



CITY OF HAYWARD

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

FINAL ENGINEER'S REPORT

FISCAL YEAR 2022

JUNE 2022

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

ENGINEER OF WORK:

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CITY OF HAYWARD

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TABLE OF CONTENTS

| | |
|---|-----------|
| INTRODUCTION..... | 1 |
| OVERVIEW | 1 |
| BACKGROUND | 1 |
| METHOD OF APPORTIONMENT | 5 |
| ZONE CLASSIFICATION | 6 |
| ASSESSMENT ROLL | 6 |
| ESTIMATE OF COSTS | 6 |
| LEGISLATIVE ANALYSIS | 7 |
| INFLATION FACTOR ALLOWANCE OVERVIEW | 7 |
| NOTICING, PUBLIC COMMENT, AND PUBLIC HEARING..... | 8 |
| 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) | 20 |
| ZONE 4 (STRATFORD VILLAGE)..... | 24 |
| ZONE 5 (SOTO RD. & PLUM TREE ST.)..... | 28 |
| ZONE 6 (PEPPERTREE PARK) | 31 |
| ZONE 7 (TWIN BRIDGES)..... | 34 |
| ZONE 8 (CAPITOLA STREET)..... | 38 |
| ZONE 9 (ORCHARD AVE.)..... | 41 |
| ZONE 10 (EDEN SHORES RESIDENTIAL) | 44 |
| ZONE 11 (STONEBRAE COUNTRY CLUB)..... | 47 |
| ZONE 12 (SPINDRIFT - EDEN SHORE EAST) | 51 |
| ZONE 13 (CANNERY PLACE)..... | 55 |
| ZONE 14 (LA VISTA) | 59 |
| ZONE 15 (CADENCE) | 63 |
| ZONE 16 (BLACKSTONE) | 65 |
| ZONE 17 (PARKSIDE HEIGHTS)..... | 69 |
| ZONE 18 (SOHAY)..... | 74 |
| VICINITY MAP | 80 |
| ASSESSMENT DIAGRAM..... | 81 |

LIST OF TABLES

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

INTRODUCTION

OVERVIEW

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

Through a professional service agreement with SCI Consulting Group (the "**Consultant**"), the City of Hayward (the "**City**") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year (FY) 2022 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2022. 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 2022.

BACKGROUND

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

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

The following table summarizes 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. and Panjon St. | 1990 | Residential | 30 |
| 2 | Harder Rd. and Mocine Ave. | 1991 | Residential | 85 |
| 3 | Prominence | 1992 | Residential | 155 |
| 4 | Stratford Village | 1995 | Residential | 174 |
| 5 | Soto Rd. and Plum Tree St. | 1995 | Residential | 38 |
| 6 | Pepper Tree Park | 1982 | Industrial | 11 |
| 7 | Twin Bridges | 1998 | Residential | 348 |
| 8 | Capitola St. | 1999 | Residential | 24 |
| 9 | Orchard Ave. | 2000 | Residential | 74 |
| 10 | Eden Shores | 2003 | Residential | 534 |
| 11 | Stonebrae | 2006, 2018, 2020 | Residential | 644 |
| 12 | Eden Shores East (Spindrift) | 2007, 2016 | Residential | 379 |
| 13 | Cannery Place | 2008 | Residential | 599 |
| 14 | La Vista | 2016 | Residential | 179 |
| 15 | Cadence | 2017 | Residential | 206 |
| 16 | Blackstone | 2016 | Residential | 157 |
| 17 | Parkside Heights | 2019 | Residential | 97 |
| 18 | SoHay | 2019 | Residential | 433 |
| Total Assessed Parcels: | | | | 4,167 |

The following table summarizes the FY 2022 assessment rates per benefit zone.

TABLE 2- ASSESSMENT AMOUNTS BY BENEFIT ZONE

| TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE | | | | | | | | | |
|---|------------------------------|-----------|------------------------|-----------------------------|---------------|--------------------|--------------------------------------|----------|------|
| A | B | C | D | E | F | G | H | I | J |
| Zone | Name/Location | # Parcels | CPI Adj ⁽⁵⁾ | FY 2022 Max Base Assessment | FY 2022 Rate | FY 2021 Assessment | Change from last year ⁽⁷⁾ | | |
| 1 ⁽¹⁾ | Huntwood Ave. and Panjon St. | 30 | No | 295.83 | 208.66 | 202.58 | Incr | 6.08 | 3% |
| 2 ^{(1), (7)} | Harder Rd. and Mocine Ave. | 85 | No | 193.39 | 122.86 | 122.86 | None | - | 0% |
| 3 | Prominence | 155 | Yes | 1,009.72 | 923.95 | 909.69 | Incr | 14.26 | 2% |
| 4 ^{(1), (7)} | Stratford Village | 174 | No | 180.00 | 116.16 | 116.16 | None | - | 0% |
| 5 ^{(1), (7)} | Soto Rd. and Plum Tree St. | 38 | No | 258.67 | 255.17 | 255.17 | None | - | 0% |
| 6 ^{(1), 2, 3, (7)} | Pepper Tree Park | 11 | No | 2.61 | 2.61 | 2.61 | None | - | 0% |
| 7 ⁽⁷⁾ | Twin Bridges | 348 | Yes | 1,056.12 | 591.70 | 591.70 | None | - | 0% |
| 8 | Capitola St. | 24 | Yes | 755.34 | 186.56 | 181.13 | Incr | 5.43 | 3% |
| 9 ⁽⁷⁾ | Orchard Ave. | 74 | Yes | 201.68 | 34.19 | 34.19 | None | - | 0% |
| 10 | Eden Shores | 534 | Yes | 1,202.63 | 278.94 | 265.66 | Incr | 13.28 | 5% |
| 11a | Stonebrae (Developed) | 617 | Yes | 1,705.76 | 330.52 | 314.78 | Incr | 15.74 | 5% |
| 11b ⁽⁶⁾ | Stonebrae (Undeveloped) | 27 | Yes | 511.73 | 175.18 | 166.83 | Incr | 8.34 | 5% |
| 12a ⁽⁷⁾ | Eden Shores - East | 261 | Yes | 226.02 | 90.00 | 90.00 | None | - | 0% |
| 12b ⁽⁷⁾ | Eden Shores East (Spindrift) | 118 | Yes | 226.03 | 90.00 | 90.00 | None | - | 0% |
| 13 ⁽⁷⁾ | Cannery Place | 599 | Yes | 1,282.66 | 361.00 | 361.00 | None | - | 0% |
| 14 ⁽²⁾ | La Vista | 179 | Yes | 683.65 | 683.65 | 663.74 | Incr | 19.91 | 3% |
| 15 ⁽⁴⁾ | Cadence | 206 | Yes | 662.97 | N/A | N/A | N/A | N/A | N/A |
| 16a | Blackstone (Zone A) | 133 | Yes | 472.82 | 467.96 | 445.68 | Incr | 22.28 | 5% |
| 16b | Blackstone (Zone B) | 24 | Yes | 496.46 | 491.34 | 467.94 | Incr | 23.40 | 5% |
| 17 ⁽⁷⁾ | Parkside Heights | 97 | Yes | 536.99 | 528.69 | 528.69 | None | - | 0% |
| 18a | SoHay Zone A (Developed) | 192 | Yes | 409.57 | 50.00 | 403.24 | Decr | (353.24) | -88% |
| 18b ⁽⁶⁾ | SoHay Zone A (Undeveloped) | 69 | Yes | 122.87 | 15.00 | 120.97 | Decr | (105.97) | -88% |
| 18c | SoHay Zone B (Developed) | 79 | Yes | 389.09 | 47.50 | 383.08 | Decr | (335.58) | -88% |
| 18d ⁽⁶⁾ | SoHay Zone B (Undeveloped) | 93 | Yes | 116.73 | 14.25 | 114.92 | Decr | (100.67) | -88% |

Notes: ⁽¹⁾ No inflation factor was included in the Maximum Base Assessment (MBA) calculation.

⁽²⁾ Fiscal Year 2022 assessment is levied at MBA.

⁽³⁾ Industrial district assessed based on street frontage.

⁽⁴⁾ Self-maintained. Property owner maintains the public benefits for this zone.

⁽⁵⁾ Annual CPI is calculated using the SF/OAK/HAY CPI-U. Zones 3, 7-11, 13, 17, 18 use the FEB date, while zones 12, 14, 16, use the DEC date.

⁽⁶⁾ Under development.

⁽⁷⁾ Rate unchanged from FY 2021.

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

TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE

| TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE | | | | | | |
|--|------------------------------|---------------------------------------|--------------------|-------------------------|-----------|---------------------------------------|
| Zone | Name/Location | Est FY 2021 Ending Cash Balance | FY 2022 Revenue | FY 2022 Expenditures | Change | Est FY 2022 Ending Cash Balance |
| 1 | Huntwood Ave. and Panjon St. | 25,159 | 6,353 | 11,660 | (5,307) | 19,852 |
| 2 | Harder Rd. and Mocine Ave. | 27,198 | 10,666 | 9,335 | 1,331 | 28,529 |
| 3 | Prominence | 264,857 | 145,278 | 171,801 | (26,523) | 238,334 |
| 4 | Stratford Village | 107,293 | 20,868 | 31,175 | (10,307) | 96,986 |
| 5 | Soto Rd. and Plum Tree St. | 20,710 | 9,832 | 14,235 | (4,403) | 16,306 |
| 6 | Pepper Tree Park | 83,204 | 13,188 | 14,645 | (1,457) | 81,747 |
| 7 | Twin Bridges | 522,200 | 205,911 | 196,726 | 9,185 | 531,385 |
| 8 | Capitola St. | 56,862 | 4,801 | 11,675 | (6,874) | 49,989 |
| 9 | Orchard Ave. | 7,561 | 2,507 | 2,951 | (444) | 7,117 |
| 10 | Eden Shores | 426,978 | 148,323 | 185,286 | (36,963) | 390,016 |
| 11 | Stonebrae | 399,507 | 208,613 | 245,440 | (36,827) | 362,680 |
| 12 | Eden Shores East (Spindrift) | 20,812 | 33,680 | 36,686 | (3,006) | 17,806 |
| 13 | Cannery Place | 559,982 | 214,763 | 201,994 | 12,769 | 572,751 |
| 14 | La Vista | 149,959 | 120,643 | 145,826 | (25,183) | 124,776 |
| 15 | Cadence | - | - | - | - | - |
| 16 | Blackstone | 108,470 | 72,910 | 77,765 | (4,855) | 103,615 |
| 17 | Parkside Heights | 37,453 | 50,761 | 51,690 | (929) | 36,524 |
| 18 | SoHay | 121,091 | 15,160 | 3,200 | 11,960 | 133,052 |
| Cash Balance: | | 2,939,296 | 1,284,257 | 1,412,090 | (127,833) | 2,811,463 |

Self-Maintained.

METHOD OF APPORTIONMENT

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping and street lighting improvements.

Section 22573 of the Landscaping and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

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

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

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

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

ZONE CLASSIFICATION

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

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

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

ASSESSMENT ROLL

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

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2022 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

ESTIMATE OF COSTS

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

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

The estimated FY 2022 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown on the operation, maintenance, and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

LEGISLATIVE ANALYSIS

Proposition 218 Compliance¹

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

All the assessments proposed within the FY 2022 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIID, Section 4 vote requirements do not apply to these proceedings.

INFLATION FACTOR ALLOWANCE OVERVIEW

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

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

Benefit zones **3, 7-13, 17-18** apply the **February** CPI-U for the San Francisco-Oakland-Hayward, CA MSA² inflation factor. The CPI-U increase from February 2020 to February 2021 was **1.57%**, therefore a **1.57%** increase was applied to the FY 2022 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

Benefit zones **12 annexation, 14-16** apply the **December** CPI-U for the San Francisco-Oakland-Hayward, CA MSA³ 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

¹ http://www.lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html

² <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm>(Feb 2020 to Feb 2021)

³ <https://www.bls.gov/regions/west/cpi-summary/ro9xg01a.htm> (Dec 2019 to Dec 2020)

the maximum authorized assessment rate in years in which the CPI is less than 3%. The CPI-U increase from December 2019 to December 2020 was **2.00%** and the unused CPI carried forward from the previous fiscal years is **1.41%**. Therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by **3.00%**.

NOTICING, PUBLIC COMMENT, AND PUBLIC HEARING

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2022 assessment rate and to alert them to three public meetings where they could provide input (May 20, June 1, June 22); 2) provided an online survey to measure maintenance satisfaction, and 3) published a legal notice in the East Bay Times on June 11, 2021.

On June 22, 2021, 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 2022 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

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. 21-XXX**, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on **June 1, 2021**.

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.

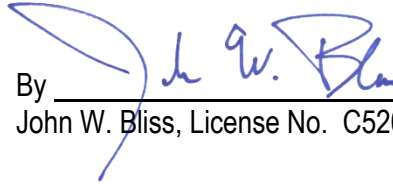
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for the FY 2022 . For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda 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 2022 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

Dated: May 13, 2021



Engineer of Work

By  _____
John W. Bliss, License No. C52091

PLANS & SPECIFICATIONS

INTRODUCTION

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

DESCRIPTION OF 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:

Landscaping Facilities - Landscaping facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation, planting, shrubbery, ground cover, trees, pathways, hardscapes, decorative masonry and concrete walls, fountains, bus shelters, entry gate structures, graffiti removal, fences, and other appurtenant facilities required to provide landscaping within the public rights-of-way and easements within the boundaries of the Assessment District.

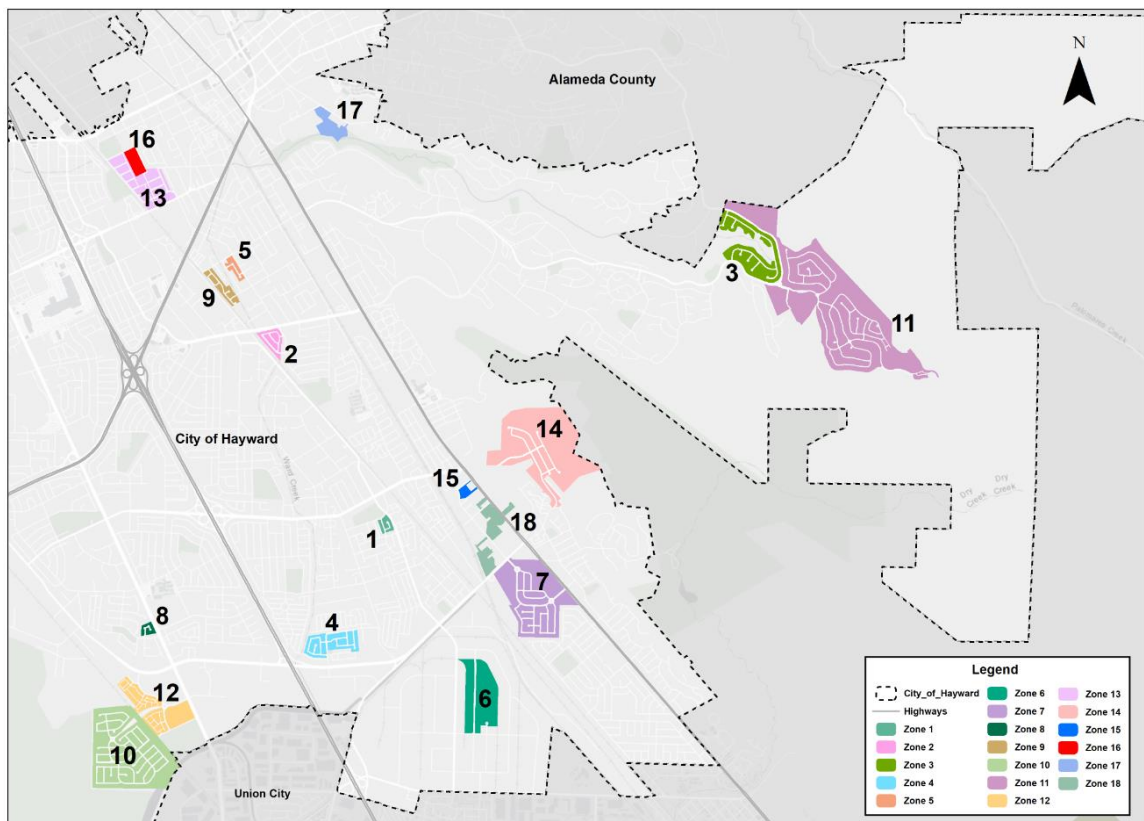
Street Lighting Facilities - Street lighting facilities consist of, but are not limited to: operation, maintenance and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and other appurtenant facilities within the public rights-of-way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

Open Space Facilities - Open space facilities consist of, but are not limited to: operation, maintenance and servicing of drainage areas, creeks, ponds, etc. including the removal of trash and debris, sediment, natural and planted vegetation and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Park/Trail Facilities - Park/Trail facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation systems, pedestrian access, asphalt bike pathways, parkways, and the removal of trash and debris, rodent control, used for the support of recreational programs and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment Districts.

