CITY OF HAYWARD

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

Agenda

Tuesday, July 18, 2017

7:00 PM

Council Chambers

City Council

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

SPECIAL CITY COUNCIL MEETING

Participating Via Teleconference Location: Council Member Salinas
Four Seasons Hotel
Paseo de la Reforma #500
Colonia Juárez, Mexico City, 06600 Mexico

Pursuant to Government Code Section 54953 (b) (4), this meeting will include a teleconference location at Four Seasons, Paseo de la Reforma #500, Colonia Juárez, Mexico City, 06600 Mexico. Council Member Salinas will be participating via teleconference. The public will have the opportunity to address the City Council at this teleconference location pursuant to Government Code Section 54954.3. All votes during the teleconferencing session will be conducted by roll call vote. The teleconference location will be accessible to the public and the agenda will be posted at the teleconference location 72 hours before the meeting.

CALL TO ORDER Pledge of Allegiance: Council Member Márquez

ROLL CALL

PRESENTATIONS

Proclamation for Nelson Mandela International Day

Proclamation for Michael L. Emerson

PUBLIC COMMENTS

The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.

ACTION ITEMS

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

CONSENT

1. CONS 17-366 Report and Special Assessment for Residential Rental Inspection Program Fees Past Due

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III 2016 & 2017 Residential Rental Inspection List

2. CONS 17-367 Report and Special Assessment for Community Preservation Fees Past Due

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III Community Preservation List
Attachment IV Weed Abatement List

3. CONS 17-368 Filing Nuisance Abatement/Municipal Code Liens with the County Recorder's Office for Non-Abatable Code Violations

Attachments: Attachment I Staff Report
Attachment II Resolution

4. CONS 17-411 Approval of Final Map Tract 8240 (Harvest Park), associated with the previously approved Vesting Tentative Tract Map and proposed development of 50 townhome-style condominium homes on a 2.6 acre site located at 31 W Jackson Street, (APN 443-0050-006-00); Harvest Park Hayward, LLC (Applicant/Owner)

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III Vicinity Map
Attachment IV Site Map
Attachment V Final Map

5. CONS 17-418 Median Landscape Improvement Project (Industrial Parkway West - Hesperian Boulevard to I-880) - Award of Contract

Attachments:
Attachment I Staff Report
Attachment II Resolution Approving Award
Attachment III Resolution Amending Resolution
Attachment IV Location Map

6. CONS 17-420 Report and Special Assessment for Delinquent Sewer Bills and Water Bills Incurred by Property Owners

Attachments:
Attachment I Staff Report
Attachment II Resolution
Attachment III Special Assessment List 2017

7. CONS 17-422 Sustainable Groundwater Management: Authorization for the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District (EBMUD) Regarding Joint Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin and Support for EBMUD's Grant Application

Attachments:
Attachment I Staff Report
Attachment II Resolution

8. CONS 17-423 Approval of Final Map Tract 8289 (Maybeck Place), associated with the previously approved Tentative Tract Map and proposed development of 16 residential condominium units on a 0.8-acre site located at 24755 O'Neil Avenue, (APN 444-0036-013-02); Cypress Group (Applicant/Owner)

Attachments:
Attachment I Staff Report
Attachment II Resolution
Attachment III Vicinity Map
Attachment IV Site Map
Attachment V Final Map

9. CONS 17-424 Water Service Area: Consent to East Bay Municipal Utility District's Filing of a Change of Organization Application with the Alameda County Local Agency Formation Commission to Update EBMUD's Service Area Boundaries

Attachments: Attachment I Staff Report
Attachment II Resolution

10. CONS 17-427 Resolution Authorizing the City Manager to Negotiate, Execute, and Amend the Agreement with CEL Consulting Inc.

Attachments: Attachment I Staff Report
Attachment II Resolution

11. CONS 17-428 Report and Assessment for Delinquent Garbage Bills Incurred by Property Owners of Single-Family Households

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III List of Property Owners

12. CONS 17-432 Cast Iron Water Pipeline Replacement Project: Approval of Additional Funds to Pay Contract's Retention and Close the Project

Attachments: Attachment I Staff Report
Attachment II Draft Resolution
Attachment III Project Location Map
Attachment IV Statement of Final Quantities

13. CONS 17-438 Authorization to Negotiate and Execute an Agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services

Attachments: Attachment I Staff Report
Attachment II Resolution

14. CONS 17-443 Adoption of Ordinance Mandated by California Government Code Section 65850.7 (Assembly Bill 1236), Amending Sections 9-1.01 and 9-1.02 of the Hayward Municipal Code to Add Section 105.3.1.2 "Expedited Electric Vehicle Charging Station Permitting"

Attachments: Attachment I Staff Report
Attachment II Summary of Ordinance Published on 07/14/17

15. CONS 17-445 Authorization to Negotiate and Execute an Agreement with Lisa Wise Consulting for Preparation of the Downtown Specific Plan Development Code

Attachments: Attachment I Staff Report
Attachment II Resolution

16. CONS 17-446 Approval of FY 2018 Measure B/BB Annual Paratransit Program Plan

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III FY 18 ACTC COH Program Plan

WORK SESSION

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

17. WS 17-037 Policy Direction Regarding Community Facilities Districts (Report from Finance Director Claussen)

Attachments: Attachment I Staff Report
Attachment II Resolution 09-049

LEGISLATIVE BUSINESS

18. LB 17-036 Commercial Cannabis Businesses in Hayward: Discussion of Proposed Regulatory and Land Use Framework; Authorizing the City Manager to Begin Accepting Permit Applications; Resolution Establishing Application Processing Fee for Commercial Cannabis Permits (Report from City Attorney Lawson and Interim Development Services Director Bristow) – Report will be available no later than Monday, July 17, 2017

19. LB 17-018 Adoption of Final Fiber-Optic Master Plan (Report from City Manager McAdoo)

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III Final Fiber Optic Master Plan
Attachment IV Revisions Change Log
Attachment V Fiber Optic Master Plan Appendix B
Attachment VI Fiber Optic Master Plan Appendix F

PUBLIC HEARING

20. PH 17-071 Biennial Review of the Community Development Block Grant Program and Authorization of Reallocations of One-Time Available Fund Balance in FY 2018 and FY 2019 (Report from Library and Community Services Director Reinhart)

Attachments: Attachment I Staff Report
Attachment II Resolution
Attachment III Summary Reallocations

CITY MANAGER'S COMMENTS

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

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

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

ADJOURNMENT

NEXT SPECIAL MEETING, July 25, 2017

PUBLIC COMMENT RULES

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

PLEASE TAKE NOTICE

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

PLEASE TAKE FURTHER NOTICE

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

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

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

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

File #: CONS 17-366

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT

Report and Special Assessment for Residential Rental Inspection Program Fees Past Due

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the report and assessments for overdue Residential Rental Inspection Program fees for the period from January 1, 2016 through May 2, 2017 (Attachment III), and authorizing the assessments to become a special assessment against the properties if not paid on or before August 1, 2017.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	2016 & 2017 Residential Rental Inspection Accounts Receivable List

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT Report and Special Assessment for Residential Rental Inspection Program Fees Past Due

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the report and assessments for overdue Residential Rental Inspection Program fees for the period from January 1, 2016 through May 2, 2017 (Attachment III), and authorizing the assessments to become a special assessment against the properties if not paid on or before August 1, 2017.

BACKGROUND

The purpose of the Special Assessment confirmation is to consider the proposed report and assessment list for unpaid residential rental inspection program fees and to determine whether a special assessment should be placed on these properties.

The Residential Rental Inspection Ordinance ("Ordinance"), codified in Article 5, Chapter 9 of the Hayward Municipal Code ("HMC"), creates an inspection program for residential rental units in the City. The purpose of the Ordinance is to ensure safe and sanitary rental housing by inspecting units for violations of housing and building codes.

The Ordinance provides a process for the inspection of units, notification to property owners, and the imposition of fees/penalty and charges. When a violation has been identified at a property, the City provides a correction notice to the owner identifying the violation(s). If the violation(s) are not corrected by the owner, the Ordinance authorizes fee and penalty charges for any inspection or re-inspection performed. Once the owner has exhausted his or her administrative hearing rights, the owner must pay any fees and penalty charges. If those costs are not paid in full prior to the August deadline each year, the unpaid fees and/or charges are scheduled for special assessment against the property once confirmed and authorized by Council resolution.

DISCUSSION

The costs associated with the special assessment charges were calculated pursuant to the City's Master Fee Schedule. Fines and fees include: annual fees; failed re-inspection(s) fees; abatement related costs; contractor fees; subsequent violation(s); liens; and past due fees. There are 741 properties with overdue rental inspection bills that total $177,747. Attachment III lists the accounts receivable.

If the bills remain unpaid by August 1, 2017, the unpaid charges plus any administration costs of the City of Hayward and the County of Alameda will become special assessments against the properties and will appear on the property owners' November 2017 property tax bills. The County of Alameda collects and remits the funds to the City of Hayward when the property taxes are paid.

Per Hayward Municipal Code Section 9-5.502, every owner on the attached list was afforded the opportunity via notices sent by certified mail on June 5, 2017 to request in writing a Lien/Special Assessment hearing to provide "any objections which may be raised by any person liable to be charged for the work of abating cited code violations and/or related charges associated with his or her property." As of the writing of this report, no requests have been filed. Additionally, three past due invoices were mailed to the property owners, before the Final Notice was sent by certified mail on June 5th advising the property owners of the impending assessment against their property pursuant to Government Code Section 38773.5.

ECONOMIC IMPACT

The collection of un-paid fees supports the residential rental inspection program in ensuring well maintained, safe, and sanitary rental housing.

FISCAL IMPACT

There is no fiscal impact to the City of Hayward associated with processing such overdue bills, as City costs are reimbursed through special assessment or other collection processes. All special assessment costs are collected along with lien amounts on individual tax bills. Collection of these fees also helps minimize the General Fund subsidy to this program and reduces unrecoverable costs of conducting inspections associated with the City's Rental Housing Inspection Program because they represent fees assessed for staff time related to enforcement actions. The City of Hayward annually receives two special assessment allocations from the county, one in December and one in April.

SUSTAINABILITY FEATURES

N/A

PUBLIC CONTACT

Notices of violation were sent to the property owners of record, giving them the opportunity to correct the cited violations. Notice of City Council's confirmation of this report and list was published in *The Daily Review* on July 7th and July 14th , 2017. In addition, property owner(s) were notified on June 5, 2017, by certified mail and given the opportunity to contest the assessed fees before an independent hearing officer and were encouraged to pay their bills to minimize additional fees and to avoid being placed on the proposed assessment list. Property owners have until August 1, 2017 to pay all outstanding fees.

NEXT STEPS

The City will forward a copy of the Special Assessment List to the Alameda County Assessor's Office. Upon receipt, the Assessor's Office will attach the City of Hayward's past due fees as a special assessment against each parcel. That assessment will then appear on the property owners' November 2017 property tax bill for collection. When the County Assessor receives the tax payment, the Assessor's Office will reimburse the City of Hayward in April of the following year.

Prepared by: Eusebio Espitia, Code Enforcement Manager

Recommended by: Stacey Bristow, Interim Director of Development Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION No. 17 _-

Introduced by Council Member

RESOLUTION CONFIRMING THE REPORT AND SPECIAL ASSESSMENT LIST AND AUTHORIZING TRANSMITTAL OF ASSESSMENTS TO THE COUNTY AUDITOR FOR COLLECTION ASSOCIATED WITH OVERDUE RESIDENTIAL RENTAL INSPECTION AND PROGRAM FEES FOR CALENDAR YEAR 2016 AND THROUGH MAY 2, 2017

WHEREAS, in connection with the City of Hayward Residential Rental Inspection Program, the Code Enforcement Manager has rendered an itemized report herein referred to as an assessment list, specifying the date and nature of inspections performed, the amount of unpaid program and other fees and penalty charges imposed in calendar year 2016 and through May 5, 2017, and the names and addresses of owners of inspected rental units, including hotel and motel units, all as required by section 9-5.503 of the Municipal Code of the City of Hayward; and

WHEREAS, the hour of 7:00 p.m. on Tuesday, July 18, 2017, in the Council Chambers, City Hall, 777 B Street, Hayward, California, was fixed as the time and place for this Council to receive and consider the report, and a copy of the report has been posted and published in the manner required by section 9-5.504 of the Municipal Code; and

WHEREAS, the hearing was held at the time and place fixed, and the City Council has considered the report and assessment list and all comments with respect thereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, except as amended by Council, the report of the Code Enforcement Manager of the Code Enforcement Division itemizing the cost of causing the correction, repair, or abatement of violations on the properties therein described, a copy of which is attached hereto, is hereby confirmed.

BE IT FURTHER RESOLVED that payments of assessments confirmed hereby may be received by the City of Hayward Finance Director up to the hour of 5:00 p.m. on August 1, 2017, and thereafter, the Finance Director shall transmit the unpaid assessments to the County Auditor for collection on the property tax roll.

