcels: Zone A</b>					
f. <i>Maximum Base Assessment:</i>	408	420	433	446	459
g. <i>Annual Per Parcel Assessment:</i>	122	95	60	-	-
h. <i># of Parcels</i>	133	79	3	-	-
i. <b>Total Amount Assessed:</b>	16,274	7,505	180	-	-
<b>Developed Parcels: Zone B</b>					
j. <i>Maximum Base Assessment:</i>	428	441	454	468	482
k. <i>Annual Per Parcel Assessment:</i>	N/A	N/A	210	468	468
l. <i># of Parcels</i>	N/A	N/A	24	24	24
m. <b>Total Amount Assessed:</b>	-	-	5,040	11,231	11,231
<b>Future Development Parcels: Zone B</b>					
n. <i>Maximum Base Assessment:</i>	428	441	454	468	482
o. <i>Annual Per Parcel Assessment:</i>	128	100	63	-	-
p. <i># of Parcels</i>	24	24	-	-	-
q. <b>Total Amount Assessed:</b>	3,084	2,394	-	-	-
r. <b>Total Amount Assessed for the District:</b>	19,357	26,909	31,220	70,506	70,506
<b>Income</b>					
a. <i>Annual Assessment Revenue</i>	19,357	26,909	31,220	70,506	70,506
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(329)	(457)	(896)	(1,199)	(1,235)
c. <i>Adjustment for Delinquencies</i>	(1,641)	1,741	208	-	-
d. <i>Other</i>	85	83	1,491	150	150
e. <b>Total Revenue:</b>	17,473	28,276	32,023	69,457	69,421
<b>Services</b>					
a. <i>Utilities: Water</i>	-	-	-	20,000	21,000
b. <i>Utilities: PGE</i>	-	-	53	3,000	3,200
c. <i>Landscape Maintenance</i>	-	-	3,500	24,000	25,000
d. <i>One-Time Project/Maintenance</i>	-	-	-	1,000	10,000
e. <i>Graffiti Abatement</i>	-	-	-	500	1,000
f. <i>Street Light Maintenance</i>	-	-	-	-	1,000
g. <i>Tree Trimming</i>	-	-	-	-	3,000
h. <i>Property Owner Noticing</i>	-	89	81	130	150
i. <i>Annual Reporting</i>	-	626	411	2,168	1,002
j. <i>City Administration</i>	-	2,000	2,770	3,090	3,000
k. <b>Total Expenditures:</b>	-	2,715	6,815	53,888	68,352
<b>Account Balance</b>					
a. <i>Beginning Account Balance</i>	-	17,473	43,033	68,241	83,811
b. <i>Net Change (Revenue - Expenditures)</i>	17,473	25,561	25,208	15,569	1,069
c. <b>Ending Account Balance:</b>	17,473	43,033	68,241	83,811	84,880

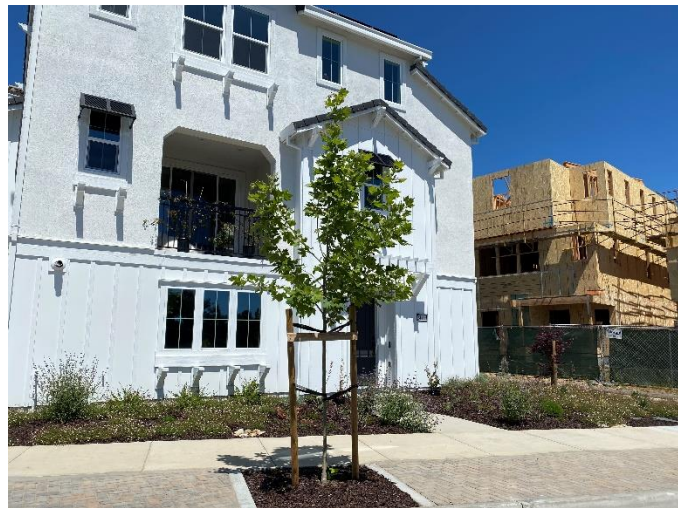
## ZONE 17 (PARKSIDE HEIGHTS)

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

### FY 2021

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Maximum Base Assessment Rate: **\$528.69**  
Assessment Amount per Parcel (Developed): **\$528.69**  
Assessment Amount per Parcel (Undeveloped): **\$158.61**  
Number of Parcels: **97**  
Assessment Income: **\$26,117.29**



**Note:** Sixty-eight (68) parcels of the Parkside Heights development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate. The LLAD is budgeted to maintain the improvements for a portion of the year, should the improvements be completed, accepted by the City, and turned over to the LLAD for maintenance in FY 2021.

## FY 2021 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 \$513.74 to **\$528.69** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

## FY 2021 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 \$513.74 to **\$528.69**.
- The per parcel charge for **undeveloped** parcels will **increase** from the previous year from \$154.12 to **\$158.61**.
- The total annual assessment income will equal **\$26,117.29**.
- 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.



**FY 2021 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 2020 Estimate	FY 2021 Proposed
<b>Assessment</b>		
a. <i>Maximum Base Assessment Amount:</i>	514	529
b. <b>Developed Parcels</b>		
c. Annual Per Parcel Assessment:	514	529
d. <u># of Parcels</u>	-	29
e. <b>Total Amount Assessed for the District:</b>	-	<b>15,332</b>
f. <b>Future Development Parcels</b>		
g. Annual Per Parcel Assessment	154	159
h. <u># of Parcels</u>	97	68
i. <b>Total Amount Assessed for the District:</b>	<b>14,950</b>	<b>10,785</b>
j. <b>Total Amount Assessed</b>	<b>14,950</b>	<b>26,117</b>
<b>Income</b>		
a. Annual Assessment Revenue	14,950	26,117
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(254)	(444)
c. Adjustment for Delinquencies	-	-
d. <u>Other</u>	-	-
e. <b>Total Revenue:</b>	<b>14,696</b>	<b>25,673</b>
<b>Services</b>		
a. Utilities: Water	-	3,000
b. Utilities: PGE	-	800
c. Landscape Maintenance	-	9,500
d. Hardscape Maintenance	-	5,000
e. Weed Abatement	-	3,000
f. Property Owner Noticing	-	250
g. Annual Reporting	-	1,002
h. City Administration	-	3,000
j. <b>Total Expenditures:</b>	-	<b>25,552</b>
<b>Account Balance</b>		
a. Beginning Account Balance:	-	14,696
b. <u>Net Change (Revenue - Expenditures)</u>	<u>14,696</u>	<u>121</u>
c. <b>Ending Account Balance:</b>	<b>14,696</b>	<b>14,817</b>

## ZONE 18 (SOHAY)

Tract Nos. 8428, 8444, 8445, 8446, 8447  
Formed: June 11, 2019  
Resolution Number: 19-130

### FY 2021

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Maximum Base Assessment Rate: Zone A: **\$403.24**, Zone B: **\$383.08**  
Assessment Amount per SFE (Developed): Zone A: **\$403.24**, Zone B: **\$120.97**  
Assessment Amount per SFE (Undeveloped): Zone A: **\$383.08** Zone B: **\$111.67**  
Number of Parcels: **400 SFE**  
Assessment Income: **\$75,244.58**



**Note:** Three hundred twenty-five Single Family Equivalent (SFE) of the SoHay development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate. The development is anticipated to be completed by FY 2023. Landscape maintenance of the area is not anticipated to be turned over to the LLAD in FY 2021.

### FY 2021 Assessment and Income

**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 \$391.84 to **\$403.24** per parcel by CPI.
- Zone B: Increased from the previous year from \$372.24 to **\$383.08** per parcel by CPI.

**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 rate per SFE (Zone A - Developed) was **increased** from the previous year from \$391.84 to **\$403.24**.
- The rate per SFE (Zone A - Undeveloped) was **increased** from the previous year from \$117.55 to **\$120.97**.
- The rate per SFE (Zone B - Developed) was **increased** from the previous year from \$372.24 to **\$383.08**.
- The rate per SFE (Zone B - Undeveloped) was **increased** from the previous year from \$111.67 to **\$111.67**.
- The total annual assessment income will equal **\$75,244.58**.
- 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 **at** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (2.91% for the period February 2019 to February 2020).
- 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.