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

A geographic overview of the eighteen benefits zones is provided below.



ZONE 1 (HUNTWOOD AVE.& PANJON ST.)

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

FY 2022

Maximum Base Assessment Rate: **\$295.83**
 Assessment Amount per Parcel: **\$208.66**
 Number of Parcels: **30**
 Assessment Income: **\$6,259.72**

**FY 2022 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 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will **increase** from the previous year from \$202.58 to **\$208.66**.
- The total annual assessment income will equal **\$6,259.72**.
- 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 2022 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 **\$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 1 - Huntwood Ave. and Panjon St.
Fund 266, Project 3740
Established 1990, 30 Parcels

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|-----------------|-----------------|------------------|-----------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount | 295.83 | 295.83 | 295.83 | 295.83 |
| b. Annual Per Parcel Assessment | 193.00 | 202.58 | 202.58 | 208.66 |
| c. # of Parcels | <u>30</u> | <u>30</u> | <u>30</u> | <u>30</u> |
| d. Total Amount Assessed for the District: | 5,790.00 | 6,077.40 | 6,077.40 | 6,259.72 |
| Income | | | | |
| a. Annual Assessment Revenue | 5,790 | 6,077 | 6,077 | 6,260 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (98) | (103) | (103) | (106) |
| c. Adjustment for Delinquencies | 38 | 441 | - | - |
| d. <u>Other</u> | <u>548</u> | <u>608</u> | <u>400</u> | <u>200</u> |
| e. Total Revenue: | 6,278 | 7,023 | 6,374 | 6,353 |
| Services | | | | |
| a. Utilities: Water | 282 | 332 | 350 | 700 |
| b. Utilities: PGE | 244 | 223 | 300 | 325 |
| c. Landscape Maintenance | 1,620 | 1,620 | 1,620 | 2,400 |
| d. One-Time Project/Maintenance | - | - | 500 | 5,000 |
| e. Property Owner Noticing | 35 | 25 | 50 | 75 |
| f. Annual Reporting | 1,479 | 1,100 | 1,002 | 1,100 |
| g. <u>City Administration</u> | <u>1,846</u> | <u>2,060</u> | <u>2,000</u> | <u>2,060</u> |
| h. Total Expenditures: | 5,506 | 5,360 | 5,822 | 11,660 |
| Account Balance | | | | |
| a. Beginning Account Balance | 22,172 | 22,944 | 24,607 | 25,159 |
| b. <u>Net Change (Revenue - Expenditures)</u> | <u>772</u> | <u>1,663</u> | <u>552</u> | <u>(5,307)</u> |
| c. Ending Account Balance: | 22,944 | 24,607 | 25,159 | 19,852 |

ZONE 2 (HARDER RD. & MOCINE AVE.)

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

FY 2022

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



FY 2022 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 2022 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 2022 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 **\$2,500** is allocated for additional maintenance, as required.

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

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

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|------------------|------------------|------------------|------------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount | 193.39 | 193.39 | 193.39 | 193.39 |
| b. Annual Per Parcel Assessment | 122.86 | 122.86 | 122.86 | 122.86 |
| c. <u># of Parcels</u> | 85 | 85 | 85 | 85 |
| d. Total Amount Assessed for the District: | 10,443.10 | 10,443.10 | 10,443.10 | 10,443.10 |
| Income | | | | |
| a. Annual Assessment Revenue | 10,443 | 10,443 | 10,443 | 10,443 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (178) | (178) | (178) | (178) |
| c. Adjustment for Delinquencies | 65 | (34) | - | - |
| d. <u>Other</u> | 481 | 635 | 500 | 400 |
| e. Total Revenue: | 10,812 | 10,867 | 10,766 | 10,666 |
| Services | | | | |
| a. Utilities: Water | 281 | 330 | 750 | 1,000 |
| b. Utilities: PGE | 130 | 116 | 150 | 160 |
| c. Landscape Maintenance | 1,620 | 1,620 | 1,620 | 2,400 |
| d. One-Time Project/Maintenance | - | - | 5,000 | 2,500 |
| e. Property Owner Noticing | 75 | 72 | 90 | 115 |
| f. Annual Reporting | 1,479 | 1,100 | 1,002 | 1,100 |
| g. <u>City Administration</u> | 1,846 | 2,060 | 2,000 | 2,060 |
| h. Total Expenditures: | 5,431 | 5,298 | 10,612 | 9,335 |
| Account Balance | | | | |
| a. Beginning Account Balance | 16,095 | 21,476 | 27,045 | 27,198 |
| b. <u>Net Change (Revenue - Expenditures)</u> | <u>5,381</u> | <u>5,569</u> | <u>153</u> | <u>1,331</u> |
| c. Ending Account Balance: | 21,476 | 27,045 | 27,198 | 28,529 |

ZONE 3 (PROMINENCE)

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

FY 2022

Maximum Base Assessment Rate: **\$1,009.72**
Assessment Amount per Parcel: **\$923.95**
Number of Parcels: **155**
Assessment Income: **\$143,212.41**

**FY 2022 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 \$994.12 to **\$1,009.72** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).

FY 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will **increase** from the previous year from \$909.69 to **\$923.95**.
- The total annual assessment income will equal **\$143,212.41**.
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2022 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 **\$20,000** is included for additional maintenance, as required.

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

Notes:

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

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

| | FY 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|--|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount | 933.07 | 966.01 | 994.12 | 1,009.72 |
| b. Annual Per Parcel Assessment | 853.83 | 883.97 | 909.69 | 923.95 |
| c. # of Parcels | <u>155</u> | <u>155</u> | <u>155</u> | <u>155</u> |
| d. Total Amount Assessed for the District: | 132,343.65 | 137,015.35 | 141,002.50 | 143,212.41 |
| Income | | | | |
| a. Annual Assessment Revenue | 132,344 | 137,015 | 141,002 | 143,212 |
| b. Minus County Tax Collection Fee (1.7%) | (2,250) | (2,329) | (2,397) | (2,435) |
| c. Adjustment for Delinquencies | (2,212) | (707) | - | - |
| d. Other | <u>5,362</u> | <u>6,631</u> | <u>5,000</u> | <u>4,500</u> |
| e. Total Revenue: | 133,244 | 140,610 | 143,605 | 145,278 |
| Services | | | | |
| a. Utilities: Water | 24,071 | 25,296 | 30,000 | 30,000 |
| b. Utilities: PGE | 1,680 | 1,491 | 2,000 | 2,000 |
| c. Landscape Maintenance | 48,360 | 37,200 | 51,000 | 60,000 |
| d. One-Time Project/Maintenance | 555 | 9,766 | 30,000 | 20,000 |
| e. Planting | 8,060 | - | 7,000 | 10,000 |
| f. Tree Maintenance/Replacement | 1,195 | - | 10,000 | 10,000 |
| g. Mulch Replacement | 18,585 | - | - | - |
| h. Bus Stop Area | - | - | 35,000 | 10,000 |
| i. Irrigation/V-Ditch Filter | 12,266 | - | - | 24,000 |
| j. Property Owner Noticing | 124 | 129 | 150 | 175 |
| k. Annual Reporting | 1,726 | 1,239 | 1,152 | 1,300 |
| l. City Administration | <u>4,072</u> | <u>4,120</u> | <u>4,200</u> | <u>4,326</u> |
| m. Total Expenditures: | 120,694 | 79,241 | 170,502 | 171,801 |
| Account Balance | | | | |
| a. Beginning Account Balance | 217,835 | 230,385 | 291,754 | 264,857 |
| b. Net Change (Revenue - Expenditures) | <u>12,550</u> | <u>61,369</u> | <u>(26,897)</u> | <u>(26,523)</u> |
| c. Ending Account Balance: | 230,385 | 291,754 | 264,857 | 238,334 |

ZONE 4 (STRATFORD VILLAGE)

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

FY 2022

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

**FY 2022 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 2022 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 2022 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 **\$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 4 - Stratford Village
Fund 269, Project 3743
Established 1995, 174 Parcels

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|--|-----------|-----------|-----------|-----------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount | 180.00 | 180.00 | 180.00 | 180.00 |
| b. Annual Per Parcel Assessment | 116.16 | 116.16 | 116.16 | 116.16 |
| c. # of Parcels | 174 | 174 | 174 | 174 |
| d. Total Amount Assessed for the District: | 20,211.84 | 20,211.84 | 20,211.84 | 20,211.84 |
| Income | | | | |
| a. Annual Assessment Revenue | 20,212 | 20,212 | 20,212 | 20,212 |
| b. Minus County Tax Collection Fee (1.7%) | (344) | (344) | (344) | (344) |
| c. Adjustment for Delinquencies | 235 | 106 | - | - |
| d. Other | 2,355 | 2,605 | 2,683 | 1,000 |
| e. Total Revenue: | 22,458 | 22,579 | 22,551 | 20,868 |
| Services | | | | |
| a. Utilities: Water | 13,555 | 2,554 | 3,000 | 3,100 |
| b. Utilities: PGE | 1,090 | 1,005 | 1,200 | 1,300 |
| c. Landscape Maintenance | 6,415 | 6,415 | 6,600 | 8,500 |
| d. One-Time Project/Maintenance | - | - | 8,500 | 10,000 |
| e. Irrigation Repair | - | - | 1,000 | 4,000 |
| f. Graffiti Abatement | - | - | 1,000 | 1,000 |
| g. Repair Asphalt Path | - | - | - | - |
| h. Property Owner Noticing | 77 | 73 | 85 | 115 |
| i. Annual Reporting | 1,479 | 1,100 | 1,002 | 1,100 |
| j. City Administration | 1,846 | 2,060 | 2,000 | 2,060 |
| k. Total Expenditures: | 24,462 | 13,207 | 24,387 | 31,175 |
| Account Balance | | | | |
| a. Beginning Account Balance | 101,760 | 99,756 | 109,128 | 107,293 |
| b. Net Change (Revenue - Expenditures) | (2,004) | 9,372 | (1,836) | (10,307) |
| c. Ending Account Balance: | 99,756 | 109,128 | 107,293 | 96,986 |

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 2022

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

**FY 2022 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 2022 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 2022 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 **\$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 5 - Plum Tree St. - Soto Road
Fund 272, Project 3744
Established 1995, 38 Parcels

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|-----------------|-----------------|------------------|-----------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 258.67 | 258.67 | 258.67 | 258.67 |
| b. Annual Per Parcel Assessment: | 212.64 | 255.17 | 255.17 | 255.17 |
| c. <u># of Parcels</u> | 38 | 38 | 38 | 38 |
| d. Total Amount Assessed for the District: | 8,080.32 | 9,696.46 | 9,696.46 | 9,696.46 |
| Income | | | | |
| a. Annual Assessment Revenue | 8,080 | 9,696 | 9,696 | 9,696 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (137) | (165) | (165) | (165) |
| c. Adjustment for Delinquencies | (200) | - | - | - |
| d. <u>Other</u> | 199 | 347 | 300 | 300 |
| e. Total Revenue: | 7,942 | 9,879 | 9,832 | 9,832 |
| Services | | | | |
| a. Utilities: Water | 2,733 | 157 | 300 | 800 |
| b. Utilities: PGE | 244 | 224 | 280 | 300 |
| c. Landscape Maintenance | 1,620 | 1,620 | 1,620 | 2,400 |
| d. Irrigation Repair | - | - | - | 3,000 |
| f. One-Time Project/Maintenance | - | - | - | 5,000 |
| g. Property Owner Noticing | 41 | 32 | 45 | 75 |
| h. Annual Reporting | 741 | 551 | 501 | 600 |
| i. <u>City Administration</u> | 1,385 | 1,545 | 2,000 | 2,060 |
| j. Total Expenditures: | 6,764 | 4,129 | 4,746 | 14,235 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 8,696 | 9,874 | 15,624 | 20,710 |
| b. <u>Net Change (Revenue - Expenditures)</u> | 1,178 | 5,750 | 5,086 | (4,403) |
| c. Ending Account Balance: | 9,874 | 15,624 | 20,710 | 16,306 |

ZONE 6 (PEPPERTREE PARK)

Tract Nos. 4420 & 3337 (Lot 2)

Formed: May 11, 1982

Resolution Number: 82-160

FY 2022Maximum Base Assessment Rate: **\$2.61** per linear footAssessment Amount per Parcel: **\$2.61** per linear footNumber of Parcels: **11**Assessment Income: **\$13,034.34****FY 2022 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 2022 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 2022 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 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|--|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 2.61 | 2.61 | 2.61 | 2.61 |
| b. Annual Per Parcel Assessment: | 2.61 | 2.61 | 2.61 | 2.61 |
| c. # of Parcels | 11 | 11 | 11 | 11 |
| d. <u>Length of Assessable Street Frontage</u> | 4,994 | 4,994 | 4,994 | 4,994 |
| Total Amount Assessed for the District | 13,034.34 | 13,034.34 | 13,034.34 | 13,034.34 |
| Income | | | | |
| a. Annual Assessment Revenue | 13,034 | 13,034 | 13,034 | 13,034 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (222) | (222) | (222) | (222) |
| c. Adjustment for Delinquencies | 3 | 3 | - | - |
| d. <u>Other</u> | 1,683 | 1,930 | 375 | 375 |
| e. Total Revenue: | 14,499 | 14,746 | 13,188 | 13,188 |
| Services | | | | |
| a. Utilities: Water | 2,479 | 1,757 | 2,000 | 2,060 |
| b. Utilities: PGE | 121 | 109 | 150 | 160 |
| c. Landscape Maintenance | 3,242 | 1,989 | 4,000 | 4,200 |
| d. One-Time Project/Maintenance | - | - | - | 5,000 |
| e. Property Owner Noticing | 20 | 9 | 35 | 65 |
| f. Annual Reporting | 1,479 | 1,100 | 1,002 | 1,100 |
| g. <u>City Administration</u> | 2,000 | 2,060 | 2,000 | 2,060 |
| h. Total Expenditures: | 9,341 | 7,024 | 9,187 | 14,645 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 66,324 | 71,482 | 79,204 | 83,204 |
| b. <u>Net Change (Revenue - Expenditures)</u> | 5,158 | 7,722 | 4,001 | (1,457) |
| c. Ending Account Balance: | 71,482 | 79,204 | 83,204 | 81,747 |

ZONE 7 (TWIN BRIDGES)

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

FY 2022

Maximum Base Assessment Rate: **\$1,056.12**
 Assessment Amount per Parcel: **\$591.70**
 Number of Parcels: **348**
 Assessment Income: **\$205,911.60**