IN COUNCIL, HAYWARD, CALIFORNIA _____

ATTACHMENT II

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
1-	335052	AHMED MUSHTAQ & ANJUM	452-0061-012-00	126 CASSIA DR	CE Case:16-0210 RENTAL HOUSING SINGLE RE:126 CASSIA DR 452-0061-012-00	$1,931.10
2-	336088	AHMED MUSHTAQ & ANJUM	452-0061-012-00	126 CASSIA DR	CE Case:16-0210 RENTAL HOUSING SINGLE RE:126 CASSIA DR 452-0061-012-00	$4,073.51
3-	335978	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (3 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$1,974.55
4-	336556	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (3 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$1,950.00
5-	335457	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (3 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$1,974.55
6-	336911	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (3 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$1,821.92
7-	336945	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (3 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$6,028.40
8-	334986	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	CE Case:16-0234 RENTAL HOUSING MULTI RE:1259 TERRACE AVE (4 UNITS) 427-0021-042-00 CC:1259 Terrace Ave	$415.18
9-	335180	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	CE Case:16-0321 RENTAL HOUSING SINGLE RE:27671 PENSACOLA WAY 464-0020-038-00	$3,389.80
10-	335458	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	CE Case:16-0321 RENTAL HOUSING SINGLE RE:27671 PENSACOLA WAY 464-0020-038-00	$2,083.31
11-	334949	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	CE Case:16-0321 RENTAL HOUSING SINGLE RE:27671 PENSACOLA WAY 464-0020-038-00	$1,950.00
12-	336019	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	CE Case:16-0321 RENTAL HOUSING SINGLE RE:27671 PENSACOLA WAY 464-0020-038-00	$7,719.00
13-	336349	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	CE Case:16-0321 RENTAL HOUSING SINGLE RE:27671 PENSACOLA WAY 464-0020-038-00	$173.92
14-	337042	BURCHFIELD KAREN L	078G-2746-009-00	31543 CARROLL AVE	CE Case:17-0247 RENTAL HOUSING SINGLE RE:31543 CARROLL AVE 078G-2746-009-00	$629.18
15-	334951	CHAND SURAS	427-0061-037-00	22669 7TH ST	CE Case:15-3005 RENTAL HOUSING MULTI RE:22669 7TH ST (2 UNITS) 427-0061-037-00 CC:24631 SOTO RD	$124.50
16-	336350	CHAVEZ LUIS E & ROSA V	455-0012-016-00	26660 CHIPLAY AVE	CE Case:14-2864 RENTAL HOUSING SINGLE RE:26660 CHIPLAY AVE 455-0012-016-00	$997.92

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
17-	335051	CHAVEZ LUIS E & ROSA V	455-0012-016-00	26660 CHIPLAY AVE	CE Case:14-2864 RENTAL HOUSING SINGLE RE:26660 CHIPLAY AVE 455-0012-016-00	$536.47
18-	335831	CHAVEZ LUIS E & ROSA V	455-0012-016-00	26660 CHIPLAY AVE	CE Case:14-2864 RENTAL HOUSING SINGLE RE:26660 CHIPLAY AVE 455-0012-016-00	$1,974.55
19-	336017	CHAVEZ LUIS E & ROSA V	455-0012-016-00	26660 CHIPLAY AVE	CE Case:14-2864 RENTAL HOUSING SINGLE RE:26660 CHIPLAY AVE 455-0012-016-00	$2,966.44
20-	337191	CHEUNG HOEY W	078G-2732-031-00	31011 EVERETT CT 11	CE Case:17-0447 RENTAL HOUSING SINGLE RE:31011 EVERETT CT #101 078G-2732-031-00	$683.35
21-	336592	DIAMOND REAL ESTATE	455-0084-062-00	27829 ORLANDO AVE	CE Case:14-2892 RENTAL HOUSING SINGLE RE:27829 ORLANDO AVE 455-0084-062-00	$1,950.00
22-	336918	DIAMOND REAL ESTATE	455-0084-062-00	27829 ORLANDO AVE	CE Case:14-2892 RENTAL HOUSING SINGLE RE:27829 ORLANDO AVE 455-0084-062-00	$1,974.55
23-	334934	DIAMOND REAL ESTATE	455-0084-062-00	27829 ORLANDO AVE	CE Case:14-2892 RENTAL HOUSING SINGLE RE:27829 ORLANDO AVE 455-0084-062-00	$575.23
24-	336011	DOMINGUEZ RITA	078G-2652-042-00	324 ARROWHEAD WAY	CE Case:16-0339 RENTAL HOUSING SINGLE RE:324 ARROWHEAD WAY 078G-2652-042-00	$3,900.00
25-	334807	DOMINGUEZ RITA	078G-2652-042-00	324 ARROWHEAD WAY	CE Case:16-0339 RENTAL HOUSING SINGLE RE:324 ARROWHEAD WAY 078G-2652-042-00	$379.92
26-	335552	DOMINGUEZ RITA	078G-2652-042-00	324 ARROWHEAD WAY	CE Case:16-0339 RENTAL HOUSING SINGLE RE:324 ARROWHEAD WAY 078G-2652-042-00	$852.50
27-	334965	FLORES ALBERTINA	452-0084-060-00	28203 E 13TH ST	CE Case:15-3621 RENTAL HOUSING SINGLE RE:28203 E 13TH ST 452-0084-060-00	$1,821.92
28-	335849	GARCIA RODRIGO & ANA I	454-0035-057-00	26256 REGAL AVE	CE Case:16-3279 RENTAL HOUSING SINGLE RE:26256 REGAL AVE 454-0035-057-00	$2,341.18
29-	334957	GILL AMARJIT S & BARINDER K	464-0080-011-00	29069 RUUS RD	CE Case:13-3569 RENTAL HOUSING SINGLE RE:29069 RUUS RD 464-0080-011-00 CC:29275 Lone Tree Pl	$1,760.47
30-	335053	GILL AMARJIT S & BARINDER K	464-0080-011-00	29069 RUUS RD	CE Case:13-3569 RENTAL HOUSING SINGLE RE:26069 RUUS RD 464-0080-011-00	$1,913.18
31-	335466	GONZALEZ EFRAIN	427-0031-018-00	1384 B ST	CE Case:15-3557 RENTAL HOUSING MULTI RE:1384 B ST (5 UNITS) 427-0031-018-00	$629.29
32-	336553	GONZALEZ EFRAIN	427-0031-018-00	1384 B ST	CE Case:15-3557 RENTAL HOUSING MULTI RE:1384 B ST (5 UNITS) 427-0031-018-00	$201.18
33-	334945	GONZALEZ EFRAIN	427-0031-018-00	1384 B ST	CE Case:15-3557 RENTAL HOUSING MULTI RE:1384 B ST 427-0031-018-00	$453.10
34-	337210	KHAN ZULQARNAIN	432-0036-034-00	22192 S GARDEN AVE	CE Case:15-3698 RENTAL HOUSING MULTI RE:22208 S GARDEN AVE 432-0036-034-00	$167.23
35-	337040	KUPERUS DELORES G TR	078G-2768-016-00	353 CORNELL AVE	CE Case:17-0438 RENTAL HOUSING SINGLE RE:353 CORNELL AVE 078G-2768-016-00	$642.02

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
36-	334808	LE KHA & TRAN MAI H TRS	461-0103-070-00	2822 BREAKER CIR	CE Case:13-3862 RENTAL HOUSING SINGLE RE:2822 BREAKER CIR 461-0103-070-00	$357.40
37-	336578	LEE KYUNG	416-0160-014-00	2141 KELLY ST	CE Case:15-2710 RENTAL HOUSING MULTI RE:2141 KELLY ST (5 UNITS) 416-0160-014-00	$1,100.00
38-	335461	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00	$100.00
39-	335549	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00	$350.00
40-	334989	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00	$618.29
41-	335979	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00	$983.23
42-	336539	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00	$1,122.90
43-	336930	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00 CC:4349 Berrendo Dr	$418.15
44-	336721	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	CE Case:16-0352 RENTAL HOUSING MULTI RE:1253 TERRACE AVE (3 UNITS) 427-0021-049-00 CC:Vuja Jovic 4349 Berrendo Dr	$1,146.10
45-	337030	MARTINEZ YOLANDA & ADRIAN ETAL	432-0044-028-02	688 MARIN AVE	CE Case:16-0050 RENTAL HOUSING MULTI RE:688 MARIN AVE (2 UNITS) 432-0044-028-02	$3,944.05
46-	337203	MARTINEZ YOLANDA & ADRIAN ETAL	432-0044-028-02	688 MARIN AVE	CE Case:16-0050 RENTAL HOUSING MULTI RE:688 MARIN AVE (2 UNITS) 432-0044-028-02	$1,738.21
47-	335845	PENA FRANCISCO	427-0031-051-00	1346 C ST	CE Case:15-2566 RENTAL HOUSING SINGLE RE:1346 C ST 427-0031-051-00 CC:844 Woodside Rd	$791.82
48-	336089	PENA FRANCISCO	427-0031-051-00	1346 C ST	CE Case:15-2566 RENTAL HOUSING SINGLE RE:1346 C ST 427-0031-051-00 CC:4904 B Northgate Rd	$194.29
49-	334946	PENA FRANCISCO	427-0031-051-00	1346 C ST	CE Case:15-2566 RENTAL HOUSING SINGLE RE:1346 C ST 427-0031-051-00 CC:H Sanches 844 Woodside	$397.45
50-	336605	PENA FRANCISCO	427-0031-051-00	1346 C ST	CE Case:15-2566 RENTAL HOUSING SINGLE RE:1346 C ST 427-0031-051-00 CC:Owner & Property Mgr addtl	$434.44
51-	334987	PENA FRANCISCO	427-0031-051-00	1346 C ST	CE Case:15-2566 RENTAL HOUSING SINGLE RE:1346 C ST 427-0031-051-00 CC:H Sanchez 844 Woodside	$585.92
52-	335464	RINKER ERIC B & ELVIRA E	078G-2726-014-00	31151 BIRKDALE WAY	CE Case:16-3236 RENTAL HOUSING SINGLE RE:31151 BIRKDALE WAY 078G-2726-014-00	$997.92
53-	336552	RINKER ERIC B & ELVIRA E	078G-2726-014-00	31151 BIRKDALE WAY	CE Case:16-3236 RENTAL HOUSING SINGLE RE:31151 BIRKDALE WAY 078G-2726-014-00	$1,012.66

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
54-	337024	RINKER ERIC B & ELVIRA E	078G-2726-014-00	31151 BIRKDALE WAY	CE Case:16-3236 RENTAL HOUSING SINGLE RE:31151 BIRKDALE WAY 078G-2726-014-00	$825.88
55-	336602	SAINI SAVINDER PAL & KAUR PARMINDER ETAL	081D-1640-002-02	26550 HAYWARD BLVD	CE Case:15-1914 RENTAL HOUSING SINGLE RE:26550 HAYWARD BLVD 081D-1640-002-02	$817.45
56-	337044	SAINI SAVINDER PAL & KAUR PARMINDER ETAL	081D-1640-002-02	26550 HAYWARD BLVD	CE Case:15-1914 RENTAL HOUSING SINGLE RE:26550 HAYWARD BLVD 081D-1640-002-02	$564.40
57-	336080	SAINI SAVINDER PAL & KAUR PARMINDER ETAL	081D-1640-002-02	26550 HAYWARD BLVD	CE Case:15-1914 RENTAL HOUSING SINGLE RE:26550 HAYWARD BLVD 081D-1640-002-02	$774.40
58-	336931	SINGH KAMAL & SUMAN L ETAL	455-0084-004-00	27731 LA PORTE AVE	CE Case:13-1531 RENTAL HOUSING SINGLE RE:27731 LA PORTE AVE 455-0084-004-00 CC:Owner Addr/Property Mgr	$798.24
59-	336275	SINGH KAMAL & SUMAN L ETAL	455-0084-004-00	27731 LA PORTE AVE	CE Case:13-1531 RENTAL HOUSING SINGLE RE:27731 LA PORTE AVE 455-0084-004-00 CC:2011 ROOSEVELT AVE	$1,178.02
60-	336577	TELLES ROBERT L JR & SUSAN C	416-0140-039-01	1724 D ST	CE Case:15-0174 RENTAL HOUSING MULTI RE:1724 D ST (2 UNITS) 416-0140-039-01 CC:1350 Treat Blvd Ste 400	$1,961.41
61-	337204	TELLES ROBERT L JR & SUSAN C	416-0140-039-01	1724 D ST	CE Case:15-0174 RENTAL HOUSING MULTI RE:1724 D ST (2 UNITS) 416-0140-039-01 CC:1350 Treat Blvd Ste 400	$1,974.55
62-	336932	TELLES ROBERT L JR & SUSAN C	416-0140-039-01	1724 D ST	CE Case:15-0174 RENTAL HOUSING MULTI RE:1724 D ST (2 UNITS) 416-0140-039-01 CC:1350 Treat Blvd Ste 400	$1,999.15
63-	336348	THOMAS RICHARD & BAIN DELBERT L & ELIZABETH M	444-0072-050-02	25675 DONALD AVE	CE Case:12-2301 RENTAL HOUSING MULTI RE:25675 DONALD AVE (4 UNITS) 444-0072-050-02	$311.35
64-	334982	THOMAS RICHARD & BAIN DELBERT L & ELIZABETH M	444-0072-050-02	25675 DONALD AVE	CE Case:12-2301 RENTAL HOUSING MULTI RE:25675 DONALD AVE (4 UNITS) 444-0072-050-02	$167.23
65-	336917	THOMAS RICHARD & BAIN DELBERT L & ELIZABETH M	444-0072-050-02	25675 DONALD AVE	CE Case:12-2301 RENTAL HOUSING MULTI RE:25675 DONALD AVE (4 UNITS) 444-0072-050-02 CC:PO Box 20630	$350.00
66-	337029	THOMAS RICHARD & BAIN DELBERT L & ELIZABETH M	444-0072-050-02	25675 DONALD AVE	CE Case:12-2301 RENTAL HOUSING MULTI RE:25675 DONALD AVE (4 UNITS) 444-0072-050-02 CC:PO Box 20630	$303.38
67-	334981	TRAN PAUL	416-0140-066-01	22616 7TH ST	CE Case:13-3982 RENTAL HOUSING MULTI RE:22620 7TH ST (3 UNITS) 416-0140-066-01 CC:1160 N Wilson Wy	$350.00
68-	337031	TRAN PAUL	416-0140-066-01	22616 7TH ST	CE Case:13-3982 RENTAL HOUSING MULTI RE:22620 7TH ST (3 UNITS) 416-0140-066-01 CC:1160 N Wilson Wy	$350.00