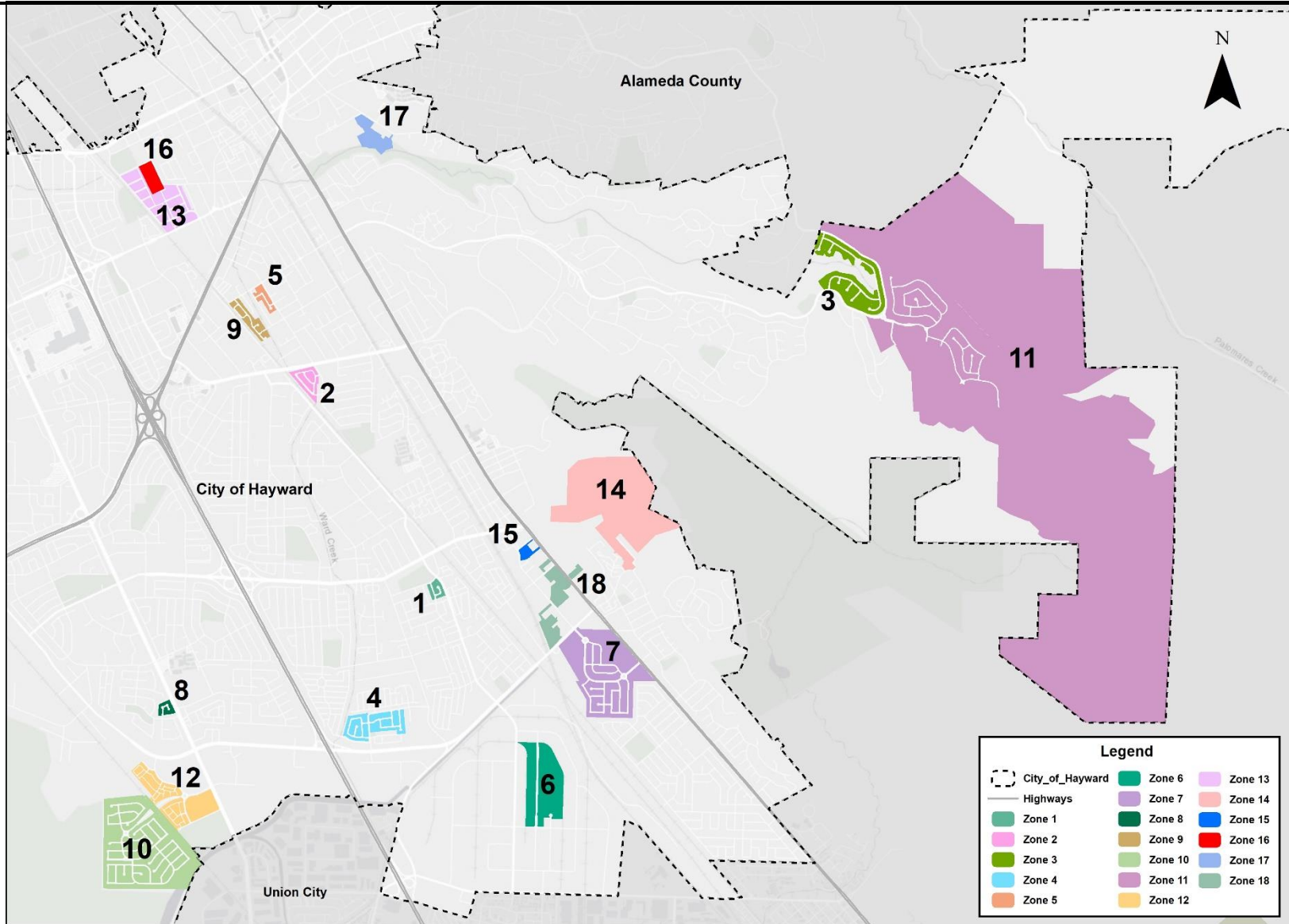
**FY 2021 Services**

**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;
- **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, 400 SFE		
	FY 2020 Estimate	FY 2021 Proposed
<b>Assessment</b>		
a. <i>Maximum Base Assessment Amount: Zone A</i>	392	403
b. <i>Maximum Base Assessment Amount: Zone B</i>	372	383
<b>Zone A</b>		
c. <b>Developed Parcels: Zone A</b>		
d. Annual Assessment per SFE	392	403
e. # of SFE	-	75
f. <b>Total Amount Assessed:</b>	-	30,243
<b>Future Development Parcels: Zone A</b>		
g. <b>Future Development Parcels: Zone A</b>		
h. Annual Assessment per SFE	118	121
i. # of SFE	261	186
j. <b>Total Amount Assessed:</b>	30,676	22,501
<b>Zone B</b>		
k. <b>Developed Parcels: Zone B</b>		
l. Annual Assessment per SFE	372	383
m. # of SFE	-	-
n. <b>Total Amount Assessed:</b>	-	-
<b>Future Development Parcels: Zone B</b>		
o. <b>Future Development Parcels: Zone B</b>		
p. Annual Assessment per SFE	112	115
q. # of SFE	139	139
r. <b>Total Amount Assessed:</b>	15,522	22,501
s. <b>Total Amount Assessed for the District:</b>	46,199	75,245
<b>Income</b>		
a. Annual Assessment Revenue	46,199	75,245
b. <i>Minus County Tax Collection Fee (1.7%)</i>	(785)	(1,279)
c. Adjustment for Delinquencies	-	-
d. <i>Other</i>	-	50
<b>Total Revenue:</b>	45,413	74,015
<b>Services</b>		
a. Utilities: Water	-	9,270
b. Utilities: PGE	-	927
c. Landscape Maintenance	-	25,493
d. Hardscape Maintenance	-	4,635
e. Graffiti Abatement	-	464
f. Tree Trimming	-	464
g. Property Owner Noticing	-	400
h. Annual Reporting	-	1,002
i. City Administration	-	1,600
j. <b>Total Expenditures:</b>	-	44,254
<b>Account Balance</b>		
a. Beginning Account Balance:	-	45,413
b. <i>Net Change (Revenue - Expenditures)</i>	45,413	29,762
c. <b>Ending Account Balance:</b>	45,413	75,175