**FY 2022 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 \$1,039.80 to **\$1,056.12** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 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 2022 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 **\$10,000** 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 2019 | FY 2020 | FY 2021 | FY 2022 |
|--|-------------------|-------------------|-------------------|-------------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 975.95 | 1,010.40 | 1,039.80 | 1,056.12 |
| b. Annual Per Parcel Assessment: | 591.70 | 591.70 | 591.70 | 591.70 |
| c. <u># of Parcels</u> | 348 | 348 | 348 | 348 |
| d. Total Amount Assessed for the District | 205,911.60 | 205,911.60 | 205,911.60 | 205,911.60 |
| Income | | | | |
| a. Annual Assessment Revenue | 205,912 | 205,912 | 205,912 | 205,912 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (3,500) | (3,500) | (3,500) | (3,500) |
| c. Adjustment for Delinquencies | 181 | (2,867) | - | - |
| d. <u>Other</u> | 11,043 | 13,321 | 5,000 | 3,500 |
| Total Revenue: | 213,635 | 212,865 | 207,411 | 205,911 |
| Services | | | | |
| a. Utilities: Water | 57,471 | 38,523 | 70,000 | 65,000 |
| b. Utilities: PGE | 2,709 | 1,985 | 2,800 | 3,000 |
| c. Landscape Maintenance | 32,279 | 27,313 | 32,279 | 45,000 |
| d. Park Maintenance - HARD | 46,144 | 46,144 | 48,000 | 51,000 |
| e. One-Time Project/Maintenance | - | 1,179 | 1,000 | 10,000 |
| f. Tree Maintenance/Replacement | - | - | 20,580 | 10,000 |
| g. Street Light Maintenance | - | - | - | 1,000 |
| h. Graffiti Abatement | - | - | - | 1,000 |
| i. Weather based Irrigation Ctrlr | 18,332 | - | - | - |
| j. Irrigation Repair | 4,000 | - | - | 2,000 |
| k. Fence Repair | 8,171 | - | - | 2,000 |
| l. Flags | - | 710 | - | 750 |
| m. LED Street Light Project | - | - | 75,000 | - |
| n. Property Owner Noticing | 263 | 290 | 300 | 350 |
| o. Annual Reporting | 1,665 | 1,239 | 1,152 | 1,300 |
| p. <u>City Administration</u> | 4,000 | 4,120 | 4,200 | 4,326 |
| q. Total Expenditures: | 175,034 | 121,503 | 255,311 | 196,726 |

ZONE 8 (CAPITOLA STREET)

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

FY 2022

Maximum Base Assessment Rate: **\$755.34**
 Assessment Amount per Parcel: **\$186.56**
 Number of Parcels: **24**
 Assessment Income: **\$4,477.53**

**FY 2022 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 \$743.67 to **\$755.34** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will **increase** from the previous year from \$181.13 to **\$186.56**.
- The total annual assessment income will equal **\$4,477.53**.
- 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 2022 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 **\$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 8 - Capitola St.
Fund 275, Project 3748
Established 1999, 24 Parcels

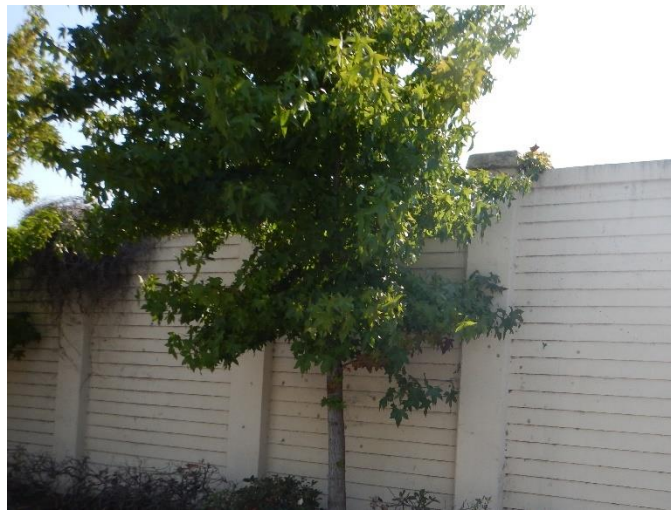
| | FY 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|---|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 697.53 | 722.64 | 743.67 | 755.34 |
| b. Annual Per Parcel Assessment: | 157.50 | 181.13 | 181.13 | 186.56 |
| c. <u># of Parcels</u> | 24 | 24 | 24 | 24 |
| d. Total Amount Assessed for the District: | 3,780.00 | 4,347.12 | 4,347.12 | 4,477.53 |
| Income | | | | |
| a. Annual Assessment Revenue | 3,780 | 4,348 | 4,347 | 4,478 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (64) | (74) | (74) | (76) |
| c. Adjustment for Delinquencies | - | - | - | - |
| d. <u>Other</u> | 2,146 | 1,400 | 400 | 400 |
| e. Total Revenue: | 5,862 | 5,674 | 4,673 | 4,801 |
| Services | | | | |
| a. Utilities: Water | 278 | 328 | 400 | 450 |
| b. Utilities: PGE | - | - | - | - |
| c. Landscape Maintenance | - | - | 2,000 | 2,500 |
| d. One-Time Project/Maintenance | - | - | - | 4,000 |
| e. Irrigation Repair | - | - | - | 2,000 |
| f. Property Owner Noticing | 30 | 20 | 40 | 65 |
| g. Annual Reporting | 741 | 551 | 501 | 600 |
| h. <u>City Administration</u> | 1,846 | 2,060 | 2,000 | 2,060 |
| i. Total Expenditures: | 2,895 | 2,959 | 4,941 | 11,675 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 51,448 | 54,415 | 57,130 | 56,862 |
| b. <u>Net Change (Revenue - Expenditures)</u> | 2,967 | 2,715 | (268) | (6,874) |
| c. Ending Account Balance: | 54,415 | 57,130 | 56,862 | 49,989 |

ZONE 9 (ORCHARD AVE.)

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

FY 2022

Maximum Base Assessment Rate: **\$201.68**
 Assessment Amount per Parcel: **\$34.19**
 Number of Parcels: **74**
 Assessment Income: **\$2,530.06**

**FY 2022 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 \$198.57 to **\$201.68** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 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 **\$2,530.06**.
- 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 **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 2022 Services**Services for this assessment zone include:**

- **Surface maintenance:** of the 10-foot-high decorative concrete wall along the railroad and along the south property line abutting Lot 40. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair. To minimize this maintenance work, Boston Ivy is planted and maintained along most of the surface of the wall.
- **One-time maintenance:** A budget of **\$500** is included for additional maintenance, as required.

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

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

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|--|-----------------|-----------------|------------------|-----------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 186.25 | 192.95 | 198.57 | 201.68 |
| b. Annual Per Parcel Assessment: | 31.08 | 34.19 | 34.19 | 34.19 |
| c. <u># of Parcels</u> | 74 | 74 | 74 | 74 |
| d. Total Amount Assessed for the District | 2,299.92 | 2,530.06 | 2,530.06 | 2,530.06 |
| Income | | | | |
| a. Annual Assessment Revenue | 2,300 | 2,530 | 2,530 | 2,530 |
| b. <i>Minus County Tax Collection Fee (1.7%)</i> | (39) | (43) | (43) | (43) |
| c. Adjustment for Delinquencies | 5 | 2 | - | - |
| d. <u>Other</u> | 170 | 192 | 25 | 20 |
| e. Total Revenue: | 2,436 | 2,681 | 2,512 | 2,507 |
| Services | | | | |
| a. One-Time Project/Maintenance | - | - | 500 | 500 |
| b. Graffiti Abatement | - | - | 500 | 500 |
| c. Property Owner Noticing | 66 | 62 | 85 | 115 |
| d. Annual Reporting | 740 | 551 | 501 | 600 |
| e. <u>City Administration</u> | 1,108 | 1,236 | 1,200 | 1,236 |
| f. Total Expenditures: | 1,914 | 1,849 | 2,786 | 2,951 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 6,481 | 7,003 | 7,835 | 7,561 |
| b. <u>Net Change (Revenue - Expenditures)</u> | 522 | 832 | (274) | (444) |
| c. Ending Account Balance: | 7,003 | 7,835 | 7,561 | 7,117 |

ZONE 10 (EDEN SHORES RESIDENTIAL)

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

FY 2022

Maximum Base Assessment Rate: **\$1,202.63**
 Assessment Amount per Parcel: **\$278.94**
 Number of Parcels: **534**
 Assessment Income: **\$148,955.56**

**FY 2022 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 \$1,184.04 to **\$1,202.63** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will **increase** from the previous year from \$265.66 to **\$278.94**.
- The total annual assessment income will equal **\$148,955.56**.
- 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 2022 Services

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

Services for this assessment zone include:

- **Park:** A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
 - **Landscaping and irrigation:** of medians, park strips, and parkway within the development; and
 - **Surface maintenance:** of the decorative concrete and masonry walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
1. **One-time maintenance:** A budget of **\$20,000** 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 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|--|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 1,110.58 | 1,111.33 | 1,184.04 | 1,202.63 |
| b. Annual Per Parcel Assessment: | 221.38 | 265.66 | 265.66 | 278.94 |
| c. # of Parcels | 534 | 534 | 534 | 534 |
| d. Total Amount Assessed for the District: | 118,216.92 | 141,862.44 | 141,862.44 | 148,955.56 |
| Income | | | | |
| a. Annual Assessment Revenue | 118,217 | 141,862 | 141,862 | 148,956 |
| b. Minus County Tax Collection Fee (1.7%) | (2,010) | (2,412) | (2,412) | (2,532) |
| c. Adjustment for Delinquencies | 59 | (677) | - | - |
| d. Other | 12,754 | 12,149 | 2,300 | 1,900 |
| e. Total Revenue: | 129,020 | 150,923 | 141,751 | 148,323 |
| Services | | | | |
| a. Utilities: Water | 34,383 | 29,926 | 33,000 | 34,000 |
| b. Utilities: PGE | 367 | 332 | 350 | 400 |
| c. Landscape Maintenance - ES HOA | 30,633 | 24,921 | 31,000 | 33,000 |
| d. Park Maintenance - HARD | 73,336 | 73,336 | 76,000 | 79,000 |
| e. One-Time Project/Maintenance | 7,100 | 28,001 | 30,000 | 20,000 |
| f. Graffiti Abatement | - | - | 1,000 | 1,000 |
| g. Tree Maintenance/Replacement | - | - | 12,000 | 8,000 |
| h. Irrigation Repair | - | - | 4,000 | 4,000 |
| i. Repair Neighborhood Sign Lighting | - | - | 4,000 | - |
| j. Tennis Courts: Resurface, Fence Screening | 116,102 | - | - | - |
| k. Basketball Court: Resurface | - | - | - | - |
| l. Property Owner Noticing | 208 | 223 | 230 | 260 |
| m. Annual Reporting | 1,666 | 1,239 | 1,152 | 1,300 |
| n. City Administration | 3,928 | 4,120 | 4,200 | 4,326 |
| o. Total Expenditures: | 267,723 | 162,098 | 196,932 | 185,286 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 632,038 | 493,335 | 482,160 | 426,978 |
| b. Net Change (Revenue - Expenditures) | (138,703) | (11,175) | (55,182) | (36,963) |
| c. Ending Account Balance: | 493,335 | 482,160 | 426,978 | 390,016 |

ZONE 11 (STONEBRAE COUNTRY CLUB)

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

FY 2022

Maximum Base Assessment Rate: **\$1,705.76**
Assessment Amount per Parcel (Developed): **\$330.52**
Assessment Amount per Parcel (Future Development): **\$175.18**
Number of Parcels: **644**
Assessment Income: **\$208,659.95**



Note: Ten new parcels were added in FY 2021. Twenty-seven parcels of the Stonebrae Country Club development are scheduled for future development. Future development parcels are assessed at 53% of the developed parcel rate.

FY 2022 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 \$1,679.39 to **\$1,705.76** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 \$314.78 to **\$330.52**.
- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from \$166.83 to **\$175.18**.
- In FY 2017, the assessment rate was reduced 58% from \$379 to \$156, as expenses were stable, and the account balance was healthy. However, since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.
- The total annual assessment income will equal **\$208,659.95**
- 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 2022 Services

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

Services for this assessment zone include:

- **Landscaping and irrigation:** of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;
- **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Dr.;
- **Wall maintenance:** of decorative walls facing Fairview Ave. and Hayward Blvd. but not including the view fence of the lots along Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and replacement of the improvements if needed;
- **Street and landscape lighting:** along Fairview Ave., Carden Lane, Hayward Blvd.; and along the frontage of the school at the intersection of Hayward Blvd./Stonebrae Country;
- **Club Drive and Carden Lane:** this maintenance includes electrical costs, and replacement of the improvements if needed;
- **One-time maintenance:** The following improvements are planned: 1) Installation of weather-based irrigation controllers to better schedule and monitor water usage. 2) Annual tree fertilization and tree trimming. 3) Annual replenishment of mulch.

Note: The Stonebrae Project is proposed to be developed in multiple phases (Villages A-E). Pursuant to the original 2002 Vesting Tentative Map for Stonebrae, Village C was anticipated to have 71 single-family lots. On July 5, 2017, the Final Map for Village C was recorded, which updated the number of single-family lots to 96. It should be noted that the Stonebrae development was originally approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots increased to **634**. On October 6, 2020, City Council approved a Final Map of Tract 8518, subdividing a 20-acre site into 10 single family lots, increasing the total number of lots to **644**. The current development phase consists of **617** single-family parcels (increased from 581 in FY 2021). The future development phases will consist of the remaining **27** single-family parcels (decreased from 53 in FY 2021).

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

| | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|--|------------|------------|------------|------------|
| | Actual | Actual | Estimated | Proposed |
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 1,575.20 | 1,631.91 | 1,679.39 | 1,705.76 |
| Developed Parcels | | | | |
| b. Annual Per Parcel Assessment: | 210.55 | 273.72 | 314.78 | 330.52 |
| c. # of Parcels | 516 | 537 | 581 | 617 |
| d. Total Amount Assessed: | 108,643.80 | 146,987.64 | 182,887.18 | 203,930.22 |
| Future Development Parcels - 53% | | | | |
| e. Annual Per Parcel Assessment | 111.51 | 112.00 | 166.83 | 175.18 |
| f. # of Parcels | 118 | 145 | 53 | 27 |
| g. Total Amount Assessed: | 13,158.18 | 16,247.84 | 8,842.17 | 4,729.73 |
| h. Total Amount Assessed for the District: | 121,801.98 | 163,235.48 | 191,729.35 | 208,659.95 |
| Income | | | | |
| a. Annual Assessment Revenue | 121,802 | 163,235 | 191,729 | 208,660 |
| b. Minus County Tax Collection Fee (1.7%) | (2,071) | (2,775) | (3,259) | (3,547) |
| c. Adjustment for Delinquencies | 986 | (1,069) | - | - |
| d. Other | 11,801 | 11,364 | 3,500 | 3,500 |
| e. Total Revenue: | 132,518 | 170,755 | 191,970 | 208,613 |
| Services | | | | |
| a. Utilities: Water | 99,155 | 97,262 | 108,000 | 110,000 |
| b. Utilities: PGE | 8,422 | 8,744 | 12,000 | 13,000 |
| c. Landscape Maintenance | 39,372 | 43,092 | 46,000 | 47,000 |
| d. Plant Replacement | 5,580 | - | 5,000 | 5,500 |
| e. Flower Bed Planting | 4,750 | 3,765 | 8,500 | 9,000 |
| f. Irrigation Repair/Replacement | 7,175 | 3,147 | 3,000 | 4,500 |
| g. Vehicle Damage | 1,900 | - | - | - |
| h. Tree Maintenance/Replacement | - | - | 8,000 | 8,500 |
| i. Tree Fertilizer | 6,440 | - | 5,000 | 5,500 |
| J. Gopher Control | 3,266 | 4,241 | 4,428 | 5,000 |
| k. Mulch | 2,320 | 8,892 | 8,000 | 9,000 |
| l. One-Time Project/Maintenance | 35,068 | 3,251 | 10,000 | 20,000 |
| m. Weather Based Irrigation System | - | 19,312 | - | - |
| n. Street Light Maintenance | 1,761 | 704 | 5,000 | 3,500 |
| o. Property Owner Noticing | 370 | 459 | 440 | 550 |
| p. Annual Reporting | 463 | 2,303 | 1,152 | 1,300 |
| q. City Administration | 2,769 | 3,277 | 3,400 | 3,090 |
| r. Total Expenditures: | 218,811 | 198,449 | 227,920 | 245,440 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 549,444 | 463,151 | 435,458 | 399,507 |
| b. Net Change (Revenue - Expenditures) | (86,293) | (27,694) | (35,950) | (36,827) |
| c. Ending Account Balance: | 463,151 | 435,458 | 399,507 | 362,680 |

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 2022

Maximum Base Assessment Rate: **\$226.03**
 Assessment Amount per Parcel: **\$92.70**
 Number of Parcels: **379**
 Assessment Income: **\$35,133.30**

**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.

FY 2022 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 \$222.53 to **\$226.02** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (1.57% for the period February 2020 to February 2021).
- 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 \$219.45 to **\$226.03** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.00% for the period December 2019 to December 2020) and the unused CPI carried over from previous fiscal years is 1.41%. 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 2022 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 **remain the same** from the previous year at **\$90.00**.
- The total annual assessment income will equal **\$34,110.00**.
- 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 2022 Services**Services for this assessment zone include:**

Minor Portion of Sports Park: The City of Hayward has an agreement with the Hayward Area Recreation and Park District (HARD) to maintain the Alden E. Oliver Sports Park which benefits parcels within this benefit zone. The annual assessment pays for a minor portion of the Sports Park maintenance expense and City administrative costs associated with managing the benefit assessment program for this benefit zone. Maintenance of the neighborhood serving features of the Alden E. Oliver Sports Park include picnic tables, basketball courts, barbeque areas, soccer fields, etc. HARD is responsible for capital replacement of the park's capital items.