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
69-	334964	TRAN PAUL	416-0140-066-01	22616 7TH ST	CE Case:13-3982 RENTAL HOUSING MULTI RE:22620 7TH ST (3 UNITS) 416-0140-066-01	$350.00
70-	337192	VASQUEZ MARTINO	431-0052-068-00	24074 DOTSON CT	CE Case:17-0182 RENTAL HOUSING MULTI RE:24074 DOTSON CT 431-0052-068-00	$350.00
					TOTAL RENTAL HOUSING INSPECTION INVOICES:	**$92,677.71**
71-	52104	1526 HIGHLAND HOLDING LLC	445-0110-023-00	1526 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
72-	52119	29SC HAYWARD BERRY LP	444-0054-050-02	550 BERRY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$982.68
73-	52120	29SC HAYWARD EDEN LP	427-0016-026-00	1201 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$538.28
74-	52144	ABBUSHI DAVID & NABHI	444-0036-043-00	24836 ONEIL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
75-	52164	ACIA GEORGE F JR & FRANCES TRS	464-0001-062-00	27608 SEBASTIAN WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
76-	52167	ACOSTA ANTONIO H	428-0006-025-00	796 SUNSET BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
77-	52175	ADAMS RICHARD J & DIANALEE TRS & LAR..	443-0040-020-00	399 DOWNEN PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
78-	52182	ADHIKARI ROGER & SADHANA	078C-0440-020-00	29194 DIXON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
79-	57125	ADRE NOEL U & PERLA A	456-0023-101-00	2738 LEEWARD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
80-	52203	AGUPUSI CHIMEZIE D	442-0060-007-00	951 MALCOLM LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
81-	52231	ALBINO ELIZABETH & ROBERT ETAL	444-0039-107-01	24723 WHITMAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
82-	52234	ALCANTAR DAVID D & AREVALOS EMELY J	452-0064-100-00	354 HURLEY DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
83-	52242	ALEMAN CARLOS	427-0021-042-00	1259 TERRACE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
84-	52243	ALEMAN CARLOS E	464-0020-067-00	27661 HAVANA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
85-	52247	ALEXANDER REALTY LLC	427-0016-030-00	1245 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
86-	52261	ALKOBI SHAY	445-0170-017-13	1138 PALISADE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
87-	52283	ALLEN STEPHANIE L	427-0021-032-00	1223 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$49.88
88-	52294	ALRIASHI FAWAZ N	444-0024-018-00	494 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
89-	52302	ALVAREZ MARIA S	078G-2756-018-00	77 SCHUYLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
90-	52323	AMANOUEL WILLIAM B & LESMCHINER ZI..	425-0390-054-00	25676 UNIVERSITY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
91-	52335	AMIRI FARDIN TR & AMIRI FARDIN TR	085A-6431-084-00	230 CARRICK CIR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
92-	52339	AN AN & FENGBIN ETAL	442-0051-150-00	25192 COPA DEL ORO DR 107	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
93-	52391	ARANAS ALSANEL & TEISA M	431-0016-095-00	146 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
94-	52392	ARANAS TEISA M	431-0016-096-00	134 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
95-	52398	ARD CRISS E & CLAIRE V	445-0100-018-00	25351 MORSE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
96-	52403	ARFSTEN LARRY P & VICTORIA H	081D-1595-051-00	2221 PAPPAS PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
97-	52404	ARGUETA CECILIA	431-0080-064-00	23961 IDA LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
98-	52424	ASHOUR JAMIL	425-0390-036-00	25676 UNIVERSITY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
99-	52439	AULT GARY & EDIE ETAL	431-0028-006-00	321 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
100-	52453	AZIMI HOSSEIN T & KHONSARI NASSIM	442-0071-089-00	25930 KAY AVE 210	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
101-	52460	BACA DALE S & WILSON ELEANOR D ETAL	444-0024-080-00	425 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
102-	52469	BAI BO	431-0108-200-00	576 STALEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
103-	52477	BAKER CHARLES C & ANGELICA	083-0251-013-00	683 GISLER WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
104-	58216	BAKHTARI ZARMELAN & SINGH BIKRAMJIT	427-0041-020-00	22777 6TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
105-	52497	BANGERA SHWETHA	428-0077-081-00	691 ATHERTON PL 704	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
106-	52499	BANKS RUSSELL	442-0071-071-00	25930 KAY AVE 104	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
107-	52515	BARAJAS RICKEY G	427-0061-017-00	1662 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
108-	52516	BARAKZOY MOSTAFA G	465-0071-022-00	521 SPALDING ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
109-	52517	BARBALAT ALLA & ALEX ETAL	078C-0436-144-00	260 INDUSTRIAL PKWY 35	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
110-	52523	BARNICA MAYNOR & MAYNOR	445-0140-026-00	1001 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
111-	52524	BARRACK CHARLES	452-0052-024-00	27040 DUFFEL PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
112-	52528	BARRAZA NANCY A	444-0009-023-02	205 WINTON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
113-	52530	BARRERA MOISES & GRISELDA L ETAL	428-0026-024-00	22240 MAIN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
114-	52529	BARRERA OLGA TR	444-0042-050-00	24878 ARVILLA LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
115-	52533	BARRETO PEDRO L & RODEN CARMEN ETAL	441-0023-022-00	26306 ADRIAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
116-	52546	BASTO CARMINA A TR	432-0024-010-00	953 SUEIRRO ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
117-	52549	BATONGBACAL EDWIN R	431-0072-070-00	466 OCIE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
118-	52565	BAY AREA RE & DEVELOPMENT GROUP IN..	444-0048-121-00	24979 PLEASANT WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
119-	52572	BEDFORD DEBORAH A	445-0290-077-00	2438 SAINT HELENA DR 4	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
120-	52582	BENAVIDEZ ALEX & AMY	078G-2721-026-00	431 RIVERCREST LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
121-	52603	BESHARATPOUR JOHNNY J	427-0031-023-01	1344 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
122-	52612	BHAKHRI HARDEEP & ASHWANI K	078C-0416-042-00	28170 BEATRON WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
123-	52614	BHAKHRI SAI V	464-0020-038-00	27671 PENSACOLA WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
124-	52627	BI YINGWEN	463-0005-009-00	28299 SPARROW RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
125-	52640	BIRD SUSAN B GUARD OF MEREDITH & ALI..	415-0240-019-00	1248 A ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
126-	52642	BIRLA MANISH & KABRA HARSHITA TRS	426-0080-121-00	1775 PANDA WAY 224	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
127-	52650	BLAIR LORI & PHIL T	081D-1630-032-00	3244 GUILLERMO PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
128-	52653	BLANDFORDROCHA KATHLEEN D & ROCH..	078G-2744-019-00	31447 MEADOWBROOK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
129-	52665	BOATENG MAJOR K	415-0252-181-00	21100 GARY DR 109	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
130-	52673	BOLIBA KIM L TR & BOLIBA DALE ETAL	443-0055-062-00	24962 WILLIMET WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
131-	52679	BONDOC ROZEN C & ARTHUR J ETAL	431-0118-057-00	1337 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
132-	52680	BONETE JOSE A	455-0008-062-00	26318 PETERMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
133-	52684	BONO LOUIS B TR	432-0135-004-00	958 CASTLEWOOD WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
134-	52688	BORDA JUAN C & CORTES CLAUDIA A	428-0006-074-00	21660 MONTGOMERY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
135-	52698	BOSWELL LENA K & HUNT STEVEN C	444-0051-024-00	25033 MUIR ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
136-	52699	BOTELHO ANTONIO L	078G-2761-001-00	185 REVERE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
137-	52704	BOUSSON JUANITA	456-0037-021-00	2472 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
138-	52710	BOYD ELSIE E TR	455-0056-054-00	27524 LA PORTE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
139-	52711	BOYD ELSIE E TR	432-0064-025-00	937 LONGWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
140-	52712	BOYD ELSIE E TR	444-0051-128-04	25186 MUIR ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$160.54
141-	52709	BOYD HANSON Z	455-0026-011-03	2123 ALDENGATE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
142-	52713	BOYKINS SHERYL L	442-0051-119-00	25000 COPA DEL ORO DR 204	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
143-	52719	BRAGG ELLEN E & DAVID M	427-0061-062-00	22764 6TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
144-	52742	BRIBIESCA ILIANA	444-0039-051-00	24672 THOMAS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
145-	52743	BRISENO TOMAS G JR & GREGORIO E	452-0084-102-00	28457 E 13TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
146-	52761	BROWNWADE DIANE J TR	456-0038-024-00	2593 ARF AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
147-	52763	BRUNER ALBERT JR & ARETHA	445-0230-062-00	25798 BEL AIRE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
148-	52766	BRYANT CAROLYN L & ALIRES KERRY P TRS	452-0036-035-02	26683 LUVENA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
149-	52771	BUENROSTRO SERVANDO & PAULA & JUL..	444-0024-085-00	475 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
150-	52772	BUENROSTRO SERVANDO Z & PAULA	431-0008-027-00	393 SMALLEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
151-	52777	BUGAY RENATO & SUSAN	442-0005-038-02	24064 WRIGHT DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
152-	52796	BURCHFIELD KAREN L	078G-2746-009-00	31543 CARROLL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
153-	52802	BUSHEY RAGHNI	456-0048-015-00	BAUMBERG AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
154-	52816	CABRAL MARY TR	428-0036-021-00	22156 PERALTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
155-	52819	CABRERA ROMULO JR	442-0071-153-00	1280 STANHOPE LN 237	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
156-	52826	CAI JIM J	427-0026-030-00	1273 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
157-	55871	CAI LINGXIAO	431-0118-238-00	1327 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
158-	52838	CAI ZHIFENG & FENG LEI	452-0052-046-00	27246 DUNBAR PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
159-	52847	CALILONG FERMINA & KNIGHT KMEL I	443-0085-028-00	99 AUSTIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
160-	52848	CALINGO LIEZL & TOMAS ANDY	078G-2653-036-00	30272 BROOKFIELD RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
161-	52854	CAMACHO ALEXANDER V & ELEANOR P TR..	454-0050-061-00	1378 INGLEWOOD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
162-	52857	CAMBA CHRISTOPHER & HUANG CHIACHI..	461-0100-012-00	29073 EDEN SHORES DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
163-	52859	CAMP DARYL F & JANEE C TRS	442-0051-078-00	25073 COPA DEL ORO DR 101	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
164-	52877	CAO KAI & CHU YUNXLAN TRS	431-0118-070-00	1291 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
165-	52885	CAPUCION EDWARDJOHN & LISHA S	081D-2081-065-00	3379 DAISY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
166-	52886	CARANDANG MELISSA Y	445-0100-060-00	25340 MORSE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
167-	52892	CARDENAS RONALD R	081D-1650-018-00	2858 TRIBUNE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
168-	52895	CARDOZE MICHAEL D TR	444-0066-007-00	363 BERRY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
169-	52909	CARRIEL JOSE & GABRIELA	444-0072-064-00	25684 FRANKLIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
170-	52919	CASTANO FERNANDO & HAZIEL ETAL	441-0097-032-00	1117 BUCHANAN WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
171-	52933	CASTRO BAUDELIO & ERASMO SR ETAL	452-0085-025-00	278 JACARANDA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
172-	52936	CASTRO REGINA M	452-0085-029-00	26569 VOLTAIRE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
173-	52931	CASTRO ROMEO J & REGINA M	452-0085-045-00	237 JACARANDA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
174-	52942	CAWIT LEONARDO	431-0052-031-02	562 MEEK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
175-	52943	CAWIT LEONARDO E & BIRDIE ETAL	431-0040-039-00	22838 ALICE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
176-	52946	CEDAR JOSHUA C & ALVART S TRS	085A-6423-019-00	28827 BAY HEIGHTS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
177-	52951	CEREMELLO MICHAEL J JR	427-0006-039-00	22863 2ND ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$227.20
178-	52957	CHACON SAUL	078G-2766-007-00	32055 KENNET ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
179-	52983	CHAN KA M	456-0039-083-00	27380 MARIGOLD CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
180-	52989	CHAN SIU M & CHI Y	453-0065-022-14	353 HARRIS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
181-	52991	CHAND PRAVIN & AVINESH A	444-0075-061-00	25750 DONALD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
182-	52992	CHAND SURAS	427-0061-037-00	22669 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
183-	52995	CHANDLER RAYMOND B TR	427-0021-034-00	1241 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
184-	53000	CHANDRA JAGDISH & PREM	461-0103-015-00	2841 SEADRIFT CIR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
185-	53001	CHANDRA RAVINESH & JOTISHNA	431-0048-061-02	618 MEEK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
186-	55133	CHASE BANK USA N A	453-0065-045-00	27418 SUSAN PL 2	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
187-	53042	CHAVEZ LUIS E & ROSA V	455-0012-016-00	26660 CHIPLAY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
188-	53051	CHEE JASON M & HSU TRACY H	454-0065-118-00	27190 GADING RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
189-	53080	CHEN CHENG C	445-0220-104-00	25666 SPRING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
190-	53096	CHEN MEI H	081D-1902-026-00	27895 ADOBE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
191-	53100	CHEN TIFFANY	442-0045-082-00	824 RESOTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
192-	53105	CHEN WENJUAN	431-0004-026-00	512 SMALLEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
193-	53107	CHEN XIAOYAN	445-0140-011-00	24487 MARGARET DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
194-	53114	CHENG RUI	431-0107-032-00	800 OLD OAK LN 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
195-	53134	CHESKIEWICZ TERESA HEIRS OF EST	431-0076-025-00	438 ELMWOOD LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
196-	53159	CHEUNG HOEY W	078G-2732-031-00	31011 EVERETT CT 11	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
197-	53172	CHHABRA MANINDER & CIPA	442-0071-308-00	1234 STANHOPE LN 163	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
198-	53173	CHHADDVA HANSA V & GOGRI MAHESH	428-0066-022-00	22642 MISSION BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
199-	53198	CHIN ANPIN & CHUEH LIJIN	428-0083-033-00	611 ARTISTIC PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$52.47
200-	53194	CHIN DENNIS F	415-0190-096-00	22012 SEVILLA RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
201-	53195	CHIN HERMAN W	444-0024-086-00	485 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
202-	53207	CHINAR ASSOCIATES LLC	455-0020-072-00	26754 CONTESSA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
203-	53208	CHINCHILLA DANIEL JR	455-0084-086-00	27746 LA PORTE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
204-	53213	CHINN DARRYL W TR	081D-2088-028-00	28055 FALLBROOK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
205-	53230	CHOCHA ANTONIO O & MARY F	432-0040-007-00	630 TEHAMA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
206-	53231	CHOCHA ANTONIO O & MARY F	453-0060-005-16	592 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
207-	53232	CHOCHA ANTONIO O & MARY F	453-0060-005-18	616 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
208-	53233	CHOCHA ANTONIO O & MARY F	453-0060-005-19	618 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
209-	53234	CHOCHA ANTONIO O & MARY F	453-0060-005-20	620 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
210-	53268	CHOY WAI Y & CHENG CHONG N	455-0020-103-00	26700 WAUCHULA WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
211-	53284	CHU THOMAS W & JACK W	445-0100-026-00	1762 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
212-	53294	CHUAN LINDA	453-0025-014-00	26540 CHISHOLM CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
213-	53319	CLARK BERNICE M TR	453-0005-073-00	25873 HUNTWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$182.76
214-	53321	CLARK L P	453-0040-086-00	643 FOSTER CT 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
215-	53318	CLARK WILLIAM M & MASINGALE GAYLE	455-0020-045-03	2117 SLEEPY HOLLOW AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
216-	53323	CLARKSON RAYMOND E & BERNICE V TRS	428-0026-013-02	1018 MCKEEVER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
217-	53337	COCROFT ANGELA	443-0050-110-00	24685 DIAMOND RIDGE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
218-	53342	COLEMAN NIMFA Y TR	442-0036-008-00	1159 CITRON WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
219-	53375	CONTRERAS JOSE L & MARIA G TRS	432-0072-004-02	1705 W WINTON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
220-	53376	CONTRERAS JOSE L & MARIA G TRS	432-0072-005-00	1743 W WINTON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
221-	53400	CORONADO RODIMIRO M & ADELA G	444-0051-142-00	329 FIG TREE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
222-	53405	CORRALES ERIC A & JOWANDA	428-0041-079-00	697 SUNSET BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
223-	53413	COSTA ALBINO R & DACOSTA VASCO A	454-0065-054-00	27257 GADING RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
224-	53414	COSTA SANDRA L	078G-2941-018-00	643 TINA WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
225-	53430	CRAIG DOUGLAS A 7 ISABEL	444-0072-013-00	25577 FRANKLIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
226-	53454	CUESTA MARIO & CHAVEZ ANA M	431-0080-210-00	23377 IDA LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
227-	53455	CUEVAS TERESITA F	464-0055-137-00	918 W TENNYSON RD 108	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
228-	53509	DANIELS DWIGHT	078C-0434-006-04	249 VALLE VISTA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
229-	53528	DAVIS CYNTHIA L TR	083-0221-056-00	30431 VANDERBILT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
230-	53524	DAVIS JEFFREY L & EVELIA TRS	081D-1904-078-00	27997 EL PORTAL DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
231-	53530	DAVIS MICHAEL N	428-0041-046-00	561 SIMON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
232-	53526	DAVIS TERRI A	454-0055-111-00	1301 MCBRIDE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
233-	53560	DEGUZMAN DANTE B & JANE	464-0080-033-01	29089 RUUS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
234-	53562	DEGUZMAN DANTE B & JANE C	452-0087-031-00	530 COTTAGE PARK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
235-	53591	DELSIE JANET M & ARMISTEAD ELAINE E..	456-0008-051-00	26729 BAHAMA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
236-	53594	DELUZ JAMES V & MARIA D	445-0220-124-00	1043 DEVON DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
237-	53595	DEMIGUEL FRANK A & GRACE E	428-0051-087-00	722 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$404.96
238-	53601	DENG XIAOHU & CHANG JING	464-0005-048-00	27737 PENSACOLA WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
239-	53608	DENIS JOHN H & ANNA M	078G-2728-011-00	31024 OAKHILL WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
240-	53611	DEOL JASPAL S & CHEEMA DILPREET K	454-0055-095-00	1232 HENDERSON LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
241-	53623	DEUTSCHE BANK NATIONAL TRUST CO TR	415-0252-251-00	21109 GARY DR 120	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
242-	53624	DEUTSCHE BANK TRUST CO AMERICAS TR	456-0036-087-00	2459 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
243-	53626	DEVENO SHIRLEY A	443-0050-073-00	46 TRESTLE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
244-	53627	DEVI RENUKA & PRASAD ASHOK	465-0040-066-00	276 MEDITERRANEAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
245-	53629	DEVLIN STEVEN M & ELIZABETH A	083-0220-049-00	30127 AUDUBON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
246-	53632	DHA ONKAR & DOSANJH NARINDER	431-0052-067-00	320 WINTON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
247-	53638	DHILLON JASBIR TR & KAUR AMARDEEP	464-0005-041-00	27750 SEMINOLE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
248-	53645	DHIR SIDHANT	442-0071-265-00	26088 KAY AVE 318	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
249-	53648	DIAMOND REAL ESTATE	455-0084-062-00	27829 ORLANDO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
250-	53675	DILLARD RAY & SYBIL	431-0072-063-00	23655 FULLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
251-	53676	DILLARD RAY & SYBIL	431-0072-064-00	23665 FULLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
252-	53677	DILLARD RAY & SYBIL	455-0020-046-03	2113 SLEEPY HOLLOW AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
253-	53680	DIMAANO CARMELITA C	464-0020-099-00	27683 POMPANO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
254-	53697	DIREGOLO JEROLD TR	425-0310-029-00	3723 OAKES DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
255-	53706	DIXIT SANJEEV & SOWJANYA	083-0471-019-00	699 DARTMOOR LN 268	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
256-	53800	DURAN GUILLERMO SR ETA;	465-0045-060-00	301 MEDITERRANEAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
257-	53801	DURAZO ARTHUR V & REBECCA M TRS	452-0076-049-00	27924 INGRAM PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
258-	53813	EASTSIDE DEVELOPMENT COMPANY LLC	078C-0435-004-02	29529 DIXON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
259-	53827	EDMONSON KARL K	444-0036-010-00	24679 ONEIL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
260-	53840	ELDRIDGE LORI J	445-0060-053-00	1462 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
261-	53844	ELENES JULIETA L TR	431-0008-086-00	471 LAUREL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$182.76
262-	53847	ELENES JULIETA TR	455-0016-105-00	26748 PETERMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
263-	53855	ELLIS LEONORA P	083-0220-046-00	613 CHEVY CHASE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
264-	53881	ERTOZ LEVENT & GWENN TRS	432-0028-150-00	21812 THELMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
265-	53882	ERTOZ LEVENT & GWENN TRS	432-0028-151-00	21800 THELMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
266-	53883	ERTOZ LEVENT & GWENN TRS	432-0028-152-00	21788 THELMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
267-	53884	ERVIN NEOGA U	456-0037-078-00	27746 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
268-	53893	ESPINOZA FRANCISCO G	416-0170-033-00	22808 UPLAND WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
269-	53895	ESPINOZA OSCAR F SR	445-0240-074-00	1024 SPRING CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
270-	53892	ESPINOZA VICTOR	456-0036-079-00	2447 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
271-	53902	ESTRADA JANCSIWIL H & SHARON R ETAL	464-0030-033-00	27985 TAMPA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
272-	54193	FAN XIAO Q & GAO DONG W	428-0082-075-00	22650 TOWN DR 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
273-	53942	FARR HASSAN	445-0150-024-00	24555 MARGARET DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
274-	53951	FAZLI WAHIDULLAH	456-0099-055-00	28597 ANCHORAGE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
275-	53953	FEDERAL NATIONAL MORTGAGE ASSOCIA..	455-0076-017-00	27731 CORONADO WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
276-	53962	FENG YUEZHONG & WU XHEHUA	464-0085-006-02	1108 FOLSOM AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
277-	53971	FERNANDES M L TR	428-0066-006-00	939 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
278-	53985	FERREIRA NICANDRA ETAL	453-0060-036-02	27410 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
279-	53989	FIANDOR MICHAEL & THERESA TRS	444-0075-034-00	472 CUSTER RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
280-	58641	FIELDS KIM	431-0052-030-00	568 MEEK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
281-	53999	FIGUEROA SONIA E & WILMER J	464-0122-109-00	1511 WELFORD CIR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
282-	55750	FLAMENCO LEYLI M	452-0076-065-00	28026 WHITMAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
283-	54024	FLORES ALBERTINA	452-0084-060-00	28203 E 13TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
284-	54025	FLORES DAVID	431-0028-030-00	340 LION ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
285-	54031	FLORES GREGORIO G & CARBAJAL ELODIA F	454-0015-062-00	477 BLUE BONNET PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
286-	54026	FLORES JULIA & LORETA ETAL	456-0026-047-00	27511 BAHAMA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
287-	54075	FORE KINGS LLC	445-0120-035-21	1332 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
288-	54078	FORSYTH TIMOTHY & CLARK SANDRA A	416-0110-067-00	1928 WINGATE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
289-	54079	FORTE FRANK & MCNEAL GAYNELL	416-0150-020-00	22770 TEMPLETON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
290-	54088	FOUST CECILIA & FOUST CECILIA TR	083-0251-099-00	596 GARIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
291-	54129	FUMANOV YURY	427-0051-057-00	1510 E ST 21	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
292-	54144	FURMANOV YURY	427-0051-059-00	1510 E ST 23	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
293-	54145	FURMANOV YURY	445-0040-013-00	1164 TIEGEN DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
294-	54157	GAHAGAN GREGORY G	452-0084-030-01	28376 E 10TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
295-	54159	GALANT JED TR	443-0040-051-00	24762 SANTA CLARA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
296-	54172	GALVAN JUAN P	454-0055-046-00	26528 HICKORY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
297-	54180	GAMEZ JAY F & DEGRACIAGAMEZ MILDRE..	432-0052-068-00	657 QUINCY WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
298-	54192	GAO YU T & PENG XUE Z	444-0051-087-00	25180 SOTO RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