VICINITY MAP

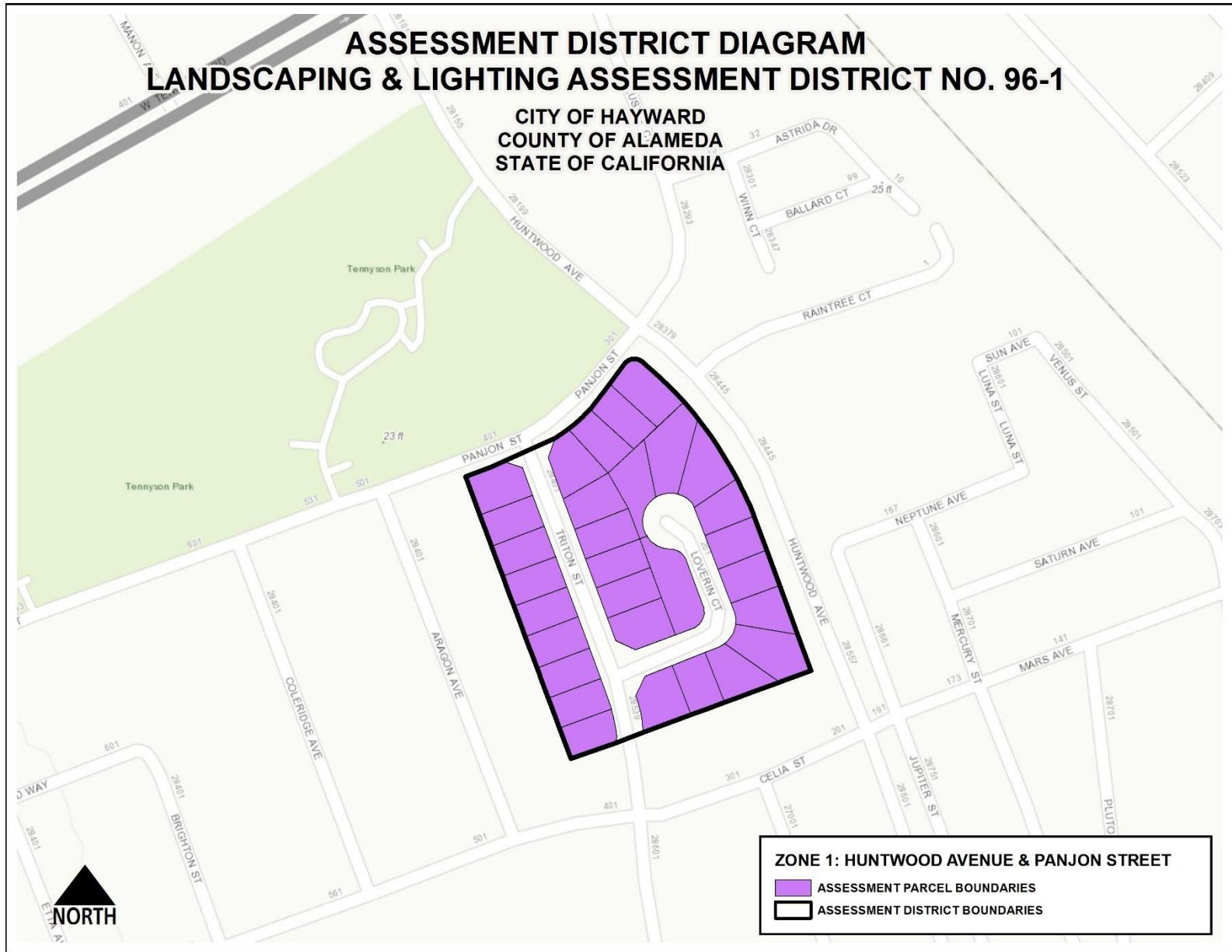


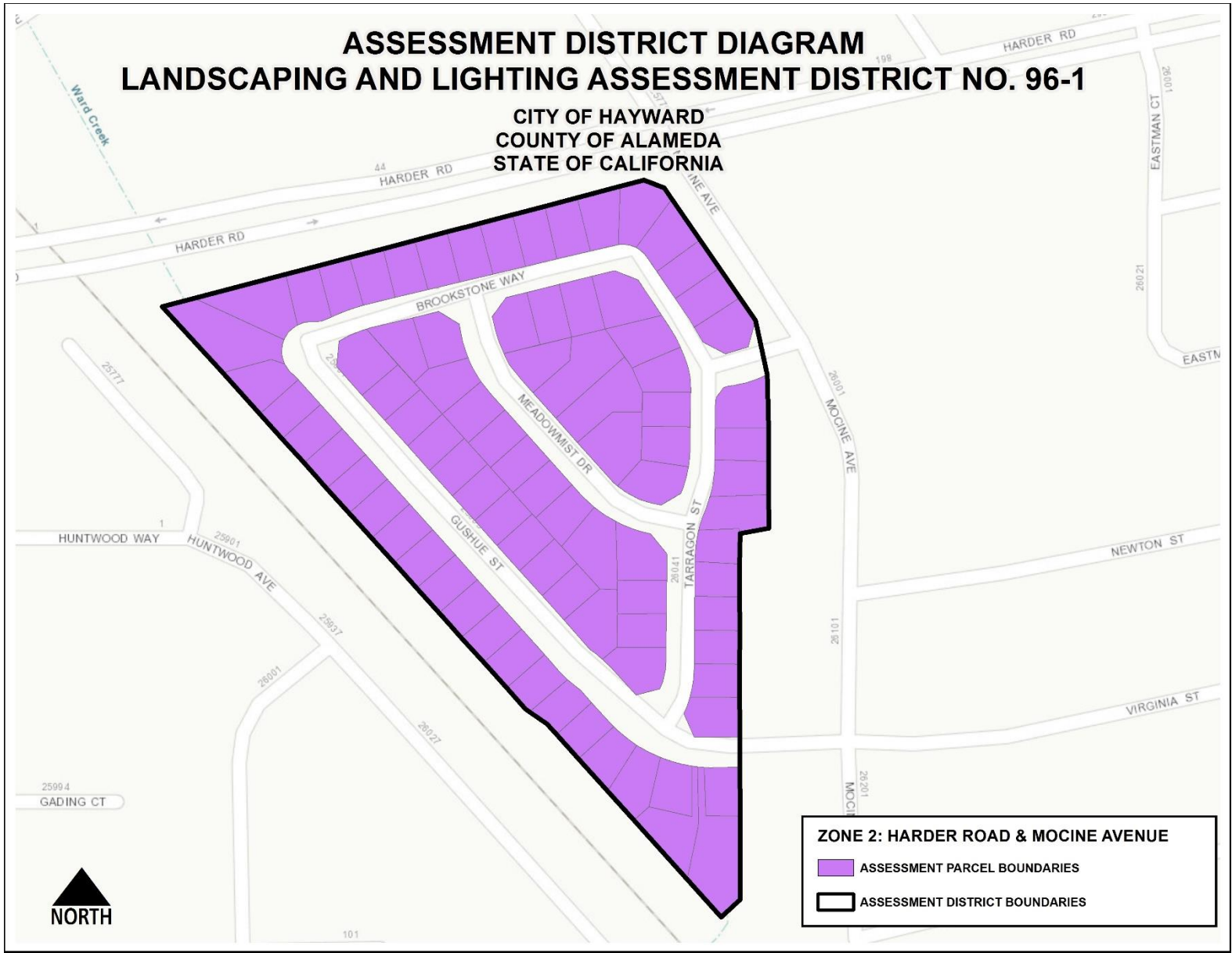
## **ASSESSMENT DIAGRAM**

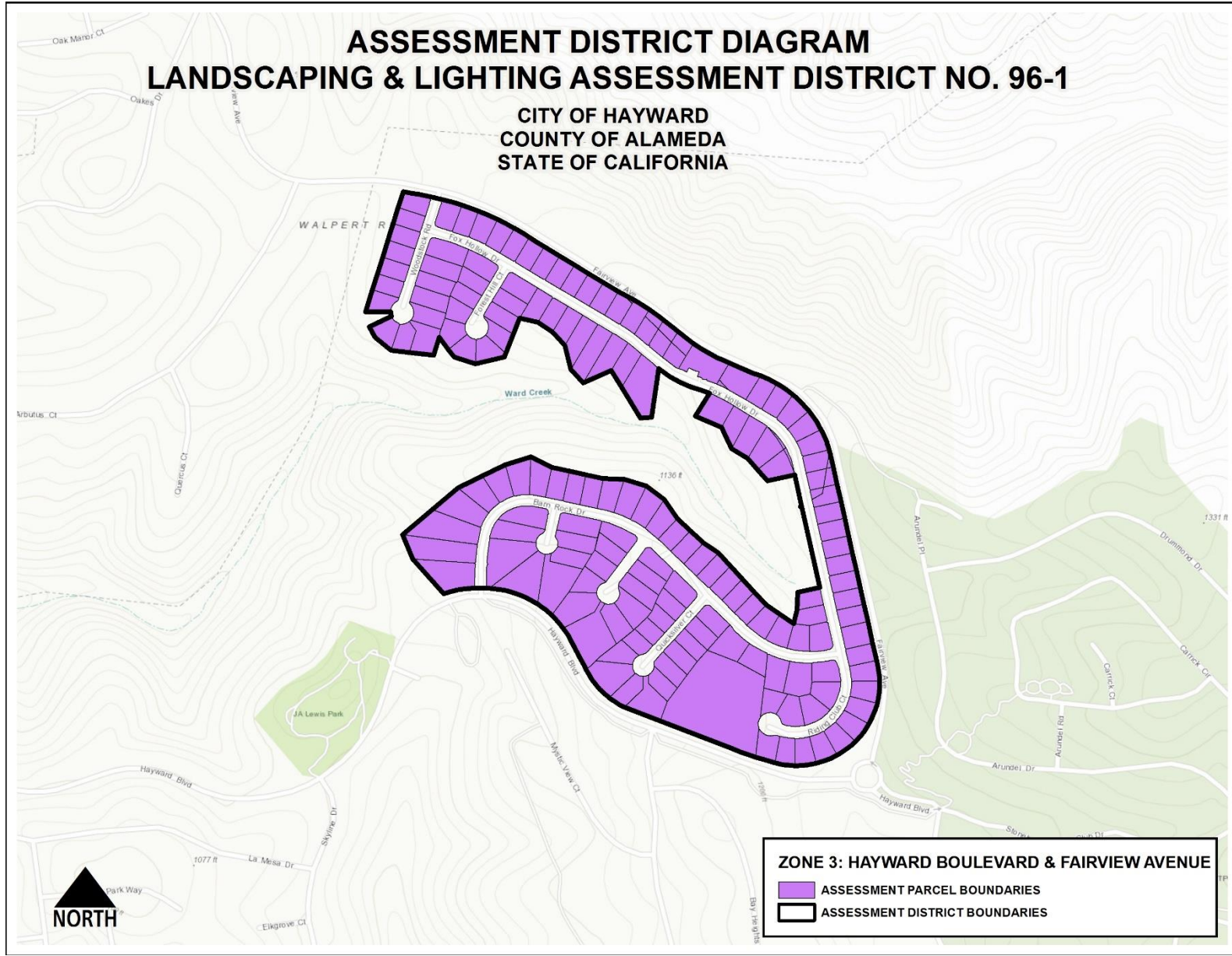
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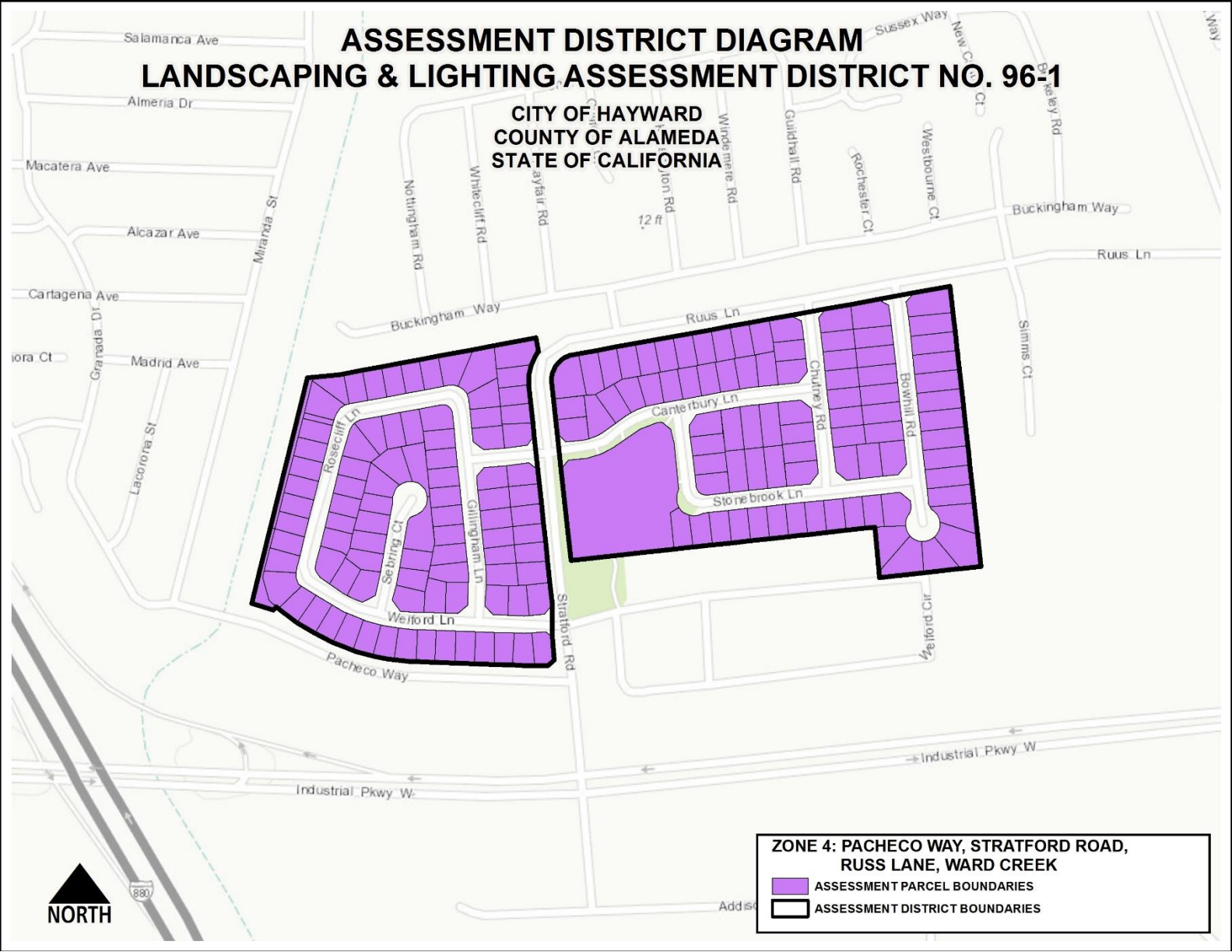
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the eighteen (18) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions 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.