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

| | FY 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|---|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb | | | | |
| a. Maximum Base Assessment Amount: | 208.73 | 210.00 | 222.52 | 226.02 |
| Developed Parcels | | | | |
| b. Annual Per Parcel Assessment: | 112.00 | 95.00 | 90.00 | 90.00 |
| c. # of Parcels | 261 | 261 | 261 | 261 |
| d. Total Amount Assessed: | 29,232.00 | 24,795.00 | 23,490.00 | 23,490.00 |
| Spindrifft Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec | | | | |
| e. Maximum Base Assessment | 206.85 | 213.06 | 219.45 | 226.03 |
| Developed Parcels | | | | |
| f. Annual Per Parcel Assessment: | 112.00 | 95.00 | 90.00 | 90.00 |
| g. # of Parcels | 54 | 54 | 107 | 118 |
| h. Total Amount Assessed: | 6,048.00 | 5,130.00 | 9,630.00 | 10,620.00 |
| Future Development Parcels: 30% | | | | |
| i. Annual Per Parcel Assessment: | 34 | 29 | 27 | - |
| j. # of Parcels | 64 | 64 | 11 | - |
| k. Total Amount Assessed: | 2,150.40 | 1,824.00 | 297.00 | - |
| l. Total Amount Assessed for the District: | 37,430.40 | 31,749.00 | 33,417.00 | 34,110.00 |
| Income | | | | |
| a. Annual Assessment Revenue | 37,430 | 31,749 | 33,417 | 34,110 |
| b. Minus County Tax Collection Fee (1.7%) | (636) | (540) | (568) | (580) |
| c. Adjustment for Delinquencies | 997 | 811 | - | - |
| d. Other | 784 | 716 | 150 | 150 |
| e. Total Revenue: | 38,575 | 32,736 | 32,999 | 33,680 |
| Services | | | | |
| a. Contribution to Park Maintenance | 31,930 | 31,930 | 33,000 | 34,000 |
| b. Property Owner Noticing | 246 | 263 | 280 | 350 |
| c. Annual Reporting | 924 | 1,793 | 1,002 | 1,100 |
| d. City Administration | 1,108 | 1,236 | 1,200 | 1,236 |
| e. Total Expenditures: | 34,208 | 35,222 | 35,482 | 36,686 |
| Account Balance | | | | |
| a. Beginning Account Balance: | 21,414 | 25,781 | 23,295 | 20,812 |
| b. Net Change (Revenue - Expenditures) | 4,367 | (2,486) | (2,483) | (3,006) |
| c. Ending Account Balance: | 25,781 | 23,295 | 20,812 | 17,806 |

ZONE 13 (CANNERY PLACE)

Tract Nos. 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-0901

FY 2022Maximum Base Assessment Rate: **\$1,282.66**Assessment Amount per Parcel: **\$361.00****582** Condominium Style Units, **16** Duets, and **One** Commercial Retail ParcelAssessment Income: **\$216,239.00****FY 2022 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 \$1,262.84 to **\$1,282.66** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel charge will **remain the same** from the previous year at **\$360.00**.
- 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 2022 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 **\$20,000** is allocated for additional maintenance, as required.

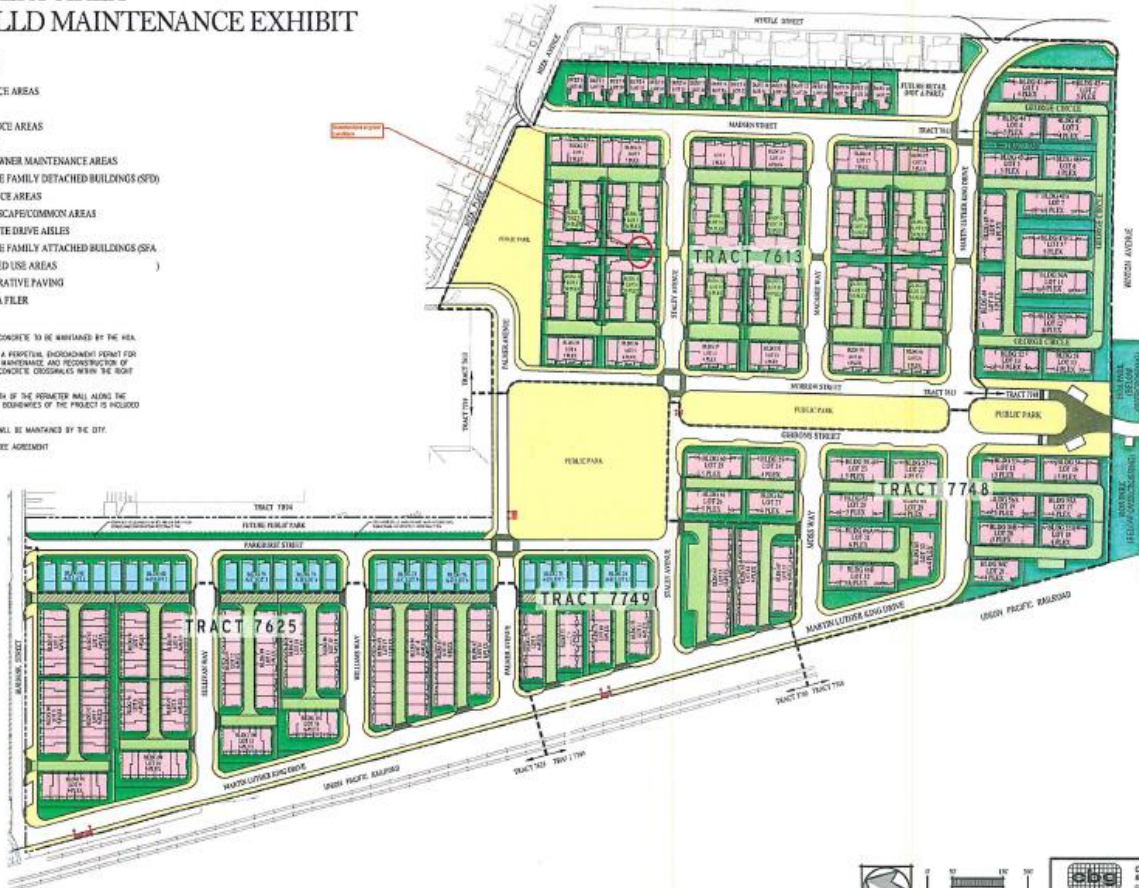
Note: the ownership and responsibility of the masonry wall as a structure remains with the individual property owners.

CANNERY AREA HOA/LLD MAINTENANCE EXHIBIT

LEGEND

- LLD MAINTENANCE AREAS
 - LLD
- CITY MAINTENANCE AREAS
 - CITY
- PRIVATE HOMEOWNER MAINTENANCE AREAS
 - SINGLE FAMILY DETACHED BUILDINGS (SFD)
- HOA MAINTENANCE AREAS
 - LANDSCAPE/Common AREAS
 - PRIVATE DRIVE AISLES
 - SINGLE FAMILY ATTACHED BUILDINGS (SFA)
 - SHARED USE AREAS
 - DECORATIVE PAVING
 - MEDIA FILTER

- NOTES:**
1. ALL DECORATIVE CONCRETE TO BE MAINTAINED BY THE HOA.
 2. HOA TO OBTAIN A PERMIT/ENCROACHMENT PERMIT FOR THE PURPOSE OF MAINTENANCE AND RECONSTRUCTION OF ALL DECORATIVE CONCRETE CROSSING WITHIN THE RIGHT OF WAY.
 3. THE ENTIRE LENGTH OF THE PERIMETER WALL ALONG THE SOUTH AND WEST BOUNDARIES OF THE PROJECT IS INCLUDED WITHIN THE LLD.
 4. PUBLIC STREETS WILL BE MAINTAINED BY THE CITY.
 5. MEDIA FILTERS - SEE AGREEMENT



Callan, Banks & Gilman, Inc.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 100
 SAN FRANCISCO, CA 94133
 TEL: (415) 774-1100
 FAX: (415) 774-1101

DATE: JANUARY 7, 2014

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

| | FY 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|---|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 1,185.00 | 1,227.00 | 1,262.84 | 1,282.66 |
| b. Annual Per Parcel Assessment: | 361.00 | 361.00 | 361.00 | 361.00 |
| c. # of Parcels | 599 | 599 | 599 | 599 |
| d. Total Amount Assessed for the District: | 216,239.00 | 216,239.00 | 216,239.00 | 216,239.00 |
| Income | | | | |
| a. Annual Assessment Revenue | 216,239 | 216,239 | 216,239 | 216,239 |
| b. Minus County Tax Collection Fee (1.7%) | (3,676) | (3,676) | (3,676) | (3,676) |
| c. Adjustment for Delinquencies | 247 | 2,318 | - | - |
| d. Other | 10,350 | 12,351 | 1,900 | 2,200 |
| e. Total Revenue: | 223,160 | 227,232 | 214,463 | 214,763 |
| Services | | | | |
| a. Utilities: Water | 79,527 | 63,310 | 65,000 | 70,000 |
| b. Utilities: PGE | 6,865 | 6,536 | 8,000 | 8,400 |
| c. Landscape Maintenance | 72,840 | 73,140 | 73,440 | 75,643 |
| d. Street Light Maintenance | - | - | 1,000 | 1,000 |
| e. Graffiti Abatement | - | - | 1,000 | 1,000 |
| f. Tree Maintenance/Replacement | 10,186 | - | 32,000 | 20,000 |
| g. One Time Project/Maintenance | 1,159 | 231 | 10,000 | 20,000 |
| h. Calsense Air Time - Five Year Maint | - | - | 5,762 | - |
| i. Property Owner Noticing | 444 | 499 | 500 | 525 |
| j. Annual Reporting | 411 | 2,168 | 1,002 | 1,100 |
| k. City Administration | 3,692 | 4,121 | 4,200 | 4,326 |
| l. Total Expenditures: | 175,124 | 150,005 | 201,904 | 201,994 |
| <i>Net Change (Revenue - Expenditures):</i> | <u>48,036</u> | <u>77,227</u> | <u>12,559</u> | <u>12,769</u> |
| Account Balance | | | | |
| a. Beginning Account Balance: | 422,161 | 470,197 | 547,423 | 559,982 |
| b. <i>Net Change (Revenue - Expenditures)</i> | <u>48,036</u> | <u>77,227</u> | <u>12,559</u> | <u>12,769</u> |
| c. Ending Account Balance: | 470,197 | 547,423 | 559,982 | 572,751 |

ZONE 14 (LA VISTA)

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

FY 2022

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



FY 2022 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 \$663.74 to **\$683.65** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.00% for the period December 2019 to December 2020) and the unused CPI carried over from previous fiscal years is 1.41%. 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.

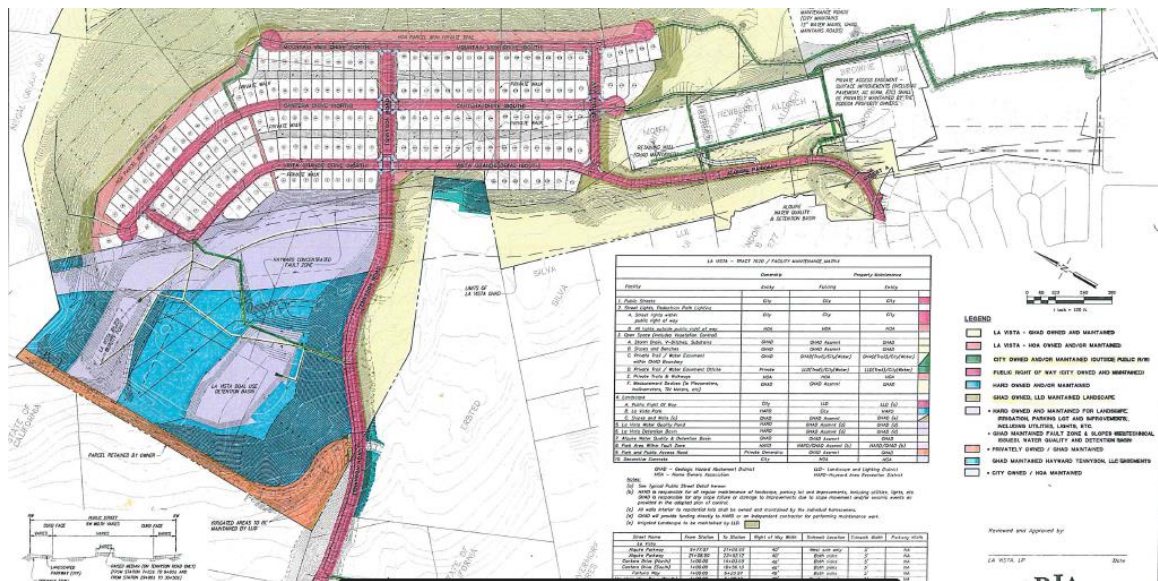
FY 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- 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 \$663.74 to **\$683.65**.
- The total annual assessment income will equal **\$122,373.35**.
- 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 2022 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 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|---|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| a. Maximum Base Assessment Amount: | 626.00 | 644.00 | 663.74 | 683.65 |
| Developed Parcels | | | | |
| b. Annual Per Parcel Assessment: | 15.00 | 525.00 | 663.74 | 683.65 |
| c. # of Parcels | 52 | 122 | 174 | 179 |
| d. Total Amount Assessed: | 780.00 | 64,050.00 | 115,490.76 | 122,373.35 |
| Future Development Parcels: 30% | | | | |
| e. Annual Per Parcel Assessment: | 5.00 | 158.00 | 199.20 | |
| f. # of Parcels | 127 | 57 | 5 | - |
| g. Total Amount Assessed: | 635 | 9,006 | 996 | - |
| h. Total Amount Assessed for the District: | 1,415 | 73,056 | 116,487 | 122,373 |
| Income | | | | |
| a. Annual Assessment Revenue | 1,415 | 76,507 | 116,487 | 122,373 |
| b. Minus County Tax Collection Fee (1.7%) | (24) | (1,301) | (1,980) | (2,080) |
| c. Adjustment for Delinquencies | 111 | - | - | - |
| d. Other | 790 | 2,058 | 375 | 350 |
| Total Revenue: | 2,292 | 77,264 | 114,881 | 120,643 |
| Services | | | | |
| a. Utilities: Water | - | - | 25,000 | 60,000 |
| b. Utilities: PGE | - | 529 | 4,500 | 9,000 |
| c. Landscape Maintenance | - | - | 20,880 | 48,000 |
| d. Tree Maintenance/Replacement | - | - | 500 | 1,000 |
| e. Street Light Maintenance | - | - | 1,000 | 1,000 |
| f. Graffiti Abatement | - | - | 1,000 | 1,000 |
| g. Irrigation Repair | - | - | 2,000 | 5,000 |
| h. One-Time Capital Project/Maintenance | - | - | 10,000 | 15,000 |
| i. Property Owner Noticing | 35 | 99 | 300 | 400 |
| j. Consultant/Annual Reporting | 411 | 2,168 | 1,002 | 1,100 |
| k. City Administration | 923 | 2,500 | 4,200 | 4,326 |
| l. Total Expenditures: | 1,369 | 5,296 | 70,382 | 145,826 |
| <i>Net Change (Revenue - Expenditures):</i> | <u>923</u> | <u>71,968</u> | <u>44,499</u> | <u>(25,183)</u> |
| Account Balance | | | | |
| a. Beginning Account Balance: | 32,568 | 33,491 | 105,459 | 149,959 |
| b. <i>Net Change (Revenue - Expenditures)</i> | <u>923</u> | <u>71,968</u> | <u>44,499</u> | <u>(25,183)</u> |
| c. Ending Account Balance: | 33,491 | 105,459 | 149,959 | 124,776 |

ZONE 15 (CADENCE)

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

FY 2022

Maximum Base Assessment Rate: **\$662.97**
 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 2022 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 \$644.04 to **\$662.97** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.00% for the period December 2019 to December 2020) and the unused CPI carried over from previous fiscal years is 0.94%. Therefore, the Maximum Base Assessment Rate has been increased by **2.94%**.