299-	57546	GARCIA MARCELINA I & ROSARIO ETAL	453-0065-001-05	354 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
300-	54227	GARCIA REYNALDO	431-0092-046-03	22544 FULLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
301-	54228	GARCIA REYNALDO & ACELIA	431-0076-005-00	22795 FULLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
302-	54232	GARCIA ROBERT A	454-0030-067-00	26409 CASCADE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
303-	54240	GARRETT DAVID L	078C-0451-084-00	29627 DESERT OAK CT 24	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
304-	54245	GAUBA DINESH & DOBEE SHEILA	453-0050-134-00	27162 TAMPA AVE 76	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
305-	54246	GAUDIOSO EMMANUEL & ARLENE	456-0037-124-00	27703 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
306-	54252	GBGEH L P	444-0060-003-02	661 BERRY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$65.60
307-	54256	GEHRKENEUMANN BERND & FREDERIKA T..	453-0035-006-00	26981 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$160.54
308-	54257	GEHRKENEUMANN BERND & FREDERIKA T..	453-0035-007-00	26989 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$160.54
309-	54264	GHAVAMI BEHNAZ & MOGHADAM SEYED R	445-0100-090-05	25464 MODOC CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
310-	54267	GHUMMAN GURCHARAN K	445-0230-008-00	25827 BEL AIRE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
311-	54268	GHUMMAN TEJPAUL & GHUMMAN TEJPA..	464-0080-044-01	976 FOLSOM AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
312-	54285	GILVIN NANCY & MCGARY JEFFREY	081D-1901-090-00	27781 PLEASANT HILL CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
313-	54293	GLAD TIDINGS COMMUNITY DEVELOPMEN..	453-0080-008-02	943 W TENNYSON RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
314-	54300	GMAC MORTGAGE LLC	431-0004-036-00	515 SMALLEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
315-	54315	GOMEZ ALBARO & LETICIA	454-0065-077-00	1305 SHERIDAN LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
316-	54344	GONZALEZ EFRAIN	427-0031-018-00	1384 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
317-	54346	GONZALEZ ERNESTO A & DORA ETAL	464-0050-005-00	27797 DICKENS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
318-	54336	GONZALEZ IVY A	452-0064-023-00	27490 MITCHELL PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
319-	54400	GP STONE II LP	453-0090-064-00	27701 ANDREA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
320-	54401	GP STONE II LP	456-0100-030-00	28630 BAY PORT CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
321-	54403	GRAHAM TRISHA A & CRAIG RONALD J	455-0004-097-00	1349 HOMESTEAD LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
322-	54435	GRIEVE CHARLES H	444-0069-054-02	94 LUND AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$1,116.00
323-	54466	GUESS BRENDA L	415-0250-089-00	22139 CASTILLE LN 54	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
324-	54475	GUNTURI MADHU B	443-0050-042-00	24584 DIAMOND RIDGE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
325-	54489	GUPTA SACHIN	456-0099-065-00	28557 ANCHORAGE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
326-	54502	GUTIERREZ NUBIA A	464-0015-073-00	27911 POMPANO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
327-	54521	HA DAN T	427-0031-047-00	1376 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
328-	54537	HAGGERTY MARTIN P HEIRS OF EST	455-0004-071-00	25915 PETERMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
329-	54540	HAIDAIRI GRANA	083-0472-003-00	675 NEWBURY LN 243	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
330-	54539	HAIDARI GRANA	083-0465-019-00	29599 VANDERBILT ST 104	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
331-	54542	HAIDER MOHAMMAD J	453-0040-009-04	478 SCHAFER RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
332-	54546	HALTER TIMOTHY A & POLITO CHRISTINA..	416-0150-071-00	1818 CEDAR ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
333-	54550	HAMZA ANNISAA TR	416-0150-076-00	22612 LINDEN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
334-	54555	HAN MYINT	442-0075-021-00	25901 CALAROGA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
335-	54556	HAN SI S	415-0252-417-00	21314 GARY DR 206	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
336-	54558	HAN XIAOWEI & YING	428-0077-063-00	672 ATHERTON PL 507	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
337-	54591	HARRIS ANTHONY R & TRACY H	445-0070-017-00	24813 CANYON VIEW CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
338-	54599	HARTER BRIAN & YALLI MATILDE A	432-0064-162-00	22804 CORKWOOD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
339-	54606	HASSAN SHAHIDA P	441-0097-070-00	24453 CALAVERAS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
340-	54614	HAYWARD HILL PROPERTY LLC	425-0490-138-00	4400 QUICKSILVER CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
341-	54615	HAYWARD LUSTIG LP	465-0025-002-00	28222 LUSTIG CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$538.28
342-	54618	HAYWARD VILLA	453-0075-001-04	27300 CREEK RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$738.26
343-	54619	HAYWARD VILLA	453-0075-004-06	27463 CREEK RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$1,004.90
344-	54636	HENRICHSEN RICHARD L & LIBERTY T	452-0036-076-00	656 COLETTE PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
345-	54640	HENRY RONALD L & DEBORAH L	432-0064-023-00	921 LONGWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
346-	54648	HERNANDEZ 2007 TRUST	453-0040-020-13	485 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
347-	54649	HERNANDEZ ARTURO	416-0150-086-00	1846 CEDAR ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
348-	54659	HERNANDEZ AURORA & JAIME	427-0046-004-00	1439 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
349-	54671	HERNANDEZ THOMAS A	444-0039-098-00	24670 JOYCE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
350-	54677	HERRERA ELBA & RUDOLPH	425-0400-083-00	2168 BRANDYWINE PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
351-	54695	HIROTA HIROKO TR - BYPASS TRUST	443-0050-050-00	23 TRESTLE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
352-	54697	HJULSTROM WALTER D	456-0037-127-00	27715 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
353-	54725	HODTWALKER ANNETTE L	078C-0438-058-00	29300 DIXON ST 113	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
354-	54736	HOLLAND SHIRLEY A & SHIRLEY	456-0026-008-00	27432 PORTSMOUTH AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
355-	54751	HOME SOHO LLC	444-0045-026-00	24770 SOTO RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
356-	54780	HOWELL DEREK & CECIL M ETAL	453-0085-078-00	27779 VASONA CT 25	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
357-	54782	HSBC BANK USA TR	461-0101-052-00	29080 EDEN SHORES DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
358-	54783	HSIA JAY	431-0108-080-00	1278 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
359-	54810	HU ZHE W	456-0037-139-00	27605 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
360-	54812	HUA XIAOXI	453-0090-007-01	418 HARRIS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
361-	54828	HUANG ZHI B	456-0039-124-00	27429 LEMON TREE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
362-	54845	HUDSON EUGENIA C TR	454-0030-045-00	26568 FLAMINGO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
363-	54847	HUEN JESSIE KUN LEE & WU WENDY JIAYIN	431-0036-045-00	22703 SOUZA CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
364-	54903	HUYNH STACY H TR & LY DUY P	444-0048-114-00	24989 PLUM TREE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
365-	54904	HUYNH TANH & HUNG ETAL	463-0004-021-00	1728 EUGENIA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
366-	54914	HUYNH THU Q & TRAN NGOC B TRS	454-0025-125-16	26447 GADING RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
367-	55050	IBARRA JESUS	454-0020-042-00	25964 UNDERWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
368-	54925	IBRAHIM ASSAD	441-0074-039-00	1990 LAGUNA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
369-	54938	IGLESIA NI CHRISTO	456-0023-103-00	2718 LEEWARD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
370-	54937	IGLESIA NI CRISTO	456-0008-063-00	26670 JAMAICA LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
371-	54939	IGLESIA NI CRISTO	455-0012-024-00	26640 WAUCHULA WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
372-	54950	INGUANZO JULIO & VIOLA	452-0068-071-00	27779 E 11TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
373-	54957	IQBAL & ASSOCIATES LLC	444-0048-056-02	25157 SOTO RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
374-	54963	IRBY HIROSHIM	081D-1905-003-00	3427 PINEWOOD DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
375-	54964	IRVIN GLENESTER	415-0252-365-00	21228 GARY DR 211	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
376-	54974	IVANOVIC SLAVOIJUB & SVETLANA	456-0042-049-00	2536 TAHOE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
377-	54975	IYER RAM H & NEHA S	442-0071-188-00	25850 KAY AVE 224	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
378-	54976	IYER RAM H & NEHA S	442-0071-144-00	1280 STANHOPE LN 140	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
379-	54983	JABBAR AMIN HEIRS OF EST	083-0462-021-00	1137 SILVER MAPLE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
380-	54989	JACKSON DAVID A JR	456-0026-087-00	27488 BAHAMA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
381-	54992	JACKSON LATRAIL T	456-0037-023-00	2464 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
382-	55020	JARAK MARIO	078G-2697-004-00	340 SAINT ANDREWS ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
383-	55053	JEUNG ERNEST K & BERNICE M ETAL	416-0150-018-00	22762 TEMPLETON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
384-	55101	JOHNSON DERRICK T	442-0071-123-00	25938 KAY AVE 220	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
385-	55102	JOHNSON ELLIS L SR & LOIS S TRS	417-0060-025-00	2558 HERMOSA TER	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
386-	55098	JOHNSON KARL C & MARIA E	454-0050-053-00	1363 INGLEWOOD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
387-	55111	JONES DOUGLAS L & MARVLE A	441-0014-042-00	24711 STONE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
388-	55127	JOSEPH AND HOPKINS LLC	432-0032-023-02	22429 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
389-	55128	JOSEPHINE LUM LODGE LP	456-0035-010-36	2747 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$3,338.00
390-	55131	JOZWIAKOWSKI REBECCA L	442-0071-261-00	26088 KAY AVE 314	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
391-	55132	JPMORGAN CHASE BANK	444-0057-082-00	25132 ANGELINA LN 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
392-	55134	JRF MANAGEMENT SERVICES LLC	455-0064-049-00	27650 LA PORTE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
393-	55163	KALAFIAN BUD & ARMINEH TRS	452-0008-024-00	109 NEWTON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
394-	55177	KANG MARK Z & TIAN LISA L	455-0076-064-00	27859 DECATUR WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
395-	55204	KAUR HARMANJIT	465-0060-015-06	740 FOLSOM AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
396-	55213	KAWAKAMI ELAINE F	454-0065-042-00	1378 THAIS LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
397-	55239	KELSEY MARY	445-0060-021-00	1479 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
398-	55277	KHAN MOHAMMED H	453-0035-026-00	725 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
399-	55286	KHAN REBECCA	465-0040-080-00	137 BOARDWALK WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
400-	59076	KHAN WAQAR	428-0031-014-00	22195 PROSPECT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
401-	55279	KHAN ZULQARNAIN	432-0028-144-00	21825 THELMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
402-	55280	KHAN ZULQARNAIN	432-0036-034-00	22192 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$271.64
403-	55289	KHAN ZULQARNAIN	453-0095-007-06	27673 LEIDIG CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$316.08
404-	55292	KHANNA RISHI	453-0070-062-00	27505 TAMPA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
405-	55299	KHORAMI REZA & NEZHAD FATEMEH H	431-0080-096-00	23357 JORGENSEN LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
406-	55319	KING DWIGHT A & JAMES B JR & KINGWA..	444-0036-056-00	24620 ONEIL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
407-	55336	KLIMEK DANIELLE & RAYMOND ETAL	444-0024-017-00	506 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
408-	55349	KOEL CHERYL A TR	455-0072-011-00	2364 MARIPOSA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
409-	55352	KOHLER LAWRENCE D & LIEDBERG R J & H..	455-0084-024-00	1875 FLORIDA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
410-	55371	KOR INC	427-0041-046-10	1441 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
411-	55372	KOR INC	445-0160-004-00	1194 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
412-	55376	KOROLUK VIVIAN	432-0068-012-00	951 LUCIA CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
413-	55388	KOZACZUK PETER & LILIAN R	456-0011-004-00	2397 TALLAHASSEE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
414-	55391	KRALJ CHRISTINE & JAKO	083-0221-055-00	30415 VANDERBILT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
415-	55412	KUGLER CLAUDIA	081D-1904-005-00	3536 LA MESA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
416-	55438	KUMAR NAVIN & SHAMMI	078G-2779-011-00	168 OSWOSSO PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
417-	55439	KUMAR RAKESH	452-0068-064-02	27740 E 11TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
418-	55428	KUMAR SUNDEEP & GINA ETAL	428-0041-017-00	22133 PERALTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
419-	55452	KUPERUS DELORES G TR	078G-2768-016-00	353 CORNELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
420-	55477	LAFOND RUTHANN	428-0041-092-00	512 SIMON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
421-	55478	LAGOMARSINO NORMA J TR & EUGENE J	432-0028-007-00	21961 VICTORY DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
422-	55486	LAI HOK C	417-0040-037-02	22729 BAYVIEW AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
423-	55487	LAI HOK C	431-0028-004-00	22738 FILBERT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
424-	55488	LAI HOK M	453-0045-035-00	27133 BELVEDERE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
425-	55481	LAI HOK M & WONG LEI	427-0061-039-00	22685 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
426-	55508	LALOMIO LURA L	415-0252-140-00	21062 GARY DR 206	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
427-	55519	LAM ANDY C & ZHAO FRANCES F	455-0024-022-00	1941 BOCA RATON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
428-	55532	LAMAS ARMANDO	416-0150-088-00	22636 MADRONE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
429-	55536	LANDAVERDE WILFREDO & LISSETTE	453-0040-044-00	402 RANKER PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
430-	55540	LAREZ JESUS P & ROBIN	432-0048-075-00	23262 LILLA RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
431-	55553	LASHER JOHN T & PANLILIO JENIFER B	078G-2930-012-00	32136 TREVOR AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
432-	55617	LEE DONG W	445-0220-063-00	960 TORRANO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
433-	55624	LEE KYUNG	416-0160-014-00	2141 KELLY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
434-	55654	LEE LAI M	078G-2729-008-00	31080 HERSHEY WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
435-	55662	LEE MICHELLE & MICHELLE	431-0104-026-00	661 CHASE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
436-	55626	LEE MONICA	415-0250-011-04	22036 ROCKFORD RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
437-	55675	LEE RYAN J	432-0028-131-00	797 MEMORIAL WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
438-	55695	LEMOS DONALD JR TR	428-0041-014-00	721 SUNSET BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
439-	55719	LEPORE DAVID F	442-0071-254-00	26088 KAY AVE 307	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
440-	55753	LGN INVESTMENTS LLC	453-0045-001-08	26910 MANON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$160.54
441-	55761	LI JIE	456-0039-053-00	27319 MARIGOLD CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
442-	55767	LI ZHEN & YE WEIJIE	431-0108-266-00	1214 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
443-	55792	LI ZHICHONG	425-0290-021-02	3885 OAKES DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
444-	55796	LIANG PEI T	078C-0438-070-00	325 VALLE VISTA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
445-	55807	LIAO DANIEL & DARREN	452-0085-099-00	285 STANISLAUS WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
446-	55817	LIEN THANH T	428-0041-015-01	22123 PERALTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
447-	55822	LIM MICHELLE V & GONG JASPER M	427-0051-071-00	1510 E ST 35	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
448-	55846	LIN ALEXANDER J	445-0070-064-00	1889 CHANTILLY LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
449-	55847	LIN ALEXANDER J	078C-0440-019-00	29192 DIXON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
450-	55840	LIN MICHAEL H & YIN HSIULAN ETAL	083-0464-023-00	29949 BELLO VIEW PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
451-	55863	LIN YUPING	456-0039-043-00	2674 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
452-	55864	LINCICOME MICHAEL T	456-0037-204-00	2469 ARF AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
453-	55865	LINCOLN TRUST CO	464-0005-090-00	27820 LANAI CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
454-	55872	LINTON RICKY L EST OF	427-0036-078-00	22553 5TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
455-	55917	LIU XIANG & HU CHRISTOPHER	464-0055-094-00	27937 THORNTON CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
456-	55927	LLEWIRA LLC	445-0170-020-02	1187 OVERLOOK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
457-	55937	LOA PROPERTIES INC	427-0021-049-00	1255 TERRACE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
458-	55991	LOUISRUBIN DELMA	431-0103-043-00	627 ARCADIA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
459-	56027	LUCERO IGNACIO & ALICIA	081D-1665-056-00	26937 PARKSIDE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
460-	56034	LUGO ROBERTSON & ROSADO ANNETTE L	464-0001-057-00	27668 SEBASTIAN WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
461-	56035	LUGO ROBERTSON & ROSADO ANNETTE L	453-0060-031-02	615 HARRIS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
462-	56036	LUGO ROBERTSON & ROSADO ANNETTE L	453-0060-031-03	611 HARRIS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
463-	56082	LWIN AYE	441-0071-032-00	25347 IRONWOOD CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
464-	56083	LY HUE T & LAM VINH	442-0005-051-00	929 NEIL WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
465-	56094	LYHNE JACOB & DUNFIELD JULIE A ETAL	456-0038-027-00	2605 ARF AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
466-	56129	MACIEL CARL & AIDA	427-0056-002-00	1627 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$338.30
467-	56131	MACY PAUL A TR	453-0090-113-00	27746 ANDREA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
468-	56152	MAGNO ROBERT & MARION	416-0140-083-00	1732 SUMNER PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
469-	56177	MALDONADO BENJAMIN	431-0092-050-02	22464 FULLER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
470-	56174	MALDONADO FRANCISCO & CIRA	078C-0411-015-00	28766 COLE PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
471-	56196	MALKOVA NATALIA & MALKOV SERGHEI	085A-6430-104-00	290 CARRICK CIR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
472-	56202	MANAGAD CHOLLY J	443-0090-062-00	173 SOUTHWICK DR 43	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
473-	56207	MANDEVILLE HOLDINGS LLC	085A-6431-020-00	187 ARUNDEL PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
474-	56214	MANIX PHIL A & ELIZABETH A TRS	453-0020-069-08	485 SCHAFER RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
475-	56217	MANSKER STEVEN	452-0086-013-00	237 GOLD TREE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
476-	56230	MAR ANTONIO JR & MARIA C	427-0026-029-00	1263 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
477-	56239	MARCELLI EDWIN	463-0006-055-00	28289 HESSE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
478-	56240	MARCELLI EDWIN	463-0004-070-00	1723 TULIP AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
479-	56264	MARINO SALVATORE J TR	428-0056-065-00	22564 MISSION BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
480-	56275	MARQUEZ ANASTACIO	083-0220-080-00	662 AUDUBON CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
481-	56273	MARQUEZ ANASTACIO A & JOSEPH M ETAL	431-0008-011-00	22311 FLAGG ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
482-	56271	MARQUEZ ANASTACIO A & JOSEPH M ETAL	453-0045-031-07	26932 MANON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
483-	56270	MARQUEZ ROBERT M TR & MARQUEZ ROS..	078G-2962-025-00	524 EVANGELINE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
484-	56272	MARQUEZ ROSE TR & MARQUEZ MARY T T..	432-0032-020-02	22357 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
485-	56274	MARQUEZ ROSE TR ETAL	078G-2925-002-00	31912 CHICOINE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
486-	56328	MATIONG EDGARDO & ALETA	461-0045-021-00	3180 ARDEN RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
487-	56542	MAYAR MOHAMMAD W	445-0120-004-00	1240 TIEGEN DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
488-	56355	MCCLENDON AILEEN TR ETAL	427-0056-010-00	22877 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
489-	56364	MCENTIRE ROBERT L & WREATHA A TRS	432-0040-039-00	22642 NEVADA RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
490-	56365	MCENTIRE ROBERT L & WREATHA A TRS	081D-1635-017-00	27347 PARKSIDE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
491-	56368	MCGUIRE TERESA M TR	452-0012-108-00	283 NEWTON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
492-	56393	MEDINA ALEX & MONIQUE	454-0015-074-00	26112 EVERGREEN DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
493-	56399	MEGALLAA MINA & WASFY NADIA	428-0036-009-00	22137 MONTGOMERY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
494-	56414	MENDES A M & GONSALVES E M & LOPES..	432-0044-060-00	22420 THELMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
495-	56445	MERWIN ARDIS D TR	445-0110-022-00	1516 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
496-	56458	MI HAI P	431-0028-031-00	334 LION ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
497-	56462	MICHEL MANUEL Q HEIRS OF EST	444-0024-052-00	24383 SILVA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
498-	56502	MILES TEGRE	431-0036-093-00	22857 ALICE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
499-	56503	MILES TEGRE	445-0130-020-00	24543 MARIE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
500-	56509	MILLER JOAN L	443-0035-102-00	24814 BROADMORE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
501-	56514	MILLS PHYLLIS K	078C-0638-009-00	727 BROADWAY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
502-	56515	MILLS PHYLLIS K	078G-2949-001-01	31175 FAIRCLIFF ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
503-	56520	MIRANDA EUGENE & MARIA	431-0008-071-00	454 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
504-	56523	MIRANDA MARIA A TR	444-0024-089-00	513 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
505-	56535	MOBLEY JOANNE & GRAHAM MARY J	443-0075-021-00	25496 TARMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
506-	56537	MODY DAVEN M & PATEL HINA	081D-1630-030-00	3240 GUILLERMO PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
507-	56547	MOLINA ANTONIA	427-0021-025-00	1276 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
508-	56548	MOLINA HECTOR & LUCERO	432-0064-125-00	22640 HESPERIAN BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
509-	56566	MONTOYA RONALD A TR	432-0048-041-00	644 SEQUOIA RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
510-	56570	MOORE SHERMAN	427-0031-006-00	1345 A ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
511-	56604	MORTON MICHAEL E TR	432-0044-043-02	772 MARIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
512-	56618	MOUSSA HANNY & KATIA	425-0400-051-00	25912 HAYWARD BLVD 116	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
513-	56629	MUJADADI JAHID	078C-0451-086-00	29627 DESERT OAK CT 26	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
514-	56631	MUNOZ BLANCA F	428-0036-006-00	22115 MONTGOMERY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
515-	56632	MUNOZ BLANCA F	078G-2721-024-00	407 RIVERCREST LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
516-	56652	MUTTI SARANJIT	432-0068-070-00	857 LESTER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
517-	56657	MYINT NANDA K & SHWE MA O	078G-2747-010-00	31971 CARROLL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
518-	56676	NAPA TREE FOUNDATION	453-0045-060-00	26897 HUNTWOOD AVE 5	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
519-	56710	NEGRILLO VANESSA	083-0472-010-00	669 DARTMOOR LN 250	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
520-	56711	NEILL JOAN	432-0060-131-00	23764 ODOM DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
521-	56727	NEWBERRY ROBERT A & SUSAN A	454-0055-122-00	1284 MCBRIDE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
522-	56748	NGUY CINDY	431-0105-103-00	782 DEAN PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
523-	56773	NGUYEN DIEU & HUONG	452-0012-121-00	174 VIRGINIA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
524-	56751	NGUYEN DUY T & LE HONGMAI N	445-0060-041-10	1373 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
525-	56755	NGUYEN LILY H	456-0046-074-00	2498 CABRILLO DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
526-	56768	NGUYEN VY L	441-0095-004-02	23413 EDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
527-	56826	NI LIANG & OUYANG XIAOHU	453-0085-056-00	27796 VASONA CT 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
528-	56850	NIU YUYING	453-0050-131-00	27162 TAMPA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
529-	56851	NIX EDWARD	461-0045-019-00	3206 BAUMBERG AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
530-	56862	NORDMAN DEBORAH A TR	078G-2711-002-00	30545 HOYLAKE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
531-	56865	NORTHERN CALIFORNIA COMMUNITY DEV..	453-0080-001-02	27597 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$604.94

