



**DATE:** March 26, 2019

**TO:** Mayor and City Council

**FROM:** Development Services Director

**SUBJECT:** Resolution to Initiate the Formation and Annexation of the SoHay Properties to Benefit Zone No. 18 of the Consolidated Landscaping and Lighting District 96-1

### **RECOMMENDATION**

That the City Council adopts a Resolution (Attachment II) to initiate the formation and annexation of the SoHay Properties to Benefit Zone No. 18 of the Consolidated Landscaping and Lighting District 96-1.

### **SUMMARY**

If adopted, this resolution initiates the proceedings for the formation and annexation of the SoHay Properties to Benefit Zone No. 18 of Consolidated Landscaping and Lighting District 96-1 and designates SCI Consulting Group as the Engineer of Work.

### **BACKGROUND**

The Landscaping and Lighting Act of 1972 (Streets and Highways §22500) (the "Act") is a flexible tool used by local government agencies to form Landscaping and Lighting Districts for the purpose of financing the costs and expenses of operating, maintaining, and servicing landscaping (including parks) and lighting improvements in public areas.

In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, Consolidated Landscaping and Lighting District No. 96-1 (the District), by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-16 were individually created and annexed into the District.

SCI Consulting Group was hired to assist the City of Hayward with the formation and annexation of a new benefit zone to the existing Consolidated Landscaping and Lighting District 96-1. The SoHay development is located on 25 acres across various parcels located on the northwestern corner of Mission Boulevard and Industrial Parkway (see Attachment III Vicinity Map) and consists of 472 residential units, 20,000 square feet of ground floor retail space, and a 2.4-acre public park. The formation and annexation of SoHay properties into Benefit Zone No. 18 of the District is proposed to provide funding for operations maintenance and servicing of landscaping and lighting improvements to the new 2.4-acre public park.

## **STRATEGIC INITIATIVES**

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

## **FISCAL AND ECONOMIC IMPACT**

There is no economic or fiscal impact to the City's General Fund from this recommendation because expenditures are to be paid for by the developer of SoHay.

## **NEXT STEPS**

Assuming the City Council adopts the attached Resolutions of Intention, it will initiate the proceedings for the formation and annexation of SoHay properties to Benefit Zone No. 18 of the Consolidated Landscaping and Lighting District No 96-1.

SCI Consulting Group will prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution. The Engineer's Report will describe the methodology used to develop the proposed assessment, as well as the financial details related to the proposed assessment and services to be funded by the proposed assessment to property owners within the territory proposed to be annexed. On April 9, 2019, the Preliminary Engineer's Report and Resolution will be presented to City Council for approval. This Resolution will preliminarily accept the Engineer's Report, order ballots to be mailed for the proposed assessment, and set May 7, 2019 as a Public Hearing date.

*Prepared by:* Allen Baquilar, PE, Senior Civil Engineer

*Recommended by:* Laura Simpson, Development Services Director

*Approved by:*



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Kelly McAdoo, City Manager