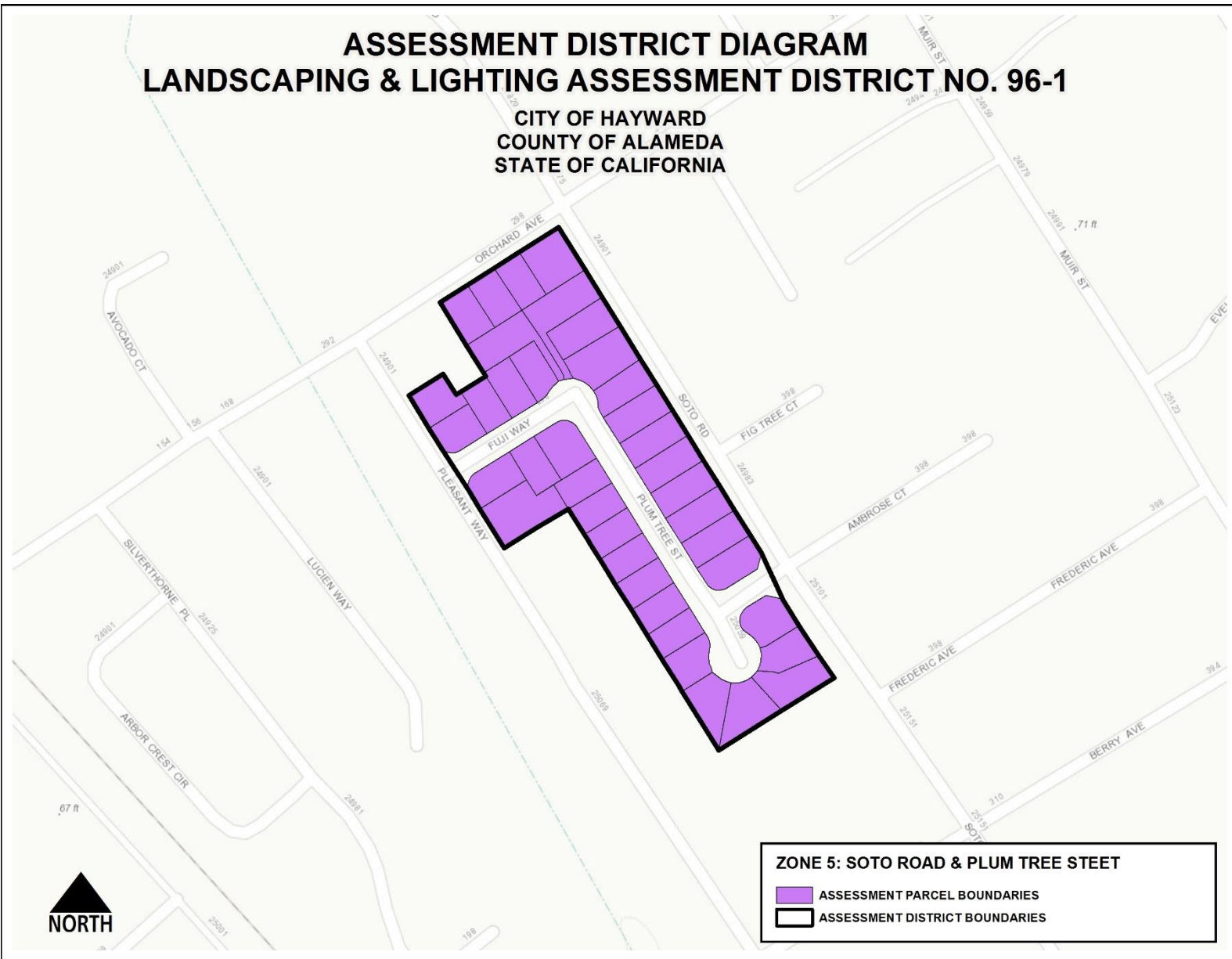






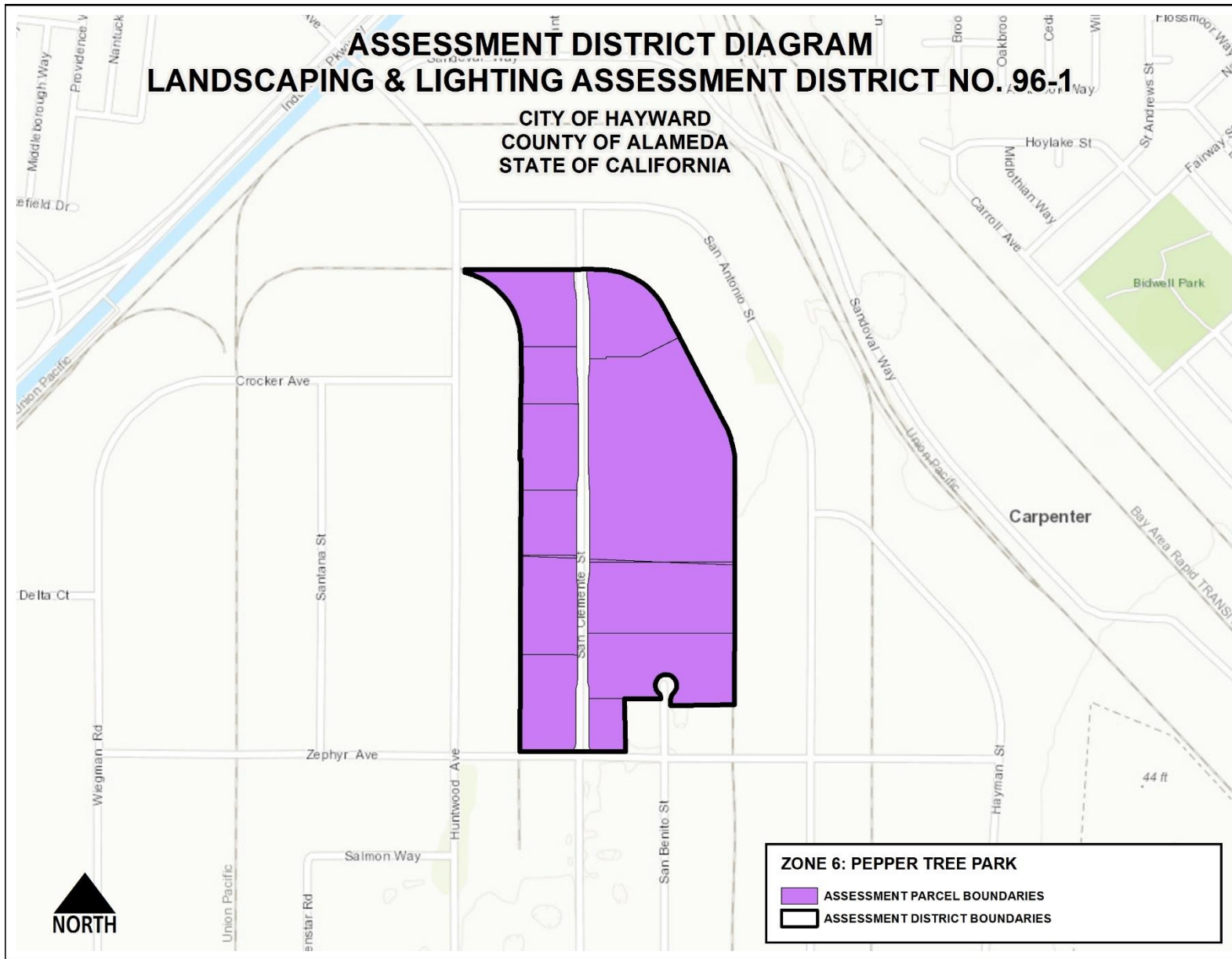
# ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