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
532-	56869	NORTHERN CALIFORNIA COMMUNITY DEV..	453-0055-013-06	987 FORSELLES WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$1,160.44
533-	56873	NUNES AARON C TR	444-0039-015-00	650 MARDIE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
534-	56874	NUNES AARON C TR	452-0052-077-00	26834 WHITMAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
535-	56875	NUNES DENNIS	416-0110-051-00	1933 WINGATE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
536-	56872	NUNES DENNIS A	431-0028-059-00	22817 OPTIMIST ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
537-	56879	NUNO FERNANDO & FLORES MARIA O	442-0051-102-00	25090 COPA DEL ORO DR 102	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
538-	56889	OCAMPO NELSON A & LARMI F	465-0015-048-00	28829 FOXFIRE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
539-	56894	OEI ALEXANDER & LEE MARGARET Y TRS	415-0252-084-00	21095 GARY DR 112	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
540-	56911	OLEARY BRIAN ETAL	078C-0436-140-00	260 INDUSTRIAL PKWY 31	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
541-	56930	ONEWEST BANK FSB	427-0031-010-04	22525 4TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
542-	56949	OREAR J D & BILLIE R TRS	432-0064-021-00	905 LONGWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
543-	56957	OROURKE TERRY & ANDREA	416-0140-077-00	1720 SUMNER PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
544-	56958	OROZCO GONZALO & EDUARDO & MAURI..	453-0045-003-15	202 SCHAFER RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
545-	56959	ORTEGA JOEL & LETICIA L	444-0003-026-00	24189 SOTO RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
546-	56960	ORTEGA YOSMERY & MARINOV ASEN A	426-0080-142-00	1775 PANDA WAY 345	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
547-	56970	OSEGUERA GUADALUPE TR	464-0030-014-00	27932 BISCAYNE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
548-	56980	OWEN CHARLES R JR	078C-0418-021-00	28521 ROCHELLE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
549-	56981	OWEN CHARLES R JR & GOMES JOSEPH G..	452-0008-044-00	146 GOODRICH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
550-	56995	PADILLA FRANK TR	081D-1901-009-00	3225 ROUND HILL DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
551-	56998	PAINE JACK D TR	425-0390-007-00	25561 UNIVERSITY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
552-	57003	PALANCA BENEDICT S & ELISSA E	078G-2654-092-00	30224 CEDARBROOK RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
553-	57012	PAN XINMIAN	442-0071-304-00	1256 STANHOPE LN 359	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
554-	57053	PATCHIGOLLA SWARNA & VENKATA S	083-0465-029-00	29581 HIGH GATE DR 120	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
555-	57052	PATCHIGOLLA VENKATA S & SWARNA	083-0472-006-00	677 DARTMOOR LN 246	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
556-	57062	PATEL SHAILESH	456-0037-126-00	27711 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
557-	57065	PATHAK GAURAV	464-0070-029-00	970 JOLEEN CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
558-	57066	PATTERSON RANDALL R & CHIN LEI M TRS	427-0031-045-00	1392 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
559-	57081	PEDROZA JUAN M	464-0075-031-00	959 FOLSOM AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
560-	57090	PENA GUSTAVO H & MARIA D	428-0021-012-00	21913 RIO VISTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
561-	57101	PENSCO TRUST CO CUSTDN	425-0340-042-00	3070 CROMWELL PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
562-	57099	PENSCO TRUST CO CUSTDN FBO JAMES P..	431-0080-005-00	360 ELMWOOD LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
563-	57118	PEREZ CAROLINA F	441-0098-002-00	24549 EDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
564-	57119	PEREZ ERIKA B ETAL	416-0150-012-00	22602 TEMPLETON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
565-	57126	PERRAS YON E & UWANNA	442-0071-107-00	25938 KAY AVE 116	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
566-	57129	PERRY DEBORAH G TR	456-0046-005-00	2493 COBBLESTONE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
567-	57134	PETALLANO MA D & RODOLFO S	456-0046-042-00	2481 CABRILLO DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
568-	57140	PETERSON DIANE E	431-0092-075-01	22428 SONOMA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
569-	57176	PHILLIPS RHIANNON	431-0072-084-00	24025 LA PAZ WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
570-	57215	PINE VISTA LLC	444-0027-001-00	675 JACKSON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
571-	57216	PINE VISTA LLC	444-0027-006-02	623 JACKSON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
572-	57222	PINTO HEIDI G	453-0085-049-00	662 SHENANDOAH PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
573-	57231	PISTANTE JAY	432-0032-034-00	22194 VICTORY DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
574-	57237	POBLADOR JEROME S	428-0077-011-00	22729 ATHERTON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
575-	57239	POHWANI AMAR L & ABHA A TRS	085A-6430-113-00	33 CARRICK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
576-	57244	POLIM RICKY	431-0108-121-00	694 MACABEE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
577-	57245	POLLARD ERIC A & POLLARD L CUSTODIA..	445-0001-012-00	921 FLETCHER LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$316.08
578-	57253	POPEJOY VICTORIA	428-0031-052-00	937 SIMON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
579-	57257	POTTS WILLIE L TR	081D-1630-031-00	3242 GUILLERMO PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
580-	57258	POTTURU MANOJ K & VEMULA JYOTSNA	452-0087-053-00	590 COTTAGE PARK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
581-	57266	PRASAD ASHNE L & ASHNE L	453-0005-039-00	170 HEWITT PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
582-	57267	PRASAD GOMTA & NILESH ETAL	453-0045-040-00	211 SHEPHERD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
583-	57285	PRASAD NEELESH & SNEH	078C-0643-003-00	838 BROADWAY ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
584-	57290	PRASAD RAMESH & SHAKUNTALA	444-0072-075-00	25687 FRANKLIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
585-	57291	PRASAD RAMESH & SHAKUNTALA	453-0025-015-00	26548 CHISHOLM CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
586-	57292	PRASAD VIMAL C	428-0051-034-00	783 SMALLEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
587-	57293	PRATAP NARENDRA & URMALA W TRS	431-0052-019-00	567 DEAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
588-	57295	PRATER ROBERT E & WILLA J	455-0060-020-00	27560 LA PORTE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
589-	57311	PUA ARTHUR S & STACY G & SWEENEY G..	428-0077-045-00	649 ATHERTON PL 409	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
590-	57312	PUGELLI CHRISTINE J TR	431-0028-081-00	22833 MYRTLE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
591-	57316	PULJICSALMERON ROSEMARIE	415-0252-512-00	21103 GARY DR 113A	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
592-	57377	RAM CHANDNI	081D-1635-005-05	3083 CHRONICLE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
593-	57379	RAM RAMANJIT	444-0048-120-00	24977 PLEASANT WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
594-	57382	RAMASAMY VENKAT	428-0041-051-00	22221 PERALTA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
595-	57388	RAMIREZ ADALBERTO & LETICIA	427-0031-122-00	1318 B ST 108	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
596-	57399	RAMOS RAMIL V	078C-0636-003-03	27827 E 16TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
597-	57429	REDD SHEILA L TR & FELCHLE CLIFFORD N..	078C-0435-003-02	29495 DIXON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
598-	57430	REDD SHEILA L TR & FELCHLE CLIFFORD N..	078C-0434-015-05	29371 DIXON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$1,004.90
599-	57452	REINHARDT JAMILA & JAMES	445-0250-024-03	1191 CENTRAL BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
600-	57470	REVAK NANCY	442-0071-326-00	1234 STANHOPE LN 269	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
601-	57471	REXINGER MARSHALL W III	431-0080-173-00	314 JERILYNN LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
602-	57503	RICOLCOL RAFAEL & VICTORIA ETAL	464-0050-013-00	27893 DICKENS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
603-	57510	RINKER ERIC B & ELVIRA E	078G-2726-014-00	31151 BIRKDALE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
604-	57518	RIVENBARK HAROLD W & BETTY J	444-0051-061-00	25062 SOTO RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
605-	57519	RIVERA JOHNNY & SUAREZ GRACIELA VILLA	444-0024-101-00	510 SYCAMORE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
606-	57537	ROBINSON ANA M & MAX A	454-0070-071-00	27039 UNDERWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
607-	57541	ROBINSON MAX W	464-0075-046-00	902 SNOWBERRY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
608-	57558	RODRIGUES EDWARD T TR	441-0035-019-00	2175 THAYER AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
609-	57560	RODRIGUEZ DOMINGO & NYDIA TRS	444-0051-125-00	25144 MUIR ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
610-	57567	RODRIGUEZ DOMINGO & NYDIA TRS	444-0024-014-00	534 RAMOS AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
611-	57568	RODRIGUEZ DOMINGO & NYDIA TRS	444-0069-047-02	174 LUND AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
612-	57569	RODRIGUEZ DOMINGO & NYDIA TRS	444-0066-008-00	371 BERRY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
613-	57571	RODRIGUEZ DOMINGO & NYDIA TRS	444-0072-069-00	25530 FRANKLIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
614-	57572	RODRIGUEZ DOMINGO & NYDIA TRS	452-0028-090-00	121 GOODWIN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
615-	57570	RODRIGUEZ DOMINGO & NYDIA TRS & RO..	444-0066-009-00	373 BERRY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
616-	57574	RODRIGUEZ FRANCISCO & KARINA	456-0023-018-00	2621 DARWIN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
617-	57579	RODRIGUEZ JOSE P & ESTER G TRS	081D-1901-050-00	27979 EDGECLIFF WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
618-	57566	RODRIGUEZ PEDRO & VAZQUEZ DAVID	427-0056-015-00	22820 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
619-	57582	RODRIGUEZ RAMON S & SANCHEZ MARIA J	455-0004-063-00	25861 PETERMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
620-	57623	ROSE EVERETT M	464-0001-027-00	27713 MANDARIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
621-	57626	ROSS CYNTHIA M & YATES CARL	454-0050-067-00	1342 INGLEWOOD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
622-	57631	ROST GUIDO & SANDRA	083-0462-017-00	1109 SILVER MAPLE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
623-	57669	RUPERTO MARIE & MARIE C	441-0071-080-00	25052 MOHR DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
624-	57686	SAAVEDRA LUCY H	464-0025-023-00	27886 BISCAYNE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
625-	57689	SABILY INVESTMENT LLC	425-0140-025-00	25087 OAKRIDGE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
626-	57690	SABIN DON	464-0001-018-00	27625 MANDARIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
627-	57691	SABOOWALA HUSENI & INSIYA	081D-1615-058-00	26937 HAYWARD BLVD 342	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
628-	57692	SABOOWALA HUSENI & RUBY ETAL	078C-0436-137-00	260 INDUSTRIAL PKWY 28	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
629-	57700	SAGE 20 HAYWARD LLC	453-0060-018-10	27435 MANON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$449.40
630-	57712	SALEH TALIB A & SANOBER T	455-0084-055-00	27787 ORLANDO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
631-	57713	SALEM ENRIQUE	444-0033-082-00	765 ELLEN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
632-	57724	SALVADOR RAY B	464-0121-022-00	29053 SEBRING CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
633-	57799	SAMADY ATIQULLAH	465-0030-044-00	29029 SUNRISE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
634-	57811	SANCHEZ ALBERT J & VELASQUEZ PAMELA..	452-0036-105-00	633 DIANA PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
635-	57819	SANCHEZ SEBASTIAN & ZENAIDA	431-0012-064-00	394 B ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
636-	57855	SANDOVAL JOSE A & MARIA G	078C-0637-014-00	737 DOUGLAS ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
637-	57847	SANTIAGO AURELIA R & AURELIA R	464-0060-093-00	1168 BOULDER CREEK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
638-	57871	SANTOS JOHN D & CYNTHIA M	441-0068-032-00	25281 MOHR DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
639-	57922	SCHROER MAX R ENTERPRISES INC	441-0040-013-00	26179 GETTYSBURG AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
640-	57980	SELLERS MARTHA & TRIPP BETH	453-0070-069-00	27505 TAMPA AVE 32	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
641-	57981	SELVA PETRONA	444-0024-071-03	469 URBANO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
642-	57990	SERANOLAMBEY PAULETTE J	432-0135-082-00	18001 INCLINE RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
643-	58000	SEVERSON ERNEST L & INEZ M TRS	078G-2712-011-00	30676 CARROLL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
644-	58009	SHAHBAZ DANIAL	445-0220-048-00	25396 DELMAR AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
645-	58010	SHAHEEN SABEEHA	078C-0451-146-00	620 RIVER OAK WAY 86	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
646-	58053	SHEEHANJELINEK AMBER L	443-0035-077-00	24756 WOODACRE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
647-	58074	SHI HONGNIAN	453-0040-077-00	630 FOSTER CT 2	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
648-	58090	SHIPP THOMAS C & JAMILA R	415-0252-457-00	21239 GARY DR 113A	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