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 2022 Services**Services provided to this assessment zone include:**

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

ZONE 16 (BLACKSTONE)

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

FY 2022

Maximum Base Assessment Rate: Zone A: **\$472.82**, Zone B: **\$496.46**
 Assessment Amount per Parcel – Zone A: **\$467.96**, Zone B: **\$491.34**
 Number of Parcels: **157**
 Assessment Income: **\$74,031.30**



FY 2022 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 \$459.05 to **\$472.82** per parcel by CPI.
- Zone B: Increased from the previous year from \$481.99 to **\$496.46** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (2.00% for the period December 2019 to December 2020) and the unused CPI carried over from previous fiscal years is 1.41%. 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 2022 Assessment and Income**Assessment Rate** (annual charge per parcel) **and Income**

- The per parcel rate (Zone A) will increase from the previous year from \$445.68 to **\$467.96**.
- The per parcel rate (Zone B) will increase from the previous year from \$467.94 to **\$491.34**.
- The total annual assessment income will equal **\$74,031.30**.
- 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 2022 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 2019 Actual | FY 2020 Actual | FY 2021 Estimated | FY 2022 Proposed |
|--|-------------------|-------------------|----------------------|---------------------|
| Assessment | | | | |
| ZONE A (95% of Zone B) | | | | |
| a. Maximum Base Assessment: | 432.68 | 445.68 | 459.05 | 472.82 |
| Developed Parcels | | | | |
| b. Annual Per Parcel Assessment: | 200.00 | 445.68 | 445.68 | 467.96 |
| c. # of Parcels | 130 | 133 | 133 | 133 |
| d. Total Amount Assessed: | 26,000.00 | 59,275.44 | 59,275.44 | 62,239.21 |
| Future Development Parcels: 30% | | | | |
| e. Annual Per Parcel Assessment: | 60.00 | - | - | - |
| f. # of Parcels | 3 | - | - | - |
| g. Total Amount Assessed: | 180.00 | - | - | - |
| ZONE B | | | | |
| h. Maximum Base Assessment: | 454.32 | 467.94 | 481.99 | 496.46 |
| Developed Parcels | | | | |
| i. Annual Per Parcel Assessment: | 210.00 | 467.94 | 467.94 | 491.34 |
| j. # of Parcels | 24 | 24 | 24 | 24 |
| k. Total Amount Assessed: | 5,040.00 | 11,230.56 | 11,230.56 | 11,792.09 |
| l. Total Amount Assessed for the District: | 31,220.00 | 70,506.00 | 70,506.00 | 74,031.30 |
| Income | | | | |
| a. Annual Assessment Revenue | 31,220 | 70,506 | 70,506 | 74,031 |
| b. Minus County Tax Collection Fee (1.7%) | (896) | (1,199) | (1,235) | (1,272) |
| c. Adjustment for Delinquencies | 208 | (526) | - | - |
| d. Other | 1,491 | 2,098 | 150 | 150 |
| e. Total Revenue: | 32,023 | 70,879 | 69,421 | 72,910 |
| Services | | | | |
| a. Utilities: Water | - | 13,889 | 21,000 | 22,000 |
| b. Utilities: PGE | 53 | 1,442 | 3,200 | 3,400 |
| c. Landscape Maintenance | 3,500 | 22,000 | 25,000 | 26,000 |
| d. Graffiti Abatement | - | - | 1,000 | 1,000 |
| e. Street Light Maintenance | - | - | 1,000 | 1,000 |
| f. Tree Maintenance/Replacement | - | - | 1,000 | 10,000 |
| g. One-Time Project/Maintenance | - | - | 1,000 | 10,000 |
| d. Property Owner Noticing | 81 | 131 | 150 | 175 |
| h. Annual Reporting | 411 | 2,168 | 1,002 | 1,100 |
| i. City Administration | 2,770 | 3,090 | 3,000 | 3,090 |
| j. Total Expenditures: | 6,815 | 42,720 | 57,352 | 77,765 |
| Account Balance | | | | |
| a. Beginning Account Balance | 43,033 | 68,241 | 96,401 | 108,470 |
| b. Net Change (Revenue - Expenditures) | 25,208 | 28,159 | 12,069 | (4,855) |
| c. Ending Account Balance: | 68,241 | 96,401 | 108,470 | 103,615 |

ZONE 17 (PARKSIDE HEIGHTS)

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

FY 2022

Maximum Base Assessment Rate: **\$536.99**
Assessment Amount per Parcel (Developed): **\$528.69**
Number of Parcels: **97**
Assessment Income: **\$51,282.93**



FY 2022 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 \$528.69 to **\$536.99** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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.

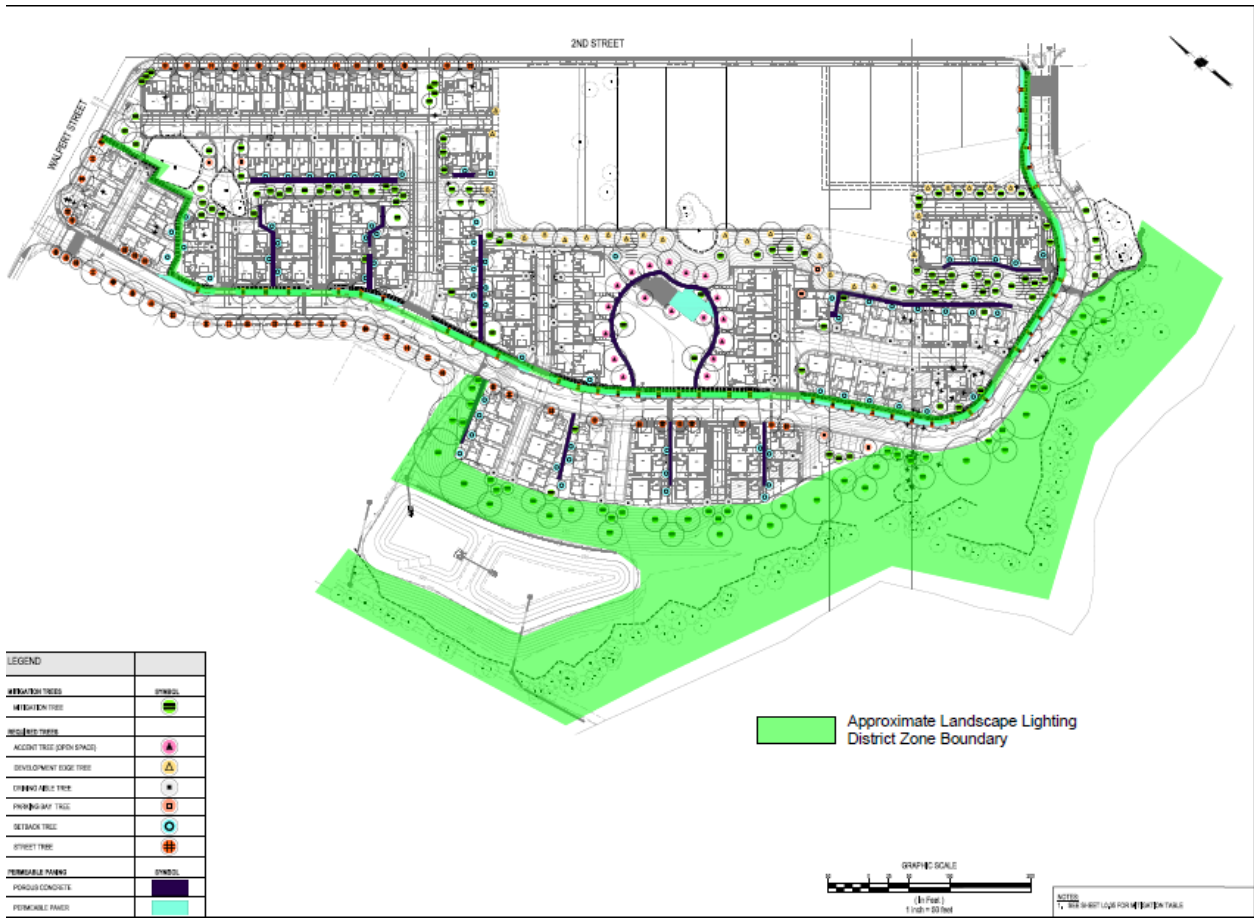
FY 2022 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for developed parcels will **remain the same** from the previous year at **\$528.69**.
- The total annual assessment income will equal **\$51,282.93**.
- 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.

FY 2022 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 | FY 2021 | FY 2022 |
| | Actual | Estimate | Proposed |
| Assessment | | | |
| a. Maximum Base Assessment Amount: | 513.74 | 528.69 | 536.99 |
| b. Developed Parcels | | | |
| c. Annual Per Parcel Assessment: | 513.74 | 528.69 | 528.69 |
| d. # of Parcels | - | 32 | 97 |
| e. Total Amount Assessed for the District: | - | 16,918.08 | 51,282.93 |
| f. Future Development Parcels (30%) | | | |
| g. Annual Per Parcel Assessment | 154.12 | 158.61 | 158.61 |
| h. # of Parcels | 97 | 65 | - |
| i. Total Amount Assessed for the District: | 14,949.83 | 10,309.46 | - |
| j. Total Amount Assessed | 14,949.83 | 27,227.54 | 51,282.93 |
| Income | | | |
| a. Annual Assessment Revenue | 14,966 | 27,228 | 51,283 |
| b. Minus County Tax Collection Fee (1.7%) | (254) | (463) | (872) |
| c. Adjustment for Delinquencies | - | - | - |
| d. Other | 229 | - | 350 |
| e. Total Revenue: | 14,940 | 26,765 | 50,761 |
| Services | | | |
| a. Utilities: Water | - | - | 4,000 |
| b. Utilities: PGE | - | - | 1,000 |
| c. Landscape Maintenance | - | - | 37,000 |
| d. One-Time Project/Maintenance | - | - | 5,000 |
| e. Property Owner Noticing | - | 250 | 500 |
| f. Annual Reporting | - | 1,002 | 1,100 |
| g. City Administration | - | 3,000 | 3,090 |
| h. Total Expenditures: | - | 4,252 | 51,690 |
| Account Balance | | | |
| a. Beginning Account Balance: | - | 14,940 | 37,453 |
| b. Net Change (Revenue - Expenditures) | 14,940 | 22,513 | (929) |
| c. Ending Account Balance: | 14,940 | 37,453 | 36,524 |

ZONE 18 (SOHAY)

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

Formed: June 11, 2019

Resolution Number: 19-130

FY 2022Maximum Base Assessment Rate: Zone A: **\$409.57**, Zone B: **\$389.09**Assessment Amount per SFE (Developed): Zone A: **\$50.00**, Zone B: **\$47.50**Assessment Amount per SFE (Undeveloped): Zone A: **\$15.00** Zone B: **\$14.25**Number of Parcels: **433 SFE**Assessment Income: **\$15,422.50**

Note: 162 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 2022 .

FY 2022 Assessment and Income

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

- Originally set when the zone was created in **2019**.
- Zone A: Increased from the previous year from \$403.24 to **\$409.57** per parcel by CPI.
- Zone B: Increased from the previous year from \$383.08 to **\$389.09** per parcel by CPI.

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 rate per SFE (Zone A - Developed) was **decreased** from the previous year from \$403.24 to **\$50.00**.
- The rate per SFE (Zone A - Undeveloped) was **decreased** from the previous year from \$120.97 to **\$15.00**.
- The rate per SFE (Zone B - Developed) was **decreased** from the previous year from \$383.08 to **\$47.50**.
- The rate per SFE (Zone B - Undeveloped) was **decreased** from the previous year from \$114.92 to **\$14.25**.
- The total annual assessment income will equal **\$15,422.50**.
- 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.
- The assessments are apportioned among all lots and parcels within the Assessment Area based on Single-Family Equivalent (SFE). Townhomes are assigned 1.0 SFE, apartments are assigned 0.43 SFE per apartment unit, and commercial is assigned 0.50 SFE per 0.20 acres.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (1.57% for the period February 2020 to February 2021).
- 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 2022 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;

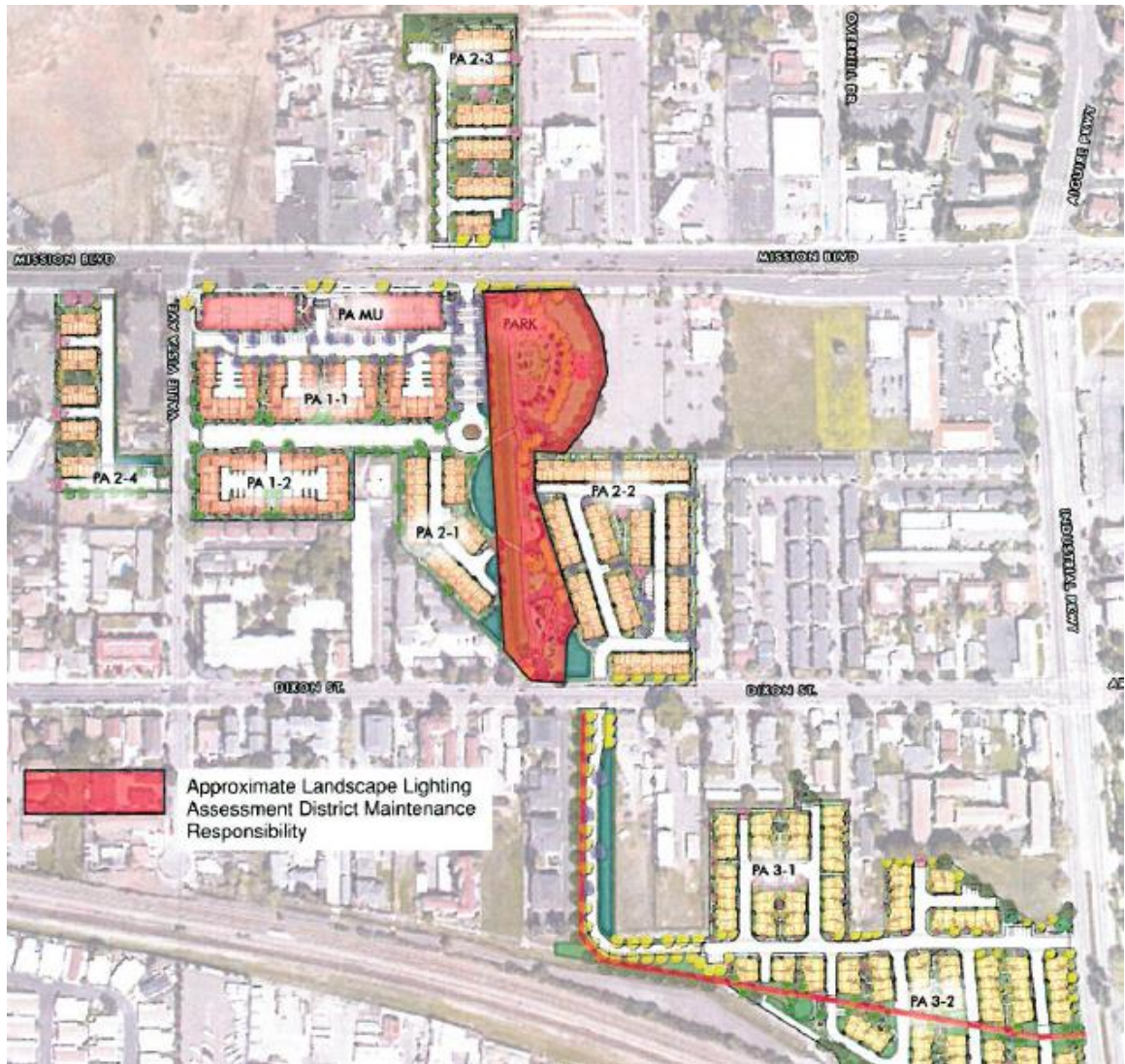
Note: FY 2022 Special Assessment Rate decrease - Zone 18 (SoHay). LLAD 18 acceptance and maintenance was anticipated in FY 2021, however not realized. The FY 2021 special assessment rate and budget reflected that assumption. Now, a year later, full development build out is not expected until CY 2023; therefore, a significant decrease is being recommended for FY 2022. Of note, all funds collected for each and every benefit zone are deposited, maintained, and only expended for the express purpose stated in the Engineer's report. Each zone's bank account balance can only be expended expressly for the benefits detailed and described in the Engineer's report.