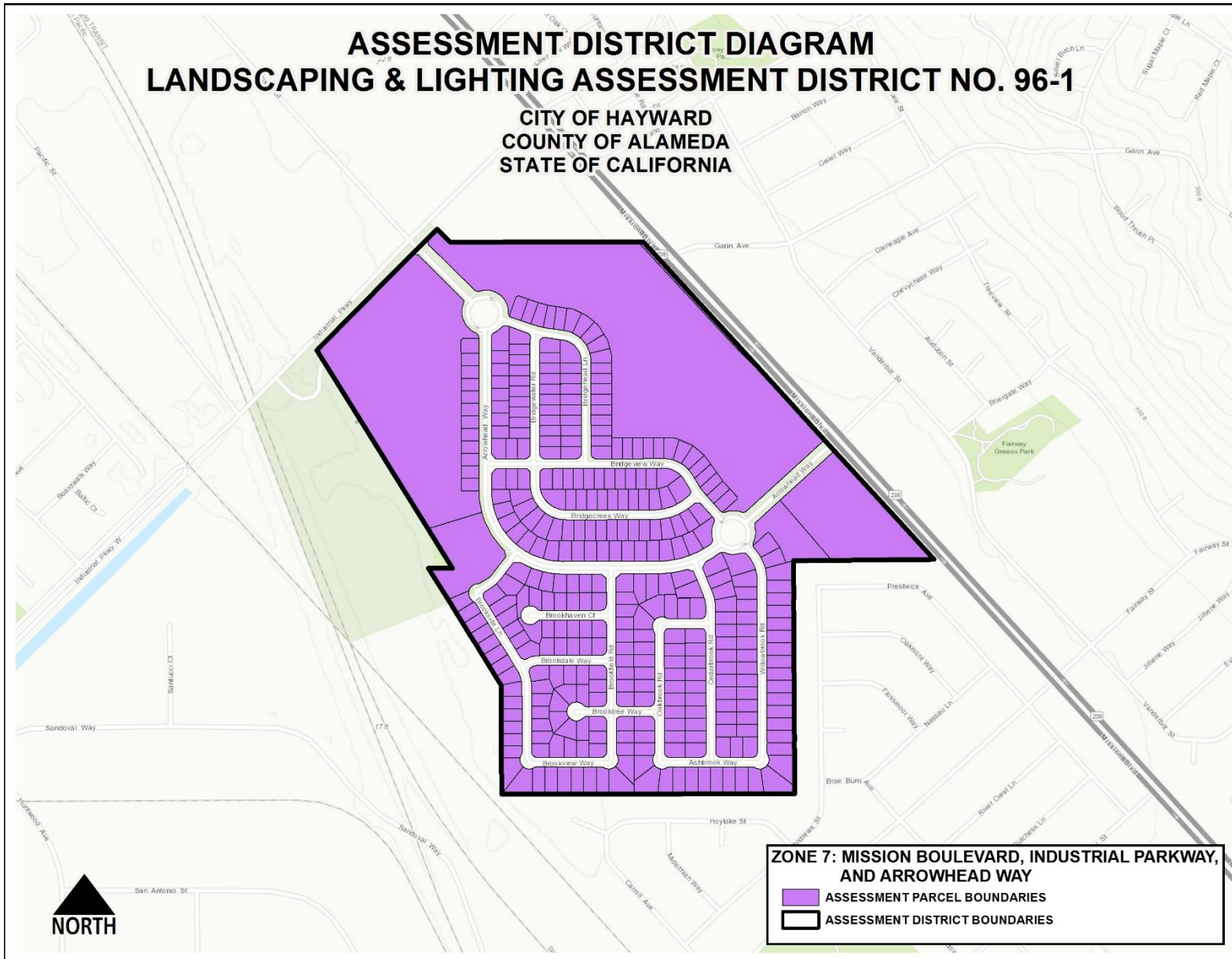
**ZONE 5: SOTO ROAD & PLUM TREE STEET**

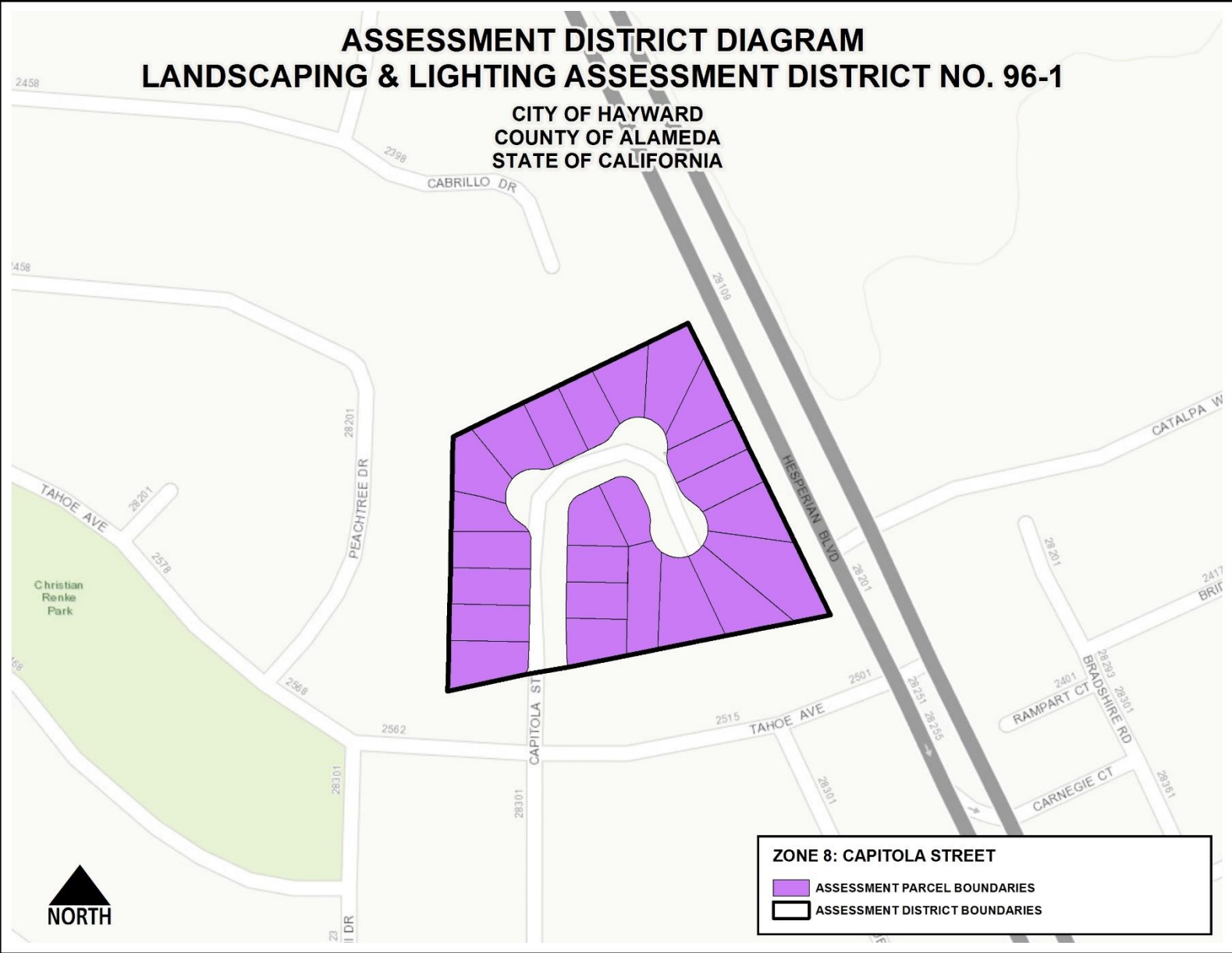
- ASSESSMENT PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES



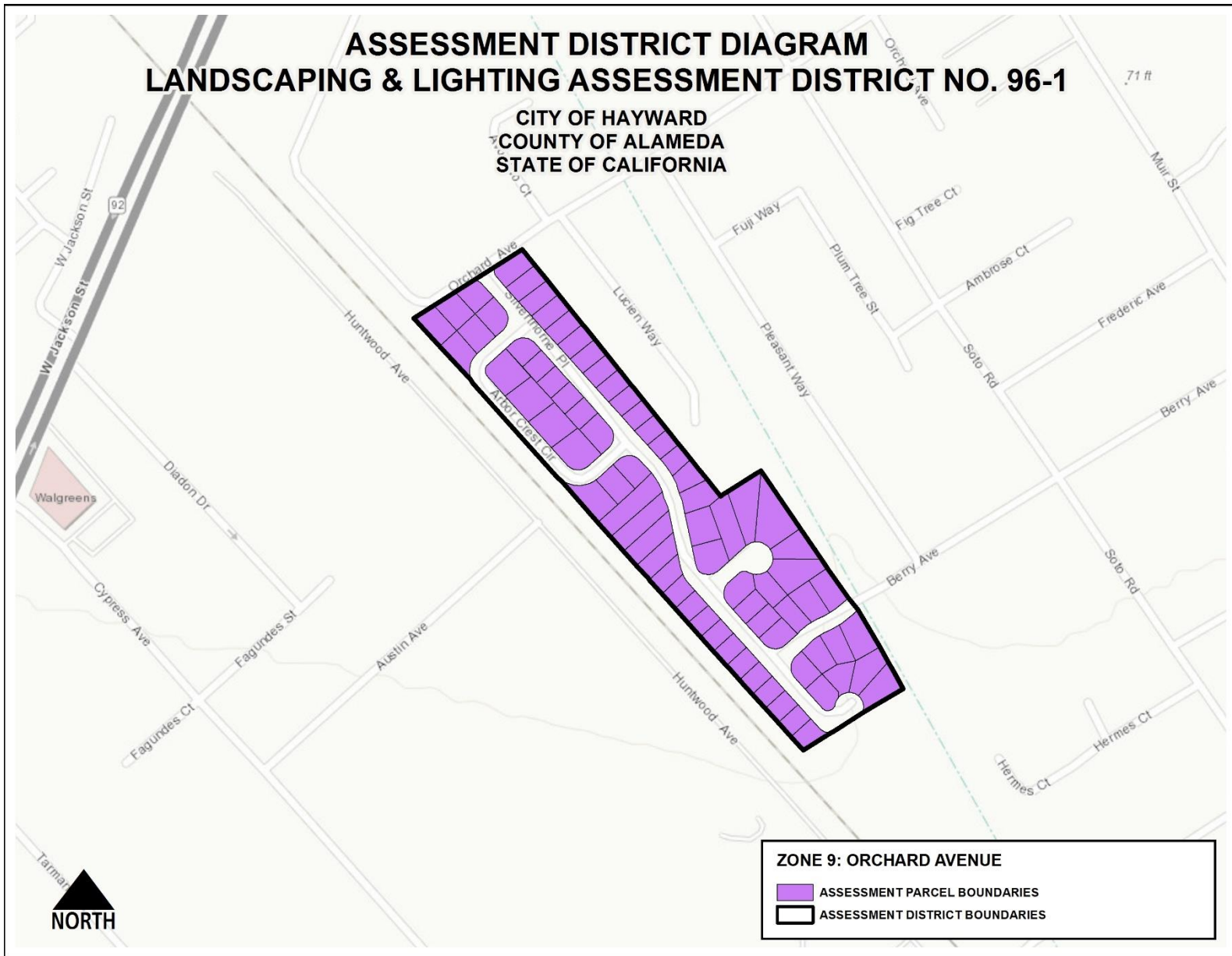
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CITY OF HAYWARD  
COUNTY OF ALAMEDA  
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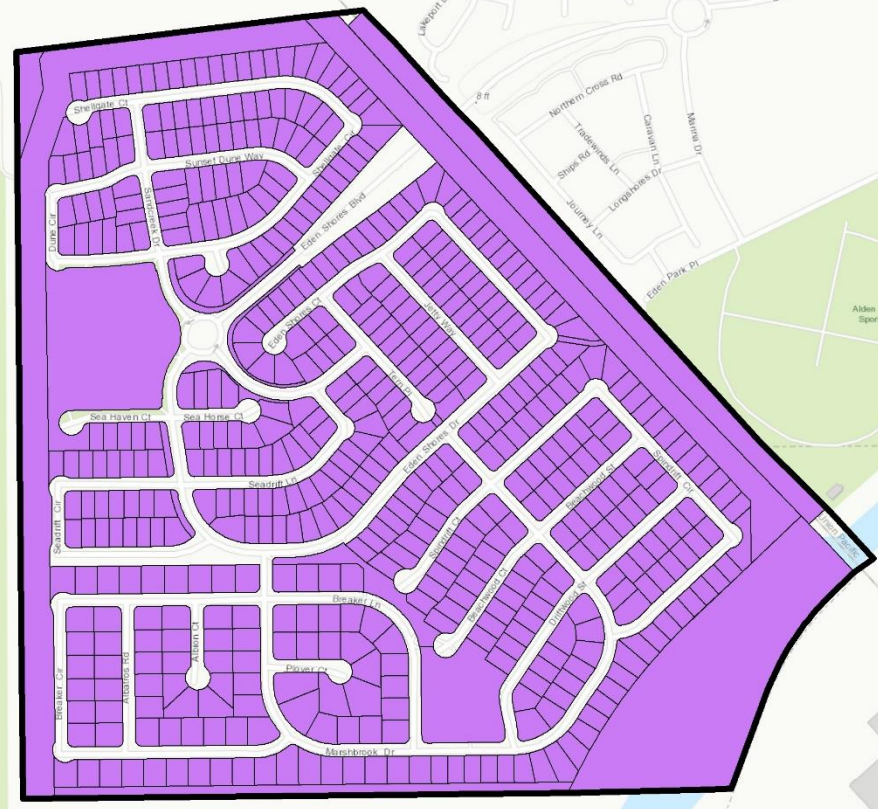