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649-	58098	SHORT PETER E & SCHMIT PETER M	427-0026-026-00	1352 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
650-	58103	SHUPP DONALD R	453-0020-032-00	7 NEWHALL ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
651-	58145	SILMI AMJAD & CINDY	432-0052-078-00	23684 NEVADA RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
652-	58172	SIMKONIS POVILAS	461-0103-005-00	2850 SEA HAVEN CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
653-	57528	SIMPSON ROBERT J	081D-1585-031-00	27126 GRANDVIEW AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
654-	58180	SINGH BIKRAMJIT	416-0140-044-00	22782 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
655-	58187	SINGH KAMAL & SUMAN L ETAL	454-0075-063-00	27427 PATRICK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
656-	58188	SINGH KAMAL & SUMAN L ETAL	431-0092-116-00	22772 SANTA CLARA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
657-	58189	SINGH KAMAL & SUMAN L ETAL	455-0084-034-00	27778 MIAMI AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
658-	58236	SINGH RAJ K & VAHINI	444-0057-098-00	25120 ANGELINA LN 19	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
659-	58197	SINGH RAJESHWAR	453-0070-081-00	27505 TAMPA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
660-	58260	SIRAMDAS SHRAVAN K & CHANDRAKALA	083-0473-031-00	681 ROYSTON LN 331	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
661-	58261	SIRI LAWRENCE A & KASSOUF CAROL TRS	432-0135-098-00	18002 FIRESTONE RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
662-	58271	SIU LOK H & WONG EDWARD C	425-0140-061-00	25119 VISTA GREENS CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
663-	58274	SKANDARI HAFIZ H & RAFFIULLAH	415-0190-054-00	21938 FOOTHILL BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
664-	58282	SMITH CAROLYN M TR	444-0039-110-02	24805 WHITMAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
665-	58298	SMITH PAUL L & HINSHAWSMITH CAROLE..	428-0036-065-00	22240 PEARCE ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
666-	58301	SMITH ROGER & ALKHAWAGA LINA P	426-0190-008-02	24460 2ND ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
667-	58302	SNIFFEN PAUL & SALAS SUSAN	427-0006-006-00	1153 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
668-	58304	SNYDER VANCE D & MICHELLE G TRS	432-0135-109-00	17988 SUNOL RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
669-	58306	SOARES JOSE D ETAL	431-0036-059-00	465 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
670-	58325	SOLORIO ARMANDO	083-0471-011-00	683 NEWBURY LN 275	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
671-	58337	SONI CHANDRA S	456-0037-097-00	27826 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
672-	58338	SONI CHANDRA S	456-0039-030-00	2744 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
673-	58363	SPOLAR LYDIA	425-0390-040-00	25676 UNIVERSITY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
674-	58372	STAFFORD MIKEESHA	453-0050-105-00	1002 CHERYL ANN CIR 47	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
675-	58385	STENGER LUPE A & COBLEY ANGEILICA V T..	464-0001-031-00	27504 MANDARIN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
676-	58387	STEPHENS CARMELITA J & VIGIL DAMIAN M	444-0079-008-00	792 ONEIL COMMONS	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
677-	58404	STRATEGIC EQUITY GROUP LLC	078G-2940-008-00	31578 HUGH WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
678-	58419	SUBIDA EVELYN D & MARCIANO R	455-0084-101-00	27786 ORLANDO AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
679-	58438	SULLIVAN MAVIS R TR & SULLIVAN FREDRI..	432-0044-026-02	22449 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$271.64
680-	58440	SUN GANG K & LIU JIHONG	444-0018-050-00	24614 TRAYNOR CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
681-	58442	SUN TONY & JASON	431-0102-029-00	718 KINGSFORD WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
682-	58450	SUNDER PHILIP & MOHINI	454-0065-032-00	1317 THAIS LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
683-	58454	SURDEZ STEVEN P & CATHY L TRS	454-0060-018-01	26655 GADING RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$738.26
684-	55468	SVARDAL KYLE	445-0160-012-00	1130 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
685-	58466	SYCAMORE SQUARE HOUSING CORPORAT..	078C-0438-004-02	363 VALLE VISTA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$271.64
686-	58467	SYCAMORE SQUARE HOUSING CORPORAT..	431-0040-016-00	502 C ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$316.08
687-	58479	SZOKE GERGELY	464-0001-064-00	27586 SEBASTIAN WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
688-	58496	TAKEUCHI JOHN M TR & GROWERS PROPE..	426-0200-013-00	23972 2ND ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$916.02
689-	58497	TAKI BRION D	456-0037-101-00	27751 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
690-	58519	TAN PING	078C-0451-013-00	519 BLUE JAY DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
691-	58563	TARR WALTER J TR	441-0035-061-00	25882 MADELINE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
692-	58565	TATRANSKA GABRIELA & TATRANSKY DRA..	425-0280-043-00	4106 OAK POINTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
693-	58589	TELELMAN YEFIM & VALENTINA	432-0135-007-00	18020 CASTLEWOOD CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
694-	58590	TELLES ROBERT L JR & SUSAN C	416-0140-039-01	1724 D ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
695-	58594	TENG ENHUNG & VALERIE ETAL	455-0026-037-00	2062 ALDENGATE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
696-	58604	TENNYSON PRESERVATION LIMITED PART..	453-0080-010-10	975 W TENNYSON RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$2,138.12
697-	58609	TERRIQUEZ ELENA & VASQUEZ ADRIAN HE..	431-0096-020-02	22344 HAPPYLAND AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
698-	58613	TETELMAN YEFIM	432-0135-130-00	1086 CLUBHOUSE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
699-	58612	TETLMAN YEFIM	425-0390-053-00	25676 UNIVERSITY CT 211	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
700-	58628	THIEMAN HAROLD F & BONNIE A TRS	452-0028-060-00	167 GLORIA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
701-	58629	THIES RODNEY J & CHERYL S	427-0006-051-00	22828 1ST ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
702-	58642	THOMPSON LANCE A & JOANNE TRS	083-0472-017-00	665 DARTMOOR LN 257	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
703-	58660	TINATI ESMAIL & SIMIN	425-0490-126-00	4550 RIDING CLUB CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
704-	58671	TO VAN V & PHAN DAN N	452-0087-029-00	529 COTTAGE PARK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
705-	58694	TOPETE MIGUEL	453-0035-018-00	708 PARDEE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
706-	58699	TORRE ALICE M & ROBERT J	428-0016-024-00	1214 COTTER WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
707-	58719	TRAN HELEN T & NGUYEN RANDY T	453-0060-024-02	455 HARRIS RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
708-	58736	TRAN PAUL	416-0140-066-01	22616 7TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
709-	58759	TRIANA PAUL SR	078G-2739-004-00	31346 MEDINAH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
710-	58771	TRIPP BETH & SELLERS MARTHA	442-0051-152-00	25192 COPA DEL ORO DR 103	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
711-	58779	TRUONG VAN T & PHAM HUONG M	078G-2784-018-00	32303 ITHACA ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
712-	58792	TSANG TSUI M & LO WAI K	464-0055-030-00	1158 LOVELOCK WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
713-	58803	TSOUMPAS MICHAEL & ROSEMARIE	083-0223-008-00	732 CHEVY CHASE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
714-	58813	TUAVAO FAKATOUMAFI	442-0051-018-00	1535 SEAVER CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
715-	58816	TUCKER JAMES	453-0085-003-04	27572 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
716-	58823	TURNER LEE A TR	428-0056-042-00	22444 MISSION BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
717-	58822	TURNER LEE A TR	431-0052-097-00	583 MEEK AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
718-	58824	TURNER REGINA	455-0008-010-00	1326 HOMESTEAD LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
719-	58828	TWITCHELL KIM H TR	464-0065-052-00	28198 HARVEY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
720-	58839	UPP RONALD J TR	442-0071-272-00	1256 STANHOPE LN 151	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
721-	58861	VALDEZ JOSEPH S JR & ALICE O	454-0050-014-00	26613 ELDRIDGE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
722-	58863	VALDEZ JUAN A & SILVIA	453-0090-033-00	421 BRIAN ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
723-	58867	VALDIVIA LUZ A & TORIBIO	453-0035-004-00	26945 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
724-	58868	VALDIVIA LUZ A & TORIBIO	453-0035-005-00	26963 TYRRELL AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
725-	58875	VALENCIA JUAN J & ERICA ETAL	432-0044-032-08	22718 BLACKWOOD AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
726-	58890	VANDENBROEK PAT	416-0150-015-00	22642 TEMPLETON ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
727-	58898	VARGAS RODERICK	453-0005-016-00	26193 COLEMAN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
728-	58905	VARR GREGORY S & LOPEZ WAYNE M	453-0050-051-00	1037 GOMER ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
729-	58922	VASQUEZ MARTINO	431-0052-068-00	24074 DOTSON CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
730-	58931	VEALEY JOYCE H	428-0011-082-00	21839 PROSPECT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
731-	58942	VERCELLINO DARLENE D HEIRS OF EST	456-0038-066-00	27768 HUMMINGBIRD CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
732-	58950	VICTORIO YANET	456-0039-006-00	2500 W TENNYSON RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
733-	58961	VILLA SPRINGS APARTMENTS LP	432-0036-012-02	22328 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$538.28
734-	58965	VILLA SPRINGS APARTMENTS LP	432-0036-014-03	22330 S GARDEN AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$938.24
735-	58970	VILLAGOMEZ JAVIER	456-0005-025-00	26890 PORTSMOUTH AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
736-	58997	VIVEIROS FILOMENA V & EMANUEL	444-0012-002-00	319 WINTON AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
737-	59018	WAHBA AFAF TR	453-0065-078-00	27501 HUNTWOOD AVE 3	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
738-	59026	WALLACE ROBERT D	415-0230-068-00	22307 ROCKAWAY LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
739-	59027	WALLACE ROBERT D & DIANE K	454-0025-061-00	26354 HICKORY AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
740-	59034	WAMBLEKING SHARON	081D-1615-084-00	26953 HAYWARD BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
741-	59051	WANG RUIZU & LIU JIN ETAL	425-0430-006-00	26472 PARKSIDE DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
742-	59078	WARD LEONA B TR	443-0025-108-00	24638 BROADMORE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
743-	59097	WEED WILLIAM	081D-2087-023-00	28136 RIGGS CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
744-	59099	WEERASINGHE DHANANJA S & MANIQUE Y	456-0037-120-00	27687 DEL NORTE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
745-	59138	WHEELER CHAD ETAL	081D-1905-051-00	3468 PINEWOOD DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
746-	59139	WHEELER DELTA A & HENDERSON L	453-0085-094-00	725 AUBURN PL 203	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
747-	59142	WHITE CHRISTINE A	453-0050-107-00	1002 CHERYL ANN CIR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
748-	59162	WILLIAMS GABRIEL & JESSICA	455-0032-041-00	1628 TROWVILLE LN	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
749-	59170	WILLIAMS JOHN	426-0080-140-00	1775 PANDA WAY 343	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
750-	59175	WILLIAMS RODERIC	415-0250-027-00	22081 VALENCIA PL 1	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
751-	58371	WILLIAMS STACEY E TR	078G-2961-031-00	589 EVANGELINE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
752-	59180	WILLIAMSON DESHANNON	445-0060-049-00	1420 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
753-	59193	WINBLAD WADE O	425-0390-073-00	25524 UNIVERSITY CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
754-	59211	WOLVERTON CLIFFORD J & ELIA A TRS	454-0065-025-00	1252 GOMER ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
755-	59277	WRD GREEN INC	465-0035-006-02	29342 TAYLOR AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
756-	59279	WRIGHT BETTY S TR	464-0122-073-00	29299 BOWHILL RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
757-	53133	WRIGHT CHERESA	445-0010-026-00	1140 WALPERT ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
758-	59281	WRIGHT ERICKA & JAIME	078G-2697-007-00	296 SAINT ANDREWS ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
759-	59294	WU HAIYAN	427-0031-099-00	1315 A ST 212	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
760-	59297	WU LINA	417-0040-040-00	22745 BAYVIEW AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
761-	59382	YANEZ ANTONIO	425-0400-084-00	2162 BRANDYWINE PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
762-	59388	YANG SUNG K & DAVID	444-0021-026-00	377 SYCAMORE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$116.10
763-	59406	YANG XINLI J & ZHOU TODD T	428-0026-036-00	1002 IMPERIAL PL	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
764-	59421	YBOA CARLOS & ISELA	444-0009-027-00	24145 MAGNA AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
765-	59447	YEUNG PEGGY	431-0112-123-00	1006 M L KING DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
RENTAL HOUSING & ANNUAL FEE - RESIDENTIAL RENTAL INSPECTION PROGRAM