The City will not accept responsibility for the operation and maintenance (O&M) of the LLAD improvements until the final units are built, estimated in 2023. For reference, the annual O&M and capital cost estimate is provided on the following page.

FISCAL YEAR 2019-20 ESTIMATE OF COST AND BUDGET

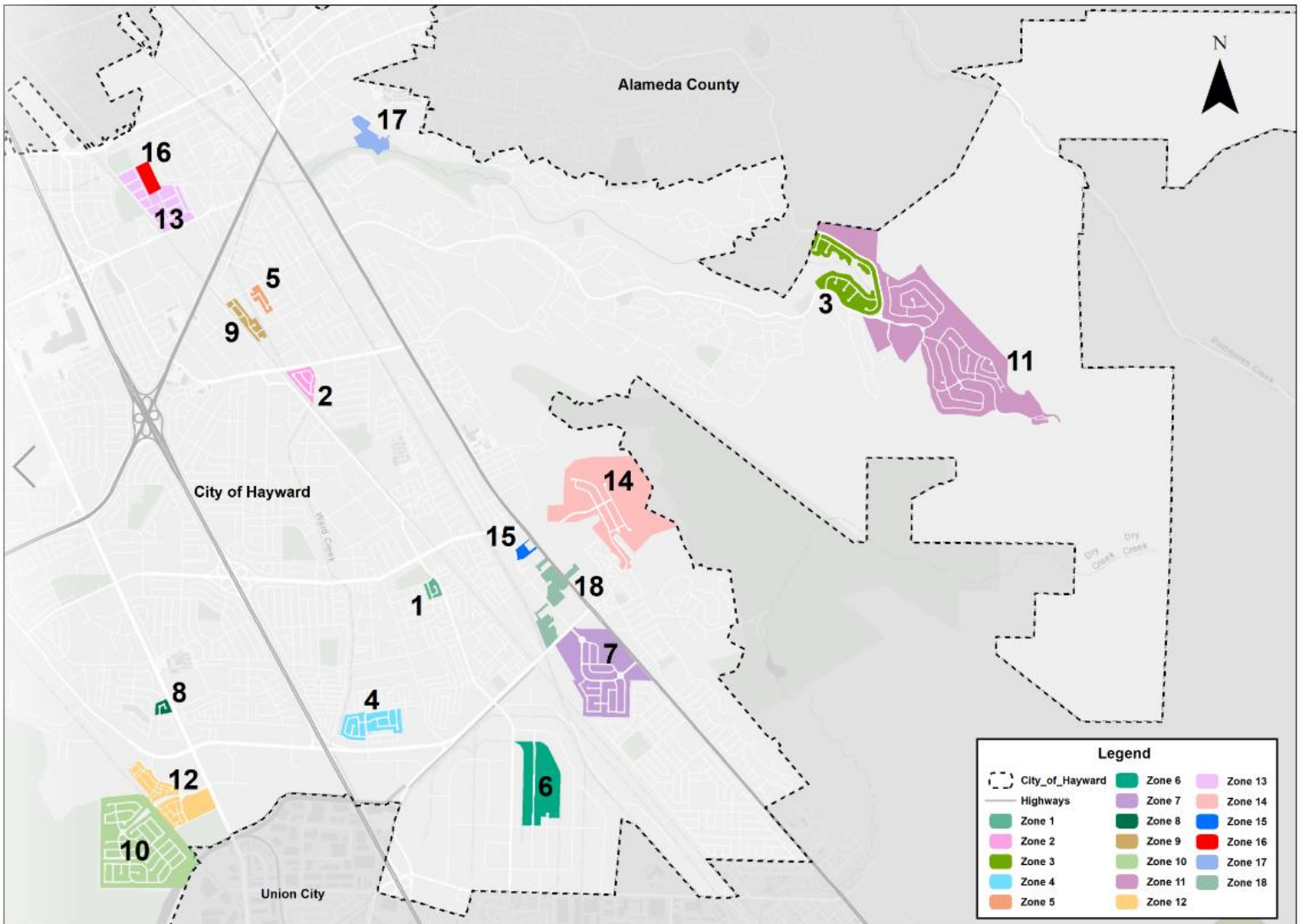
FIGURE 1 – 2019-20 ANNUAL COST ESTIMATE

| City of Hayward - SoHay Landscaping and Lighting District No. 96-01, Benefit Zone No. 18 Estimate of cost Fiscal Year 2019-20 | | | |
|--|-----------------------------------|---------------------|-----------------------|
| | | | <i>Total Budget</i> |
| Total Costs | | | |
| a. | Utilities: Water | | \$20,000 |
| b. | Utilities: PGE | | \$2,000 |
| c. | Landscape Maintenance | | \$55,000 |
| d. | Hardscape Maintenance | | \$10,000 |
| e. | Graffiti Abatement | | \$1,000 |
| f. | Tree Trimming | | \$1,000 |
| g. | Property Owner Mtg/Legal Noticing | | \$500 |
| h. | Annual Reporting | | \$1,000 |
| i. | City Staff | | \$3,000 |
| j. | Contribution to Capital Reserve | | \$70,000 |
| | County Collection Fee (1.7%) | | <u>\$2,780</u> |
| Total Maintenance and Servicing and Related Expenditures | | | \$166,280 |
| Total Maintenance and Servicing and Related Expenditures and Incidentals | | | |
| (Net Amount to be Assessed: Annual Costs - Existing Funds) | | | \$166,280 |
| Budget Allocation to Property | | | |
| | | Total SFE | Assessment Per SFE |
| | | Total Assessment | |
| | Zone A: | 260.96 | \$391.84 |
| | Zone B: | 172 | \$372.24 |
| | | | <u>\$166,280</u> |



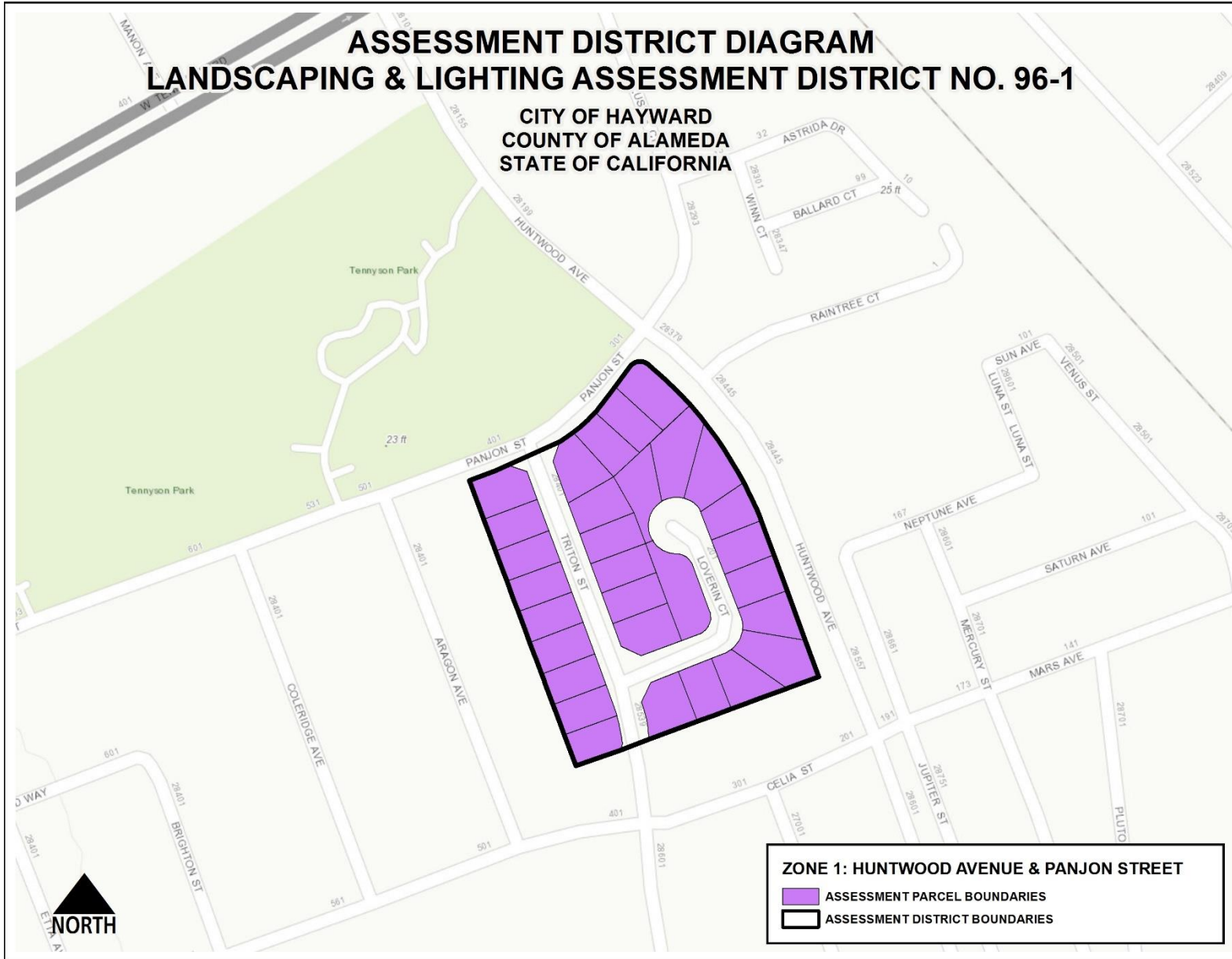
| City of Hayward Landscape and Lighting District Zone 18 - SoHay Fund 291, Project 3755 Established 2019, 433 SFE (Incl 2 Commercial parcels and 1 apt complex) | | | |
|---|-------------------|---------------------|---------------------|
| | FY 2020 Actual | FY 2021 Estimate | FY 2022 Proposed |
| Assessment | | | |
| Zone A - 261 SFE | | | |
| Maximum Base Assessment Amount: | 391.84 | 403.24 | 409.57 |
| a. Developed Parcels | | | |
| b. Annual Assessment per SFE | 391.84 | 403.24 | 50.00 |
| c. # of SFE | - | 75 | 192 |
| d. Total Amount Assessed: | - | 30,243.00 | 9,600.00 |
| e. Future Development Parcels: 30% | | | |
| f. Annual Assessment per SFE | 117.55 | 120.97 | 15.00 |
| g. # of SFE | 261 | 186 | 69 |
| h. Total Amount Assessed: | 30,676.37 | 22,500.79 | 1,035.00 |
| Zone B - SFE 172 (95% of Zone A) | | | |
| Maximum Base Assessment Amount: Zone B | 372.25 | 383.08 | 389.09 |
| i. Developed Parcels: | | | |
| j. Annual Assessment per SFE | 372.24 | 383.08 | 47.50 |
| k. # of SFE | - | - | 79 |
| l. Total Amount Assessed: | - | - | 3,752.50 |
| m. Future Development Parcels: 30% | | | |
| n. Annual Assessment per SFE | 111.67 | 114.92 | 14.25 |
| o. # of SFE | 172 | 172 | 93 |
| p. Total Amount Assessed: | 19,207.58 | 22,500.79 | 1,035.00 |
| q. Total Amount Assessed for the District: | 49,883.95 | 75,244.58 | 15,422.50 |
| Income | | | |
| a. Annual Assessment Revenue | 49,778 | 75,245 | 15,423 |
| b. Minus County Tax Collection Fee (1.7%) | (728) | (1,279) | (262) |
| c. Adjustment for Delinquencies | - | - | - |
| d. Other | 728 | 50 | - |
| Total Revenue: | 49,778 | 74,015 | 15,160 |
| Services | | | |
| a. Property Owner Noticing | - | 100 | 500 |
| b. Annual Reporting | - | 1,002 | 1,100 |
| c. City Administration | - | 1,600 | 1,600 |
| d. Total Expenditures: | - | 2,702 | 3,200 |
| Account Balance | | | |
| a. Beginning Account Balance: | - | 49,778 | 121,091 |
| b. Net Change (Revenue - Expenditures) | 49,778 | 71,313 | 11,960 |
| c. Ending Account Balance: | 49,778 | 121,091 | 133,052 |