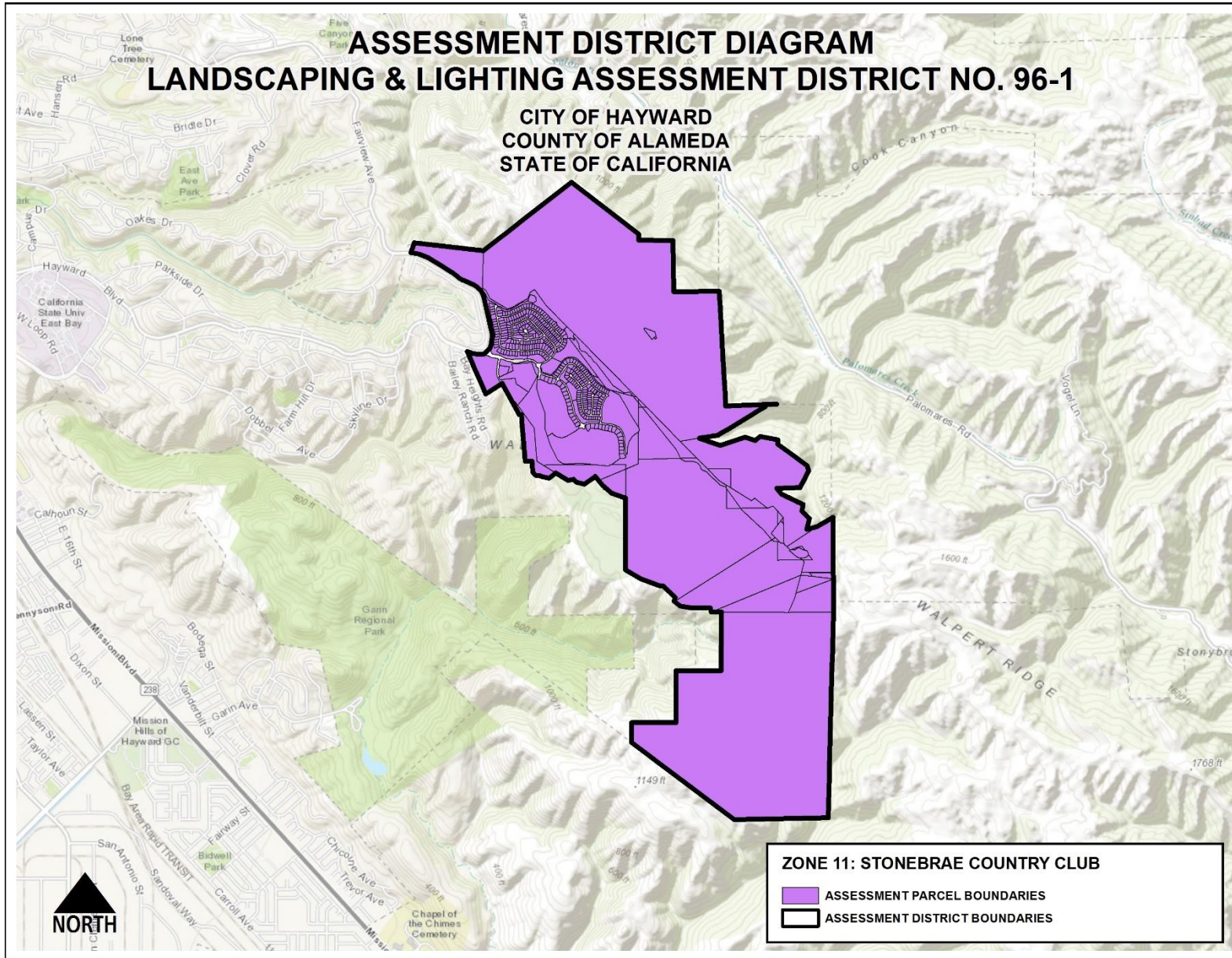
# ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

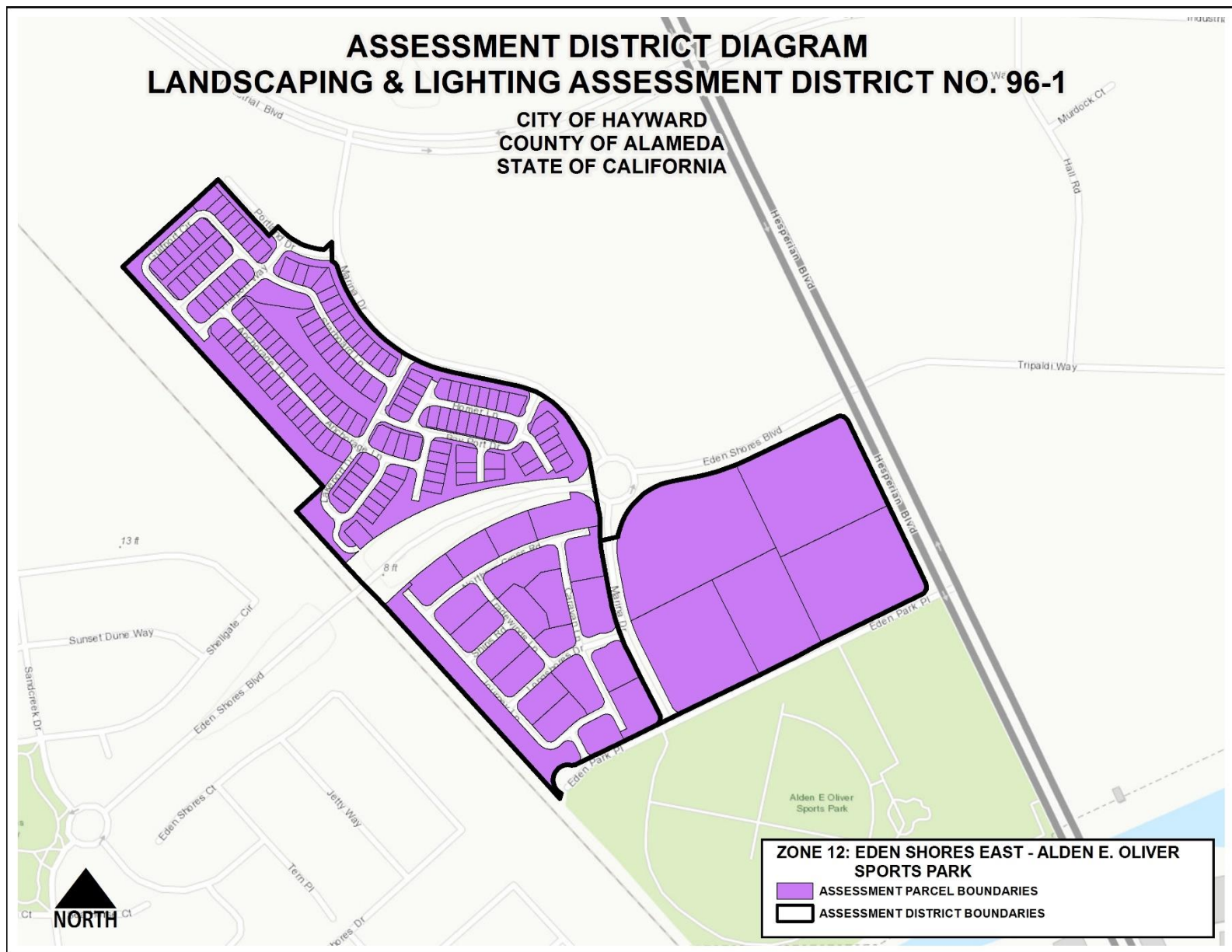
CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