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
766-	59455	YIP SAM	415-0252-351-00	21228 GARY DR 110	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
767-	59465	YOSHIOKA SUSIE	431-0072-078-00	24001 LA PAZ WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
768-	59473	YOUNG DAVID	441-0080-004-00	24519 MOHR DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
769-	59490	YU ANGELINA T TR	085A-6430-067-00	28 CARRICK DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
770-	59502	YU JINGWEN & WEIWEN	081D-1660-016-00	2892 HILLCREST AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
771-	59526	YUNG SHUEI L	452-0084-104-00	28537 E 13TH ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$138.32
772-	59557	ZENG JINGLIANG	441-0074-097-00	24873 YOSHIDA DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
773-	59558	ZENG JINGLIANG	454-0050-051-00	1351 INGLEWOOD ST	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
774-	59569	ZHANG CHAO Y	452-0084-113-00	570 TENNYSON RD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
775-	59570	ZHANG DEVIN	445-0301-012-00	2477 CREEKSIDE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
776-	59576	ZHANG LEI A	078C-0436-113-00	260 INDUSTRIAL PKWY 4	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
777-	59595	ZHANG LING & LI WEIJIE	445-0060-048-00	1412 HIGHLAND BLVD	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
778-	59577	ZHANG MING & YU LU	445-0302-001-00	2421 CREEKSIDE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
779-	59624	ZHENG WEIWEI	453-0045-066-00	26897 HUNTWOOD AVE 11	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
780-	59626	ZHENG XIAOWEI	085A-6431-045-00	70 ARUNDEL DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
781-	59648	ZHOU JANET	441-0096-045-00	1384 YOSEMITE WAY	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
782-	59650	ZHOU TODD T & YANG XINLI J	464-0065-076-00	790 ROCK ROSE CT	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
783-	59652	ZHOU XIANG & GUO MIN	456-0036-083-00	2475 OLIVER DR	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
784-	59676	ZUNIGA DAVID & ZUNIGA HECTOR TR	456-0008-001-00	2671 HAWTHORNE AVE	ANNUAL FEE - RRIP FOR 01/01/16-12/31/16	$93.88
					TOTAL RESIDENTIAL RENTAL INSPECTION PROGRAM FEES:	**$85,070.37**