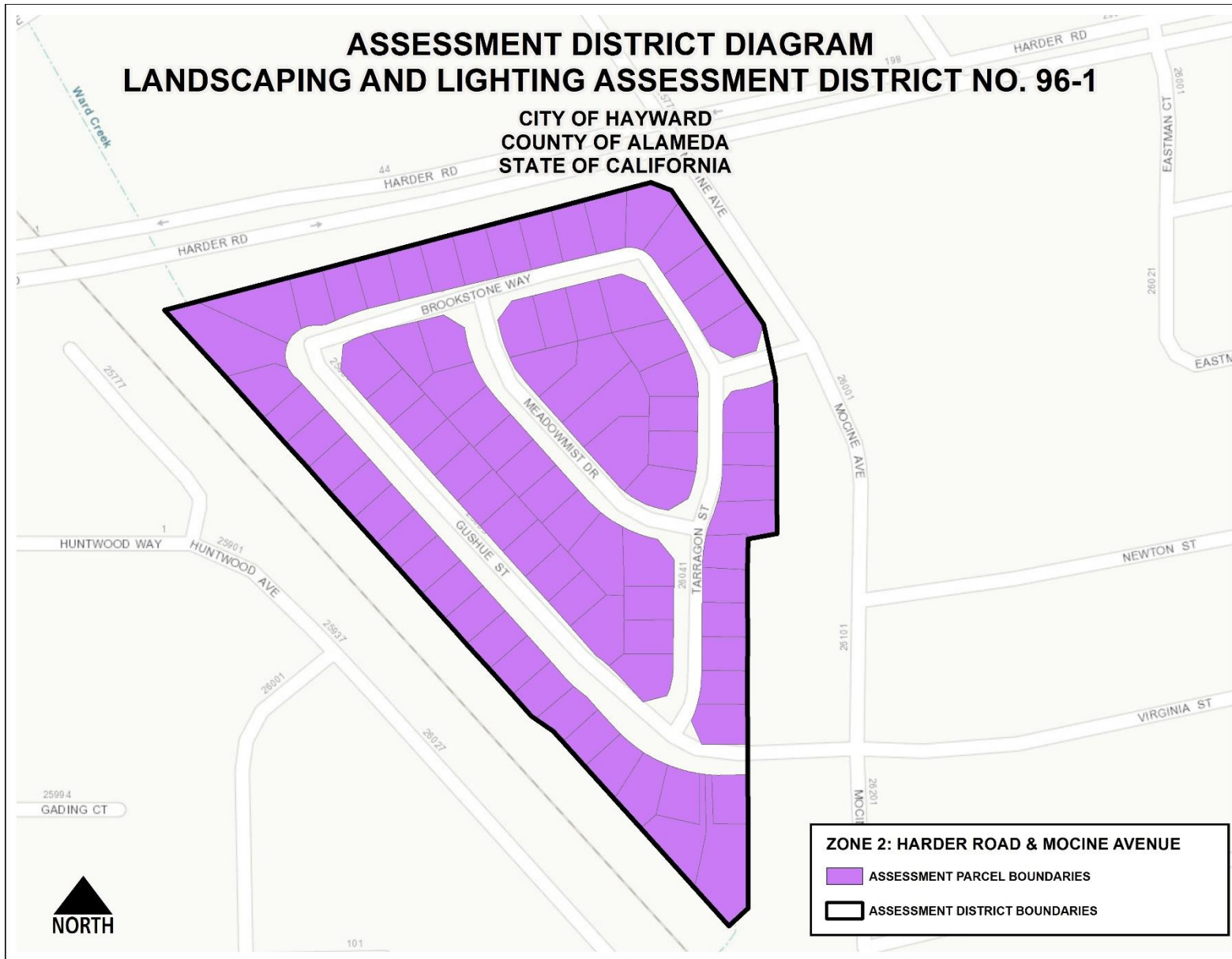
VICINITY MAP

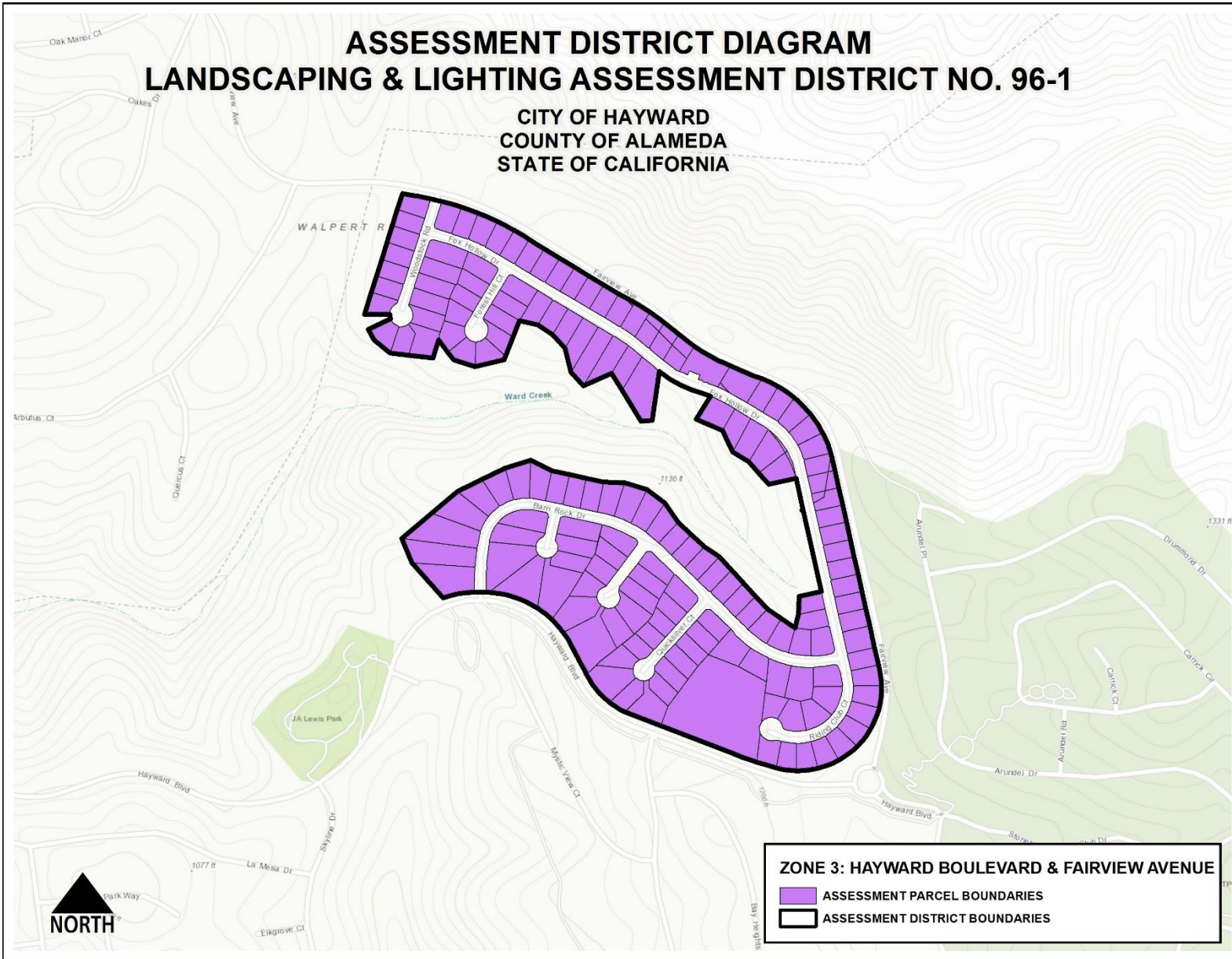


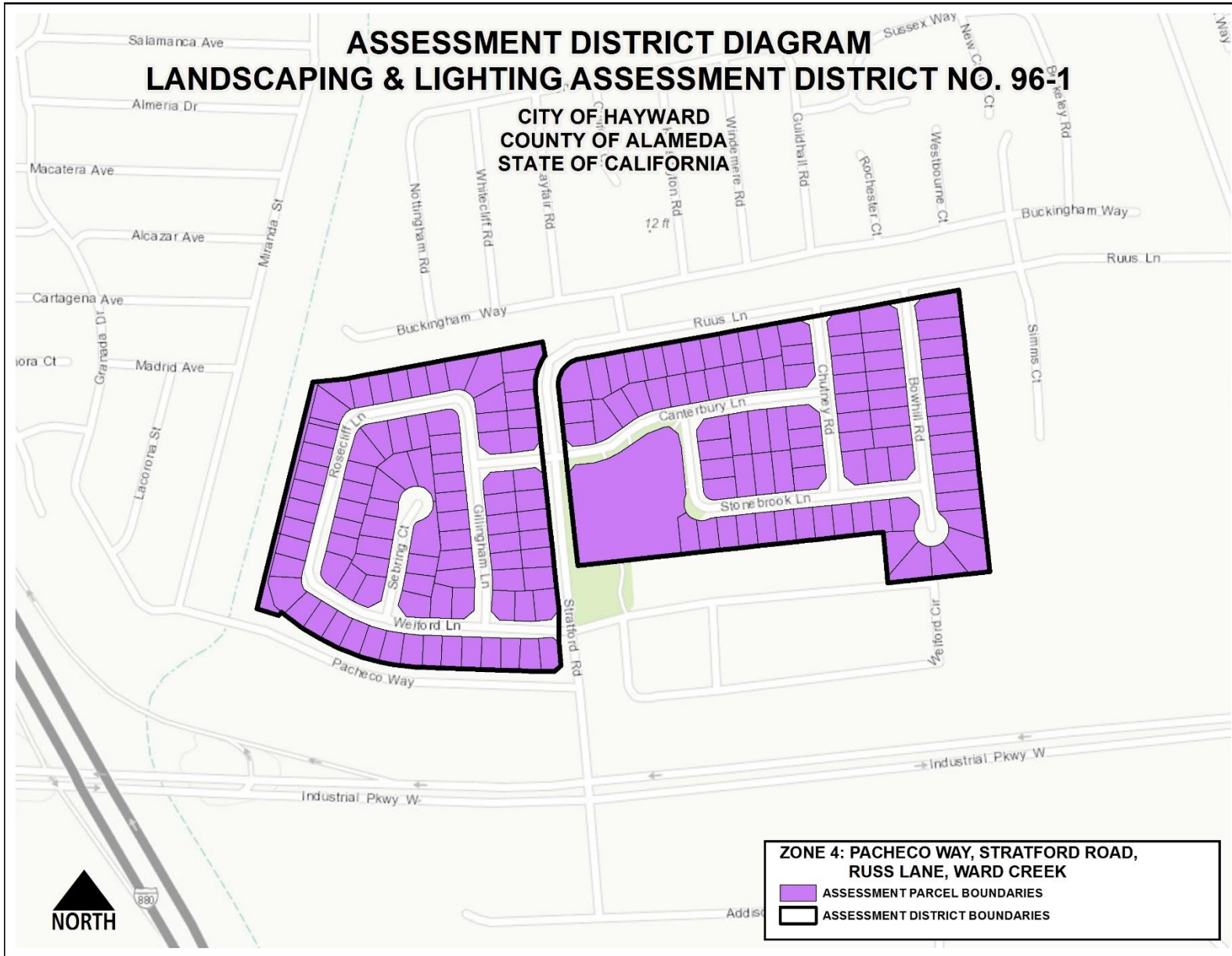
ASSESSMENT DIAGRAM

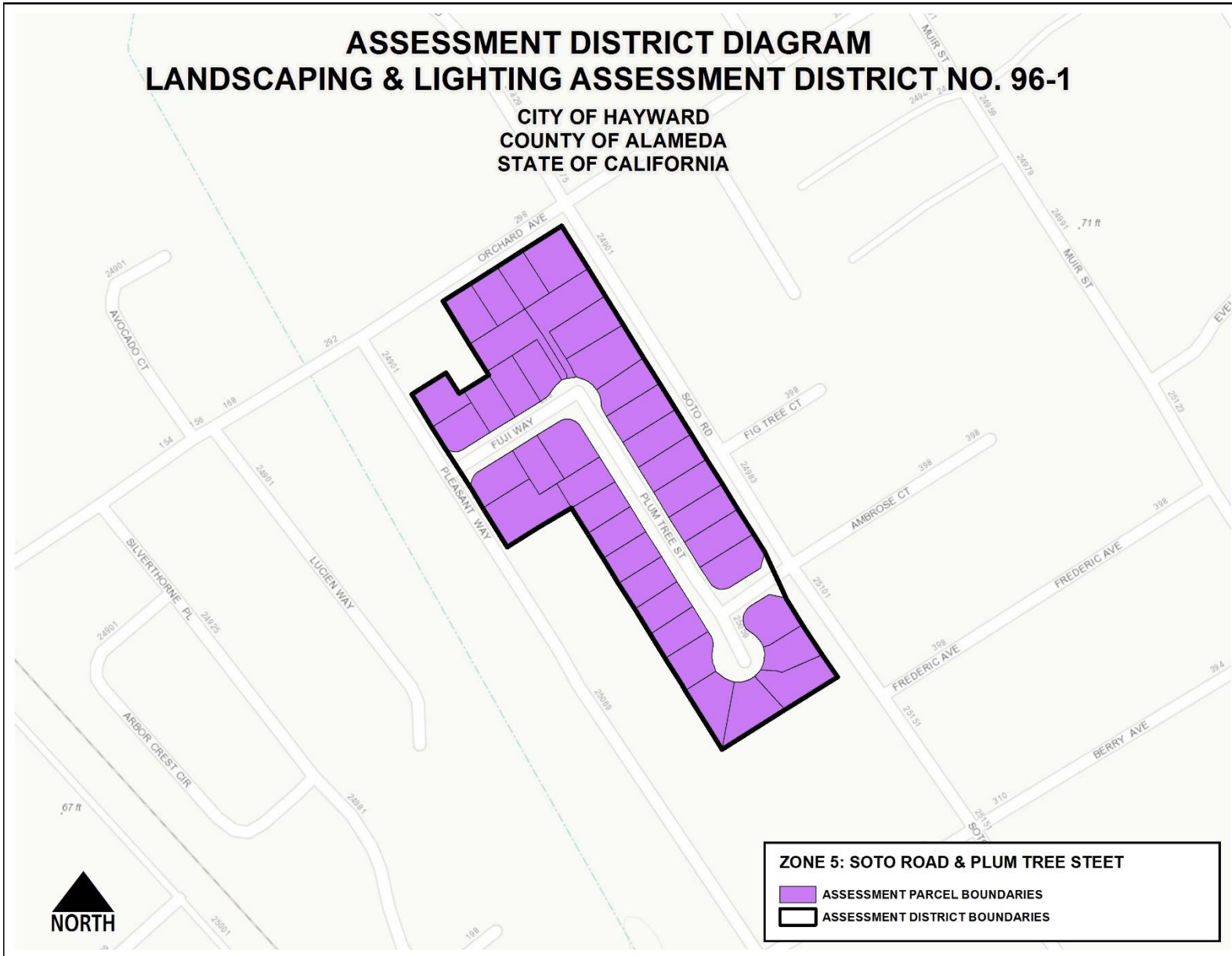
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the eighteen (18) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda, for the year when this report was prepared, and are incorporated by reference herein and made part of this report.