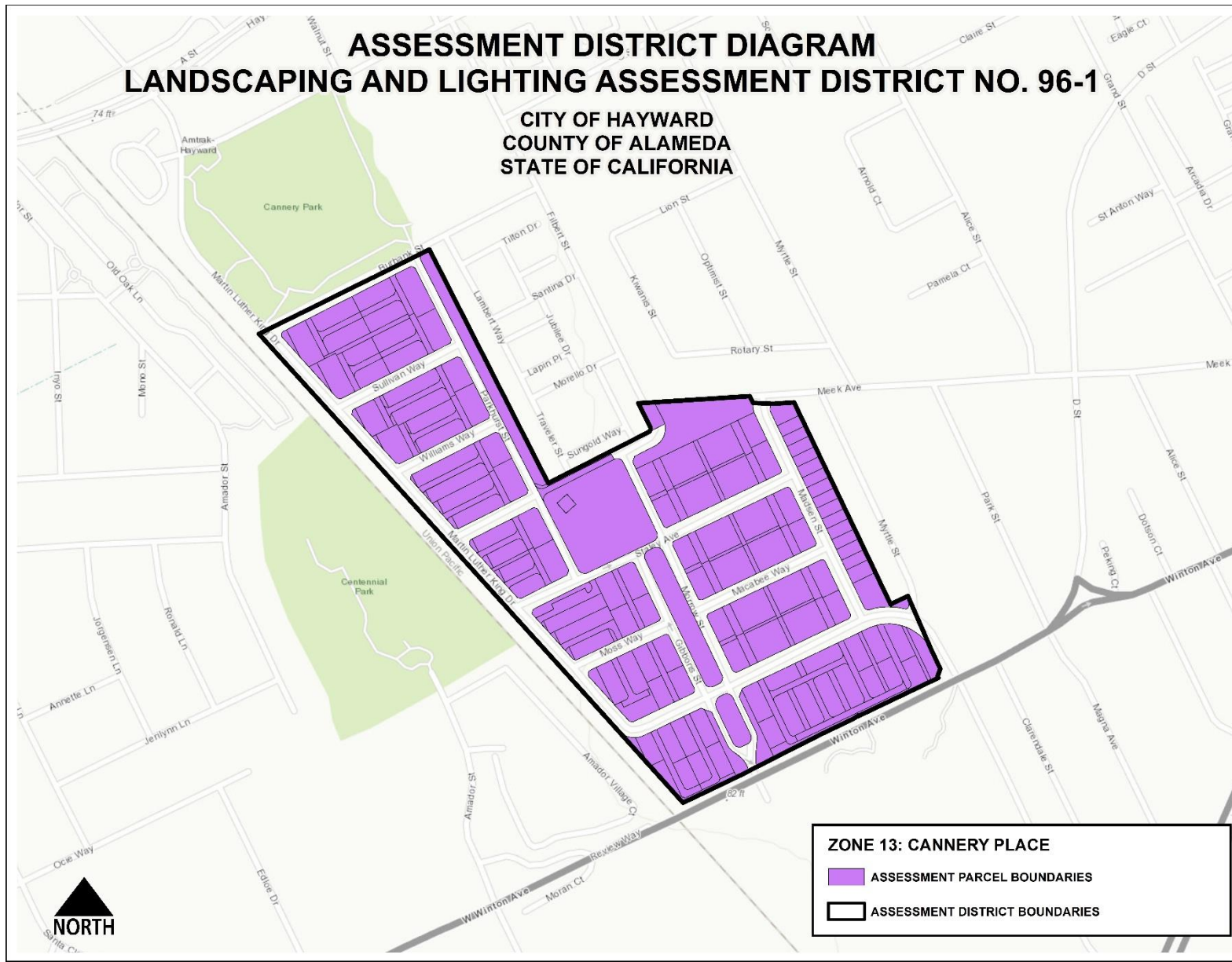


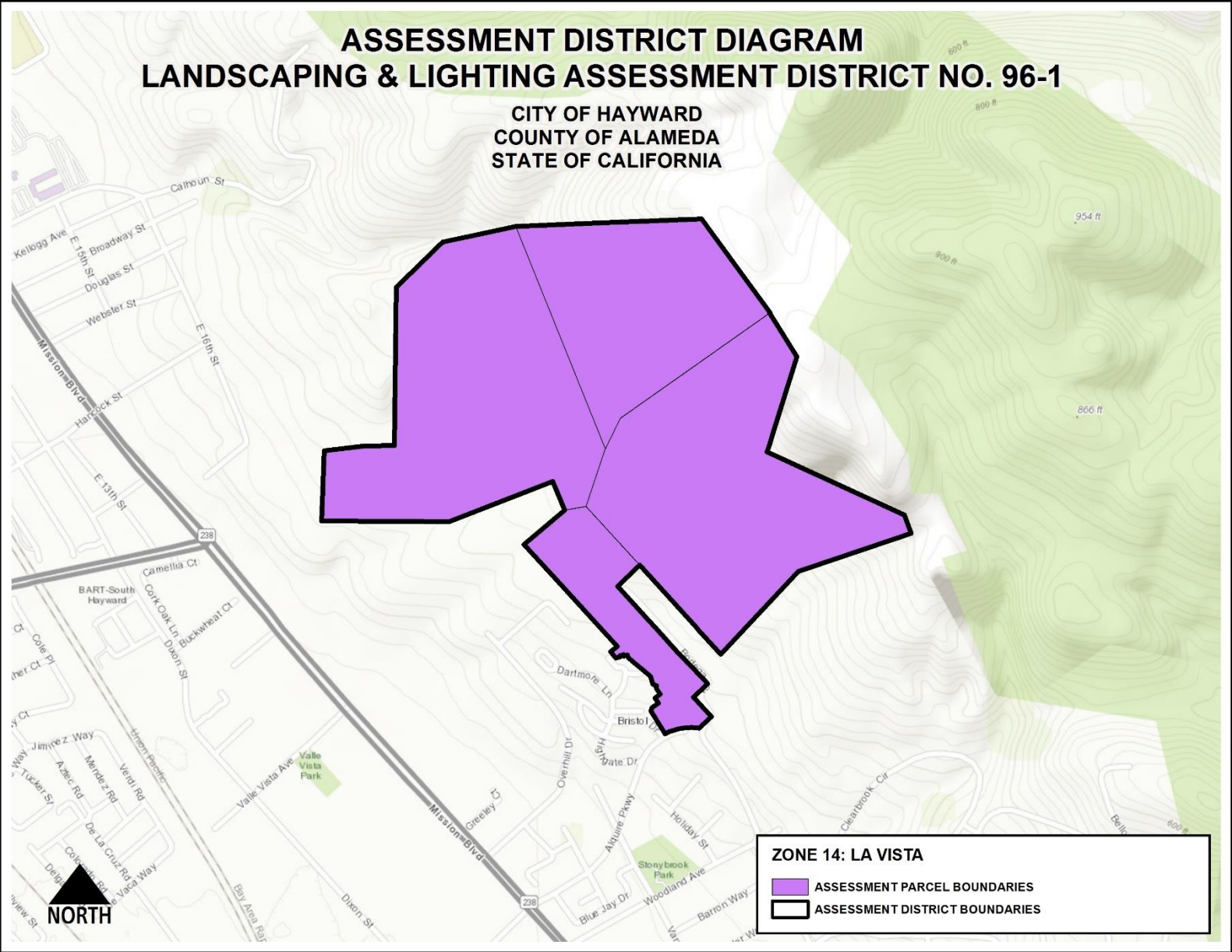
**ZONE 10: EDEN SHORES - RESIDENTIAL**

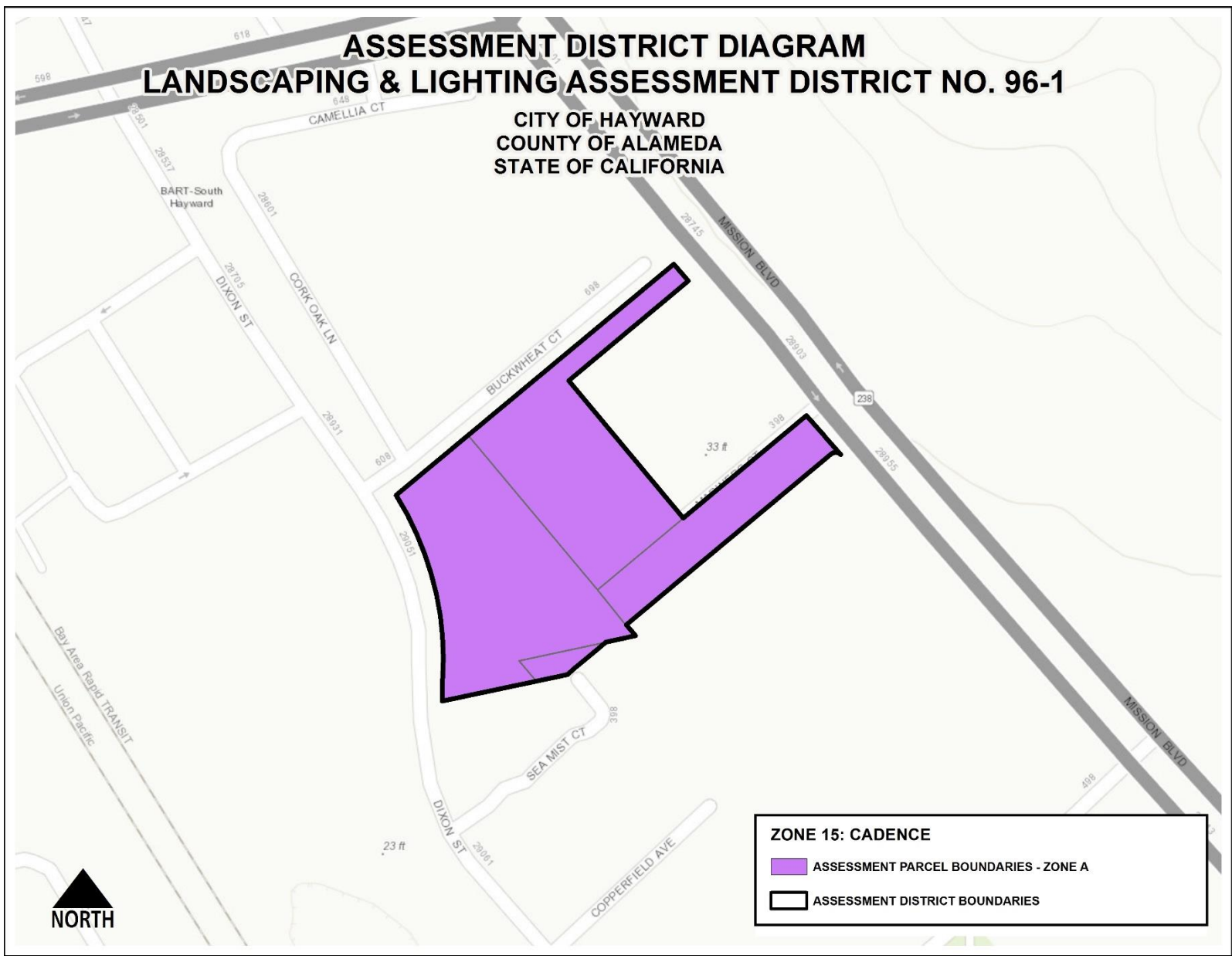
- ASSESSMENT PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