RENTAL GRAND TOTAL: **$177,748.08**

File #: CONS 17-367

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT

Report and Special Assessment for Community Preservation Fees Past Due

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the report and assessments for overdue community preservation charges, for the period from January 1, 2016 through May 2, 2017 (Attachment III and IV), and authorizing the assessments to become a special assessment against the properties if not paid on or before August 1, 2017.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	2016/2017 Community Preservation Accounts Receivable List
Attachment IV	2016/2017 Weed Abatement Accounts Receivable List

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT Report and Special Assessment for Community Preservation Fees Past Due

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the report and assessments for overdue community preservation charges, for the period from January 1, 2016 through May 2, 2017 (Attachment III and IV), and authorizing the assessments to become a special assessment against the properties if not paid on or before August 1, 2017.

SUMMARY

The purpose of the Special Assessment confirmation is to consider the proposed report and assessment list for unpaid community preservation fees and to determine whether a special assessment should be placed on these properties.

BACKGROUND

Article 7, Chapter 5 of the Hayward Municipal Code (HMC), otherwise known as the Community Preservation Ordinance, currently makes it unlawful for Hayward property owners to allow the condition of their property to deteriorate to the point that it becomes detrimental to the public health, safety, or general welfare of the community. This includes both inhabited properties and vacant properties, whether residential or commercial. Typical violations include debris, trash, vegetation, graffiti, signs, zoning issues, and abandoned and/or inoperable vehicles.

"Public nuisance" is defined in the Ordinance, as are the procedures for enforcing the Ordinance. The Ordinance provides due process protections that guarantee the property owners who are cited for violations of the Ordinance, notice and the opportunity to be heard.

Once a violation of the Ordinance has been established at a property and all appropriate notifications have been made, fines, fees, penalties and/or abatement of the violation can and will be imposed. Consequently, once the property owner has exhausted his or her administrative remedies, the property owner must then pay all costs related to his/her property violations in the appropriate timeframe set forth in the Ordinance. If those costs are not paid in full prior to the August deadline each year, the unpaid charges are then scheduled

for special assessment against the property once confirmed and authorized by Council resolution.

DISCUSSION

The costs that make up the special assessment charges were calculated pursuant to the City's Master Fee Schedule. Fines and fees include: failed re-inspection(s) fees; abatement related costs; contractor fees; subsequent violation(s); liens; and past due fees.

As of the date of this writing, there are overdue bills (including contractor costs) affecting 68 properties amounting to $186,661. The accounts receivable list is attached as Attachment III and IV.

The unpaid charges, plus any administrative costs of the City and County, will become a special assessment against the property and will appear on the property owners' November tax bills. A Notice to Abate, sent by mail with proof of service, was mailed to each property owner, and tenant if applicable, in accordance with the Ordinance. Property owners were given an opportunity for an Administrative Hearing to dispute the factual findings and/or assessment of fees. As of the writing of this report, no requests for administrative hearings have been filed. Additionally, after three past due invoices were mailed to the property owners, a Final Notice was sent by certified mail on June 5, 2017 advising the property owners of the impending assessment against their property pursuant to Government Code Section 38773.5.

ECONOMIC IMPACT

The collection of un-paid fees supports the community preservation program in ensuring well maintained, safe and sanitary neighborhoods and properties.

FISCAL IMPACT

There is no fiscal impact to the City of Hayward associated with processing such overdue bills, as City costs are reimbursed through special assessment or other collection processes. All special assessment costs are collected along with lien amounts on individual tax bills. Collection of these fees also helps minimize the General Fund subsidy to this program and reduces unrecoverable costs of conducting inspections associated with the City's Community Preservation Program because they represent fees assessed for staff time related to enforcement actions. The City of Hayward annually receives two special assessment allocations from the county, one in December and one in April.

SUSTAINABILITY FEATURES

N/A

PUBLIC CONTACT

Notice of City Council's confirmation of this report was published in the Daily Review on July 7th & 14th 2017. In addition, all first invoices include specific language giving the property owner an opportunity for a Special Assessment Hearing to contest the fees and/or penalties and encouraging them to pay their bills to minimize additional fees and to avoid being placed on the proposed assessment list. Property owners have until August 1, 2017 to pay all outstanding fees.

NEXT STEPS

A copy of the Special Assessment List will be forwarded by the City of Hayward's Revenue Division to the Alameda County Assessor's Office. Upon receipt, the Assessor's Office will attach the City of Hayward's fees past due as a special assessment against each parcel. That assessment will then appear on the property owners' November 2017 property tax bill for collection. When the County Assessor receives the tax payment, the City of Hayward will be reimbursed by the Assessor's Office typically after payment of the second installment in April of the following year.

Prepared by: Eusebio Espitia, Code Enforcement Manager

Recommended by: Stacey Bristow, Interim Director of Development Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION No. 17-_

Introduced by Council Member

RESOLUTION CONFIRMING THE REPORT AND SPECIAL ASSESSMENT LIST ASSOCIATED WITH OVERDUE COMMUNITY PRESERVATION CHARGES FOR THE PERIOD FROM JANUARY 1, 2016 THROUGH May 2, 2017

WHEREAS, in connection with the Community Preservation Program, the Code Enforcement Manager has rendered an itemized report in writing to this Council showing the Community Preservation violations and cost of fines, fees and penalties of removing weeds, rubbish, refuse, and litter from certain properties in the City of Hayward described in the report, all as required by section 5-7.100 of the Municipal Code of the City of Hayward; and

WHEREAS, the hour of 7 p.m. on Tuesday, July 18, 2017 in the Council Chambers, City Hall, 777 B Street, Hayward, California, was fixed as the time and place for this Council to receive and consider the report, and a copy of the report has been posted and published in the manner required by section 5-7.110 of the Municipal Code; and

WHEREAS, the report was presented at the time and place fixed, and the City Council has considered the report and all comments with respect thereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, except as may be amended by Council, the report of the Code Enforcement Manager of the Code Enforcement Division on the ordinance violations and cost of removing weeds, rubbish, refuse, and litter from the properties therein described, a copy of which is attached hereto, is hereby confirmed.

BE IT FURTHER RESOLVED that payments of assessments confirmed hereby may be received by the City of Hayward Finance Director up to the hour of 5 p.m. on August 1, 2017, and thereafter such official shall transmit the unpaid assessments to the County Auditor for collection on the property tax roll.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:

_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 COMMUNITY PRESERVATION

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
1-	335041	37 HAYWARD LLC	415-0250-112-00	22300 FOOTHILL BLVD	CE Case:16-0259 COMMUNITY PRESERVATION RE:22300 FOOTHILL BVLD 415-0250-112-00	$701.94
2-	335035	37 HAYWARD LLC	415-0250-112-00	22300 FOOTHILL BLVD	CE Case:16-1412 COMMUNITY PRESERVATION RE:22300 FOOTHILL BLVD 415-0250-112-00	$1,491.10
3-	335056	37 HAYWARD LLC	415-0250-112-00	22300 FOOTHILL BLVD	CE Case:16-2807 COMMUNITY PRESERVATION RE:22300 FOOTHILL BLVD 415-0250-112-00	$2,816.83
4-	335251	37 HAYWARD LLC	415-0250-112-00	22300 FOOTHILL BLVD	CE Case:16-3212 ZONING RE:22300 FOOTHILL BLVD 415-0250-112-00	$2,698.57
5-	335428	ART MONUMENT CO INC	452-0020-006-10	MISSION BLVD	CE Case:16-2912 GRAFFITI RE:MISSION BLVD 452-0020-006-10	$678.85
6-	335034	AUTO MISSION LTD	444-0036-034-03	24773 MISSION BLVD	CE Case:16-1462 GRAFFITI RE:24773 MISSION BLVD 444-0036-034-03	$701.94
7-	335494	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$1,098.85
8-	335829	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$1,083.38
9-	336033	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$1,067.96
10-	335278	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$1,114.37
11-	335030	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$2,568.02
12-	336278	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL 456-0066-001-01	$1,067.96
13-	336551	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:16-2138 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL 456-0066-001-01	$2,201.11
14-	337220	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:17-0205 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL 456-0066-001-01	$5,000.00
15-	337139	AZZOLINO JOSEPH F & MARTA R	456-0066-001-01	INDUSTRIAL BLVD	CE Case:17-0205 COMMUNITY PRESERVATION RE:26950 INDUSTRIAL BLVD 456-0066-001-01	$4,500.00
16-	336886	B N INC	453-0095-016-01	71 W TENNYSON RD	CE Case:17-0281 GRAFFITI RE:71 W TENNYSON RD 453-0095-016-01	$738.31
17-	336042	B N INC	453-0095-016-01	71 W TENNYSON RD	CE Case:16-2953 COMMUNITY PRESERVATION RE:71 W TENNYSON RD 453-0095-016-01	$655.96
18-	337296	BARRAGAN GILDARDO & ALICIA	431-0088-066-01	22568 YOLO ST	CE Case:13-196 ZONING - CONSTRUCTION RE:22568 YOLO ST 431-0088-066-01	$1,344.00
19-	337137	BOYCE VIRGINIA J TR	078G-2710-007-00	30569 MIDLOTHIAN WAY	CE Case:17-0129 COMMUNITY PRESERVATION RE:30569 MIDLOTHIAN WAY 078G-2710-007-00	$726.00

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 COMMUNITY PRESERVATION

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
20-	335908	BRUK VADIM & MALCHIKOVA SVETLANA	078G-2772-004-00	32743 MISSION BLVD	CE Case:16-2739 COMMUNITY PRESERVATION RE:32743 MISSION BLVD 078G-2772-004-00	$1,418.26
21-	335268	CASTILLO LINDA & YESICA	078G-2778-006-00	199 OSWOSSO PL	CE Case:16-2234 COMMUNITY PRESERVATION RE:199 OSWOSSO PL 078G-2778-006-00	$690.37
22-	337136	CASTILLO LINDA & YESICA	078G-2778-006-00	199 OSWOSSO PL	CE Case:17-0120 COMMUNITY PRESERVATION RE:199 OSWOSSO PL 078G-2778-006-00	$1,552.00
23-	337141	CASTILLO MARIA G	452-0036-088-00	26686 LUVENA DR	CE Case:17-0355 COMMUNITY PRESERVATION RE:26686 LUVENA DR 452-0036-088-00	$1,543.00
24-	334817	CHAN SIU M & CHI Y	453-0065-022-14	353 HARRIS RD	CE Case:16-1318 ZONING - CONSTRUCTION RE:453-0065-022-14	$713.56
25-	334815	CHANDLER RAYMOND B TR	427-0021-034-00	1241 D ST	CE