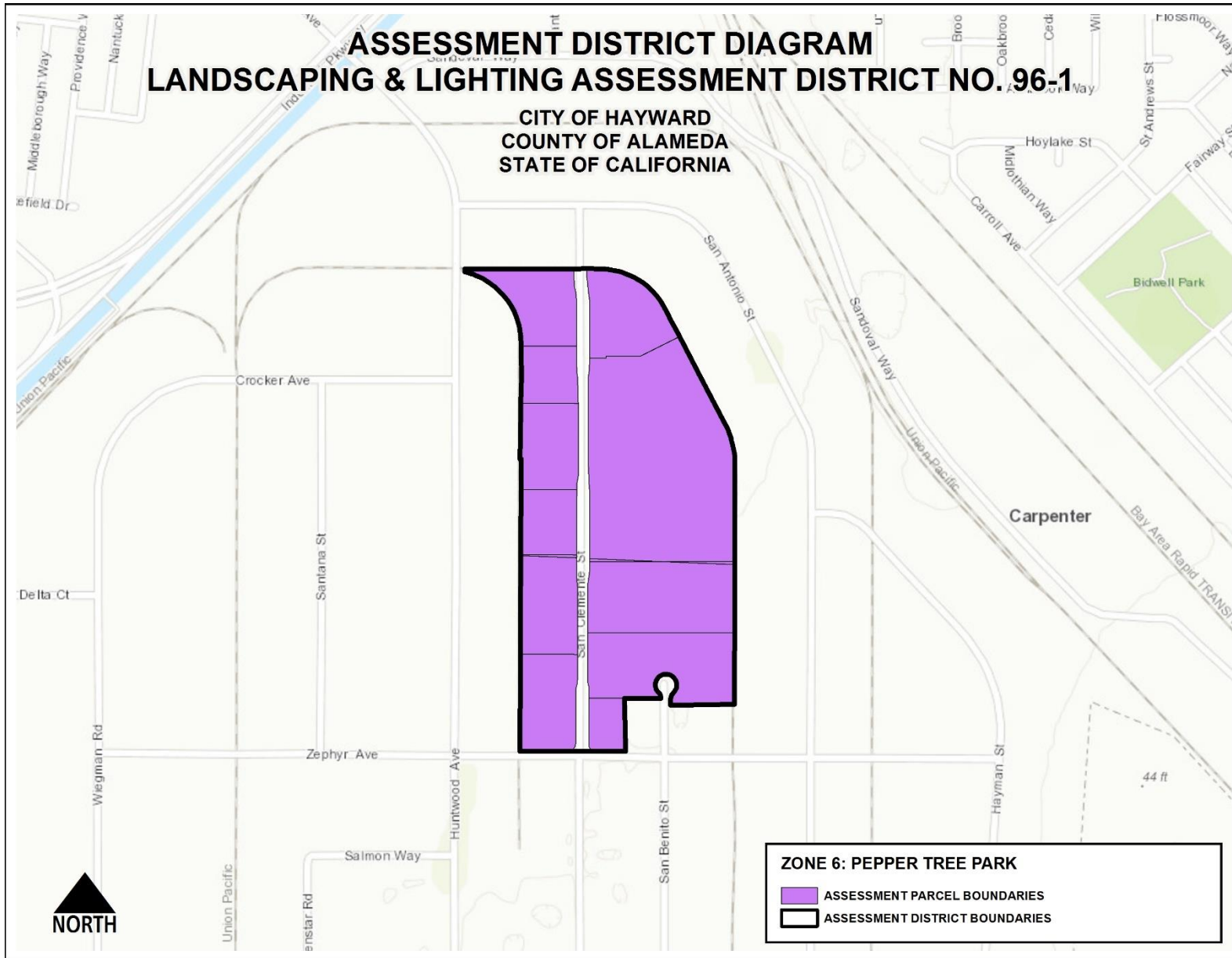


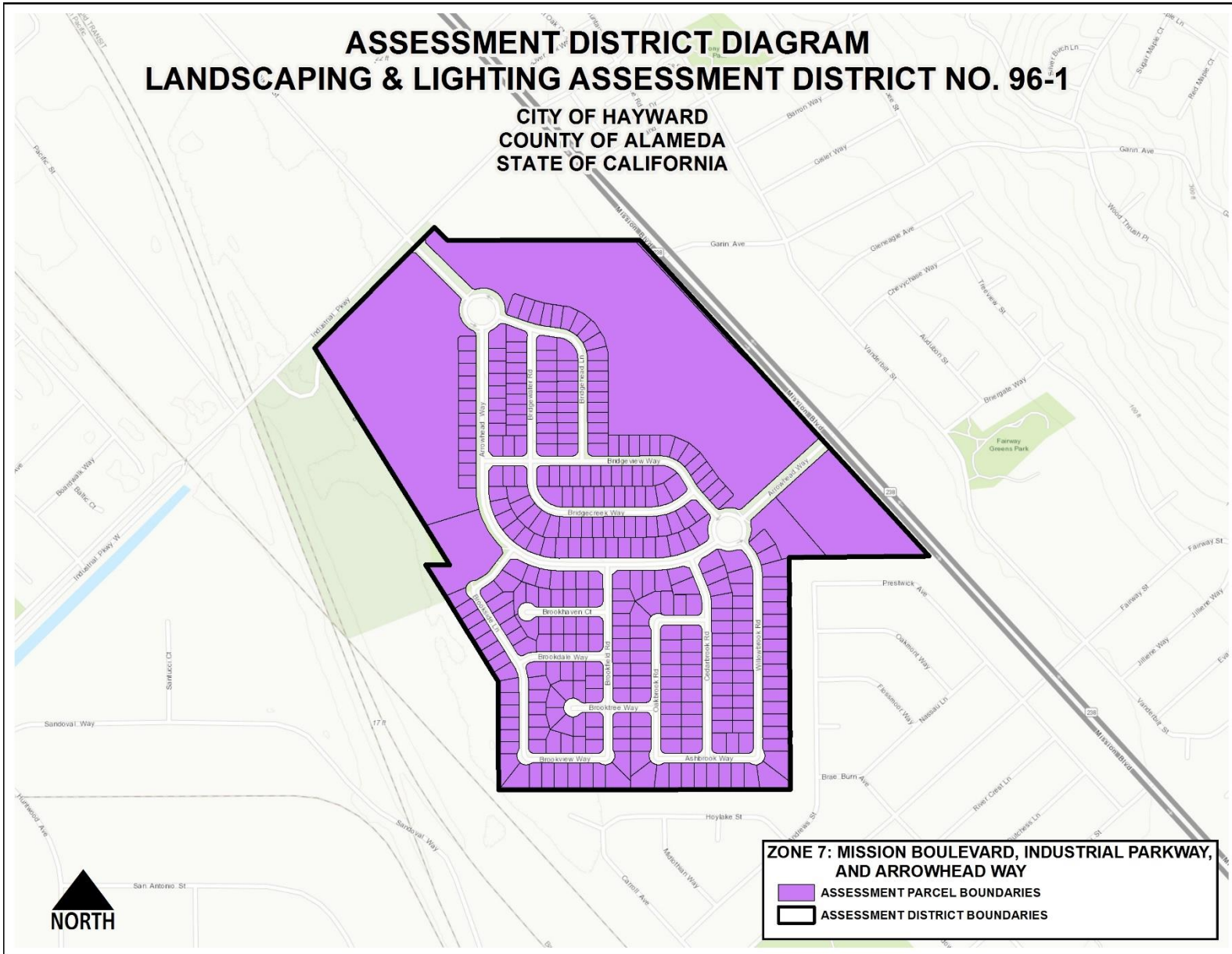


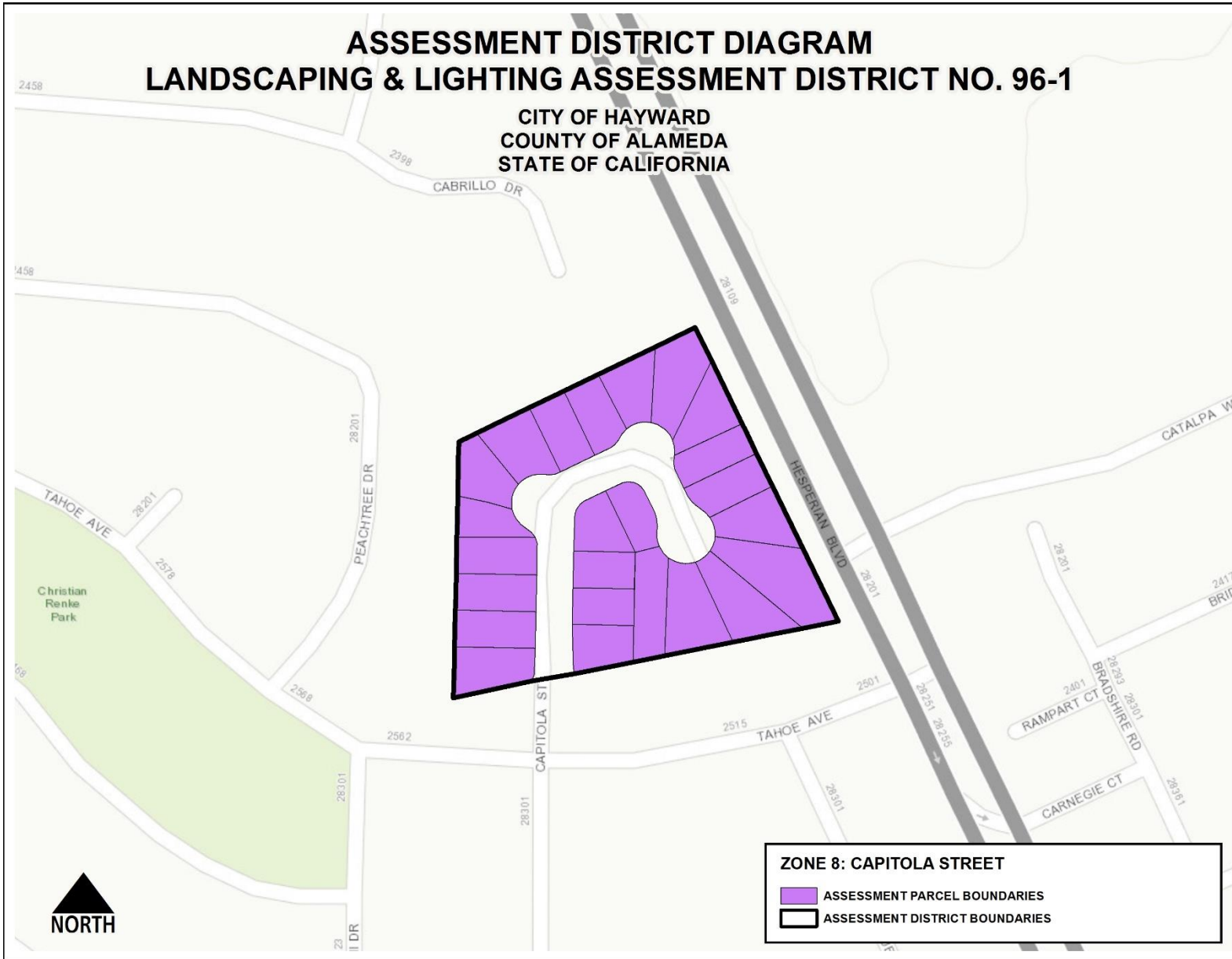


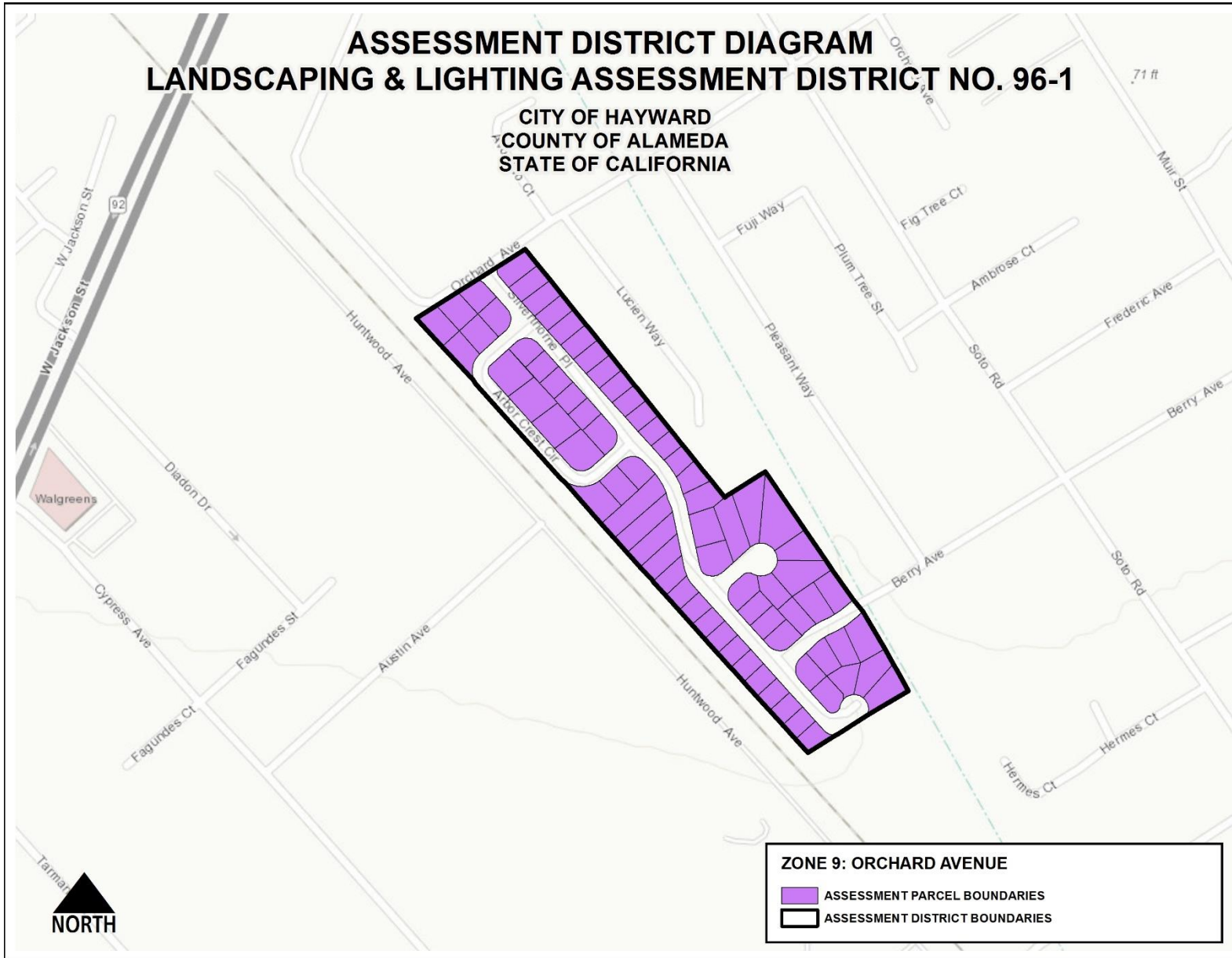






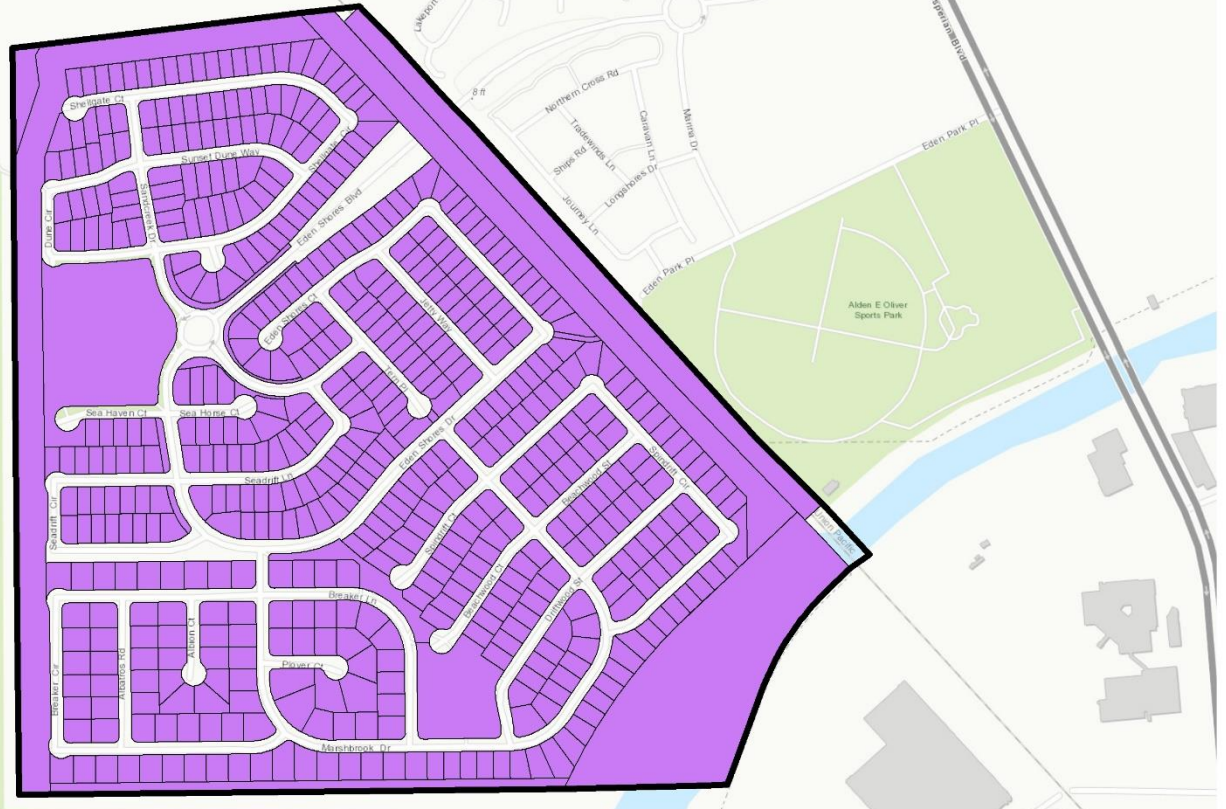






ASSESSMENT DISTRICT DIAGRAM LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 10: EDEN SHORES - RESIDENTIAL

- ASSESSMENT PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES