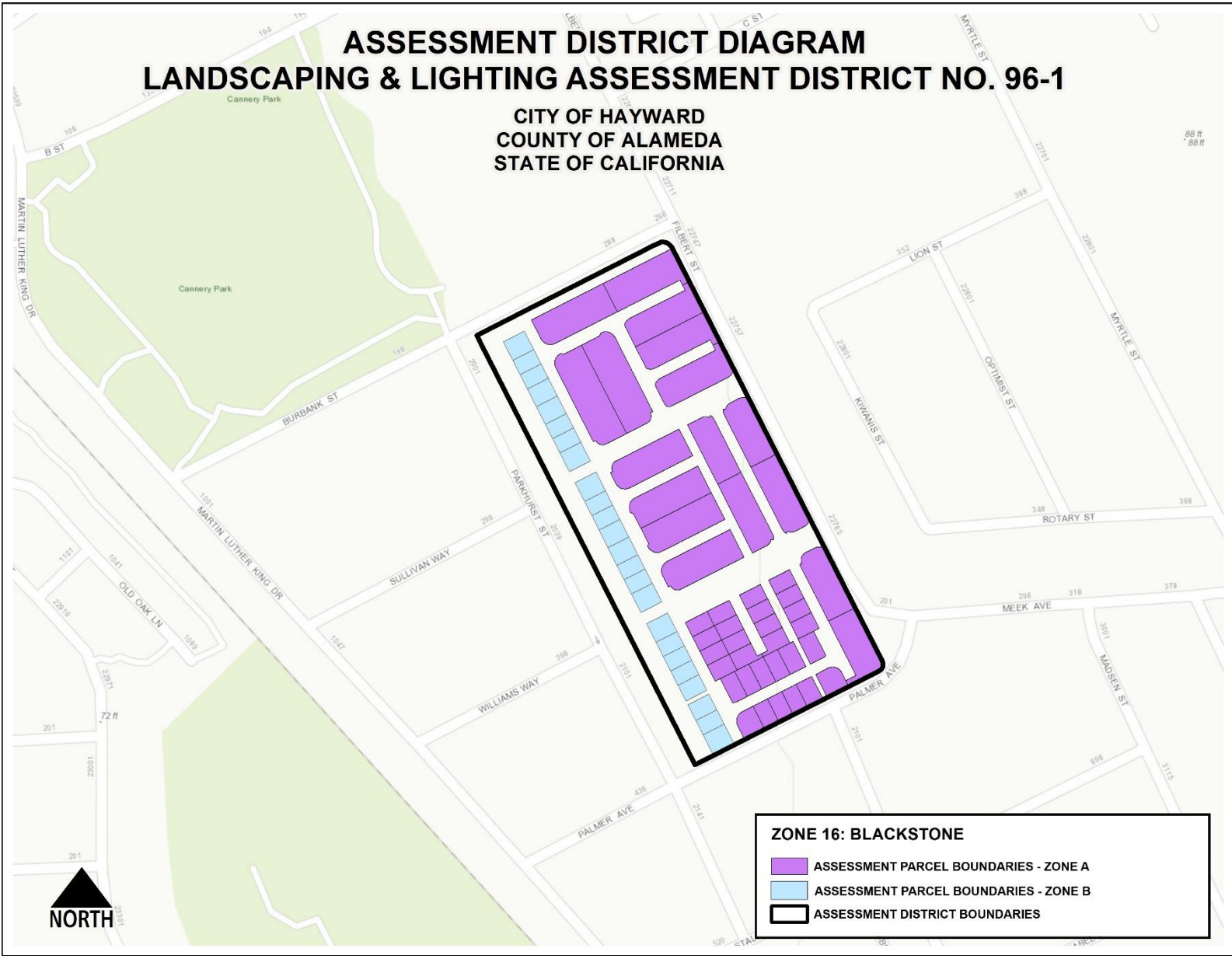




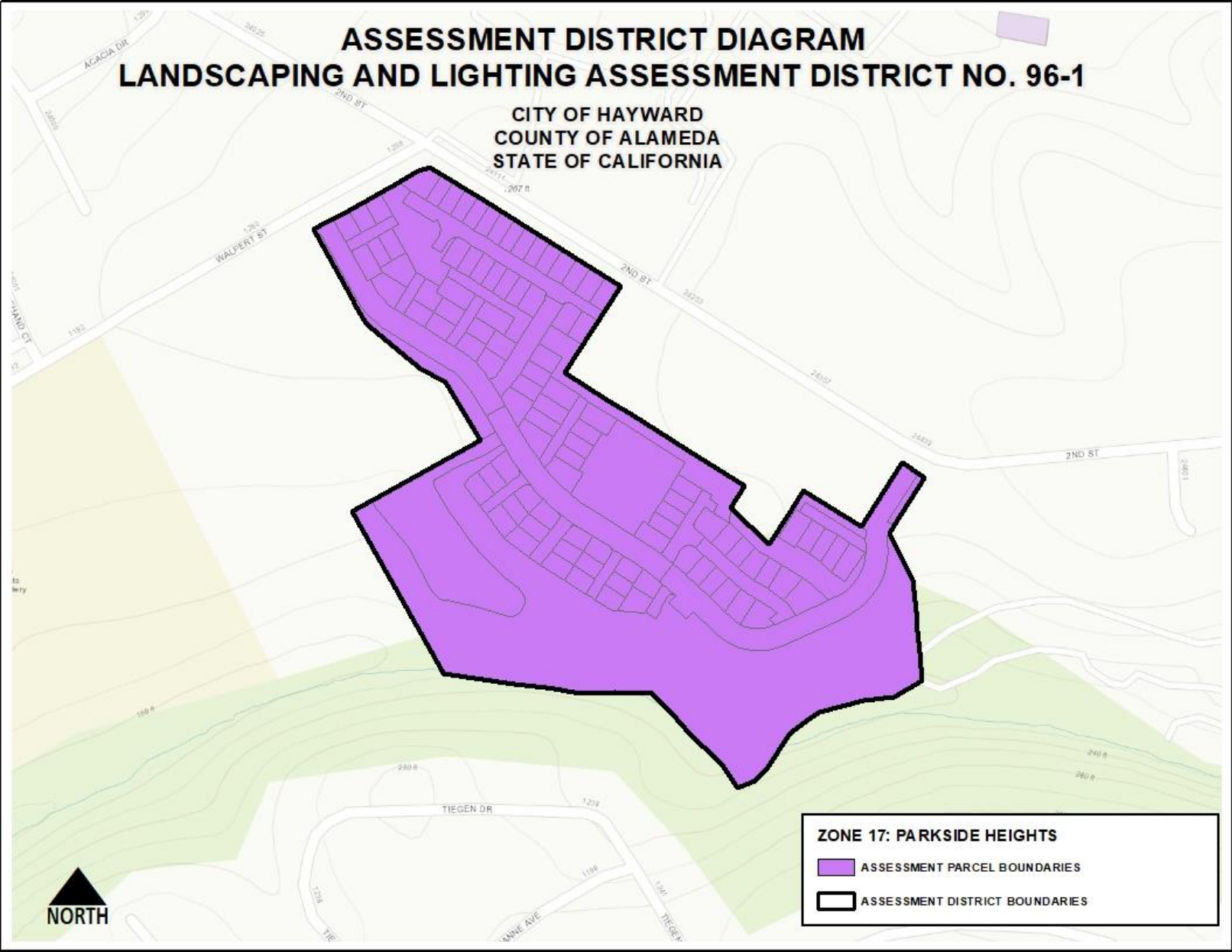












# ASSESSMENT DISTRICT DIAGRAM LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1

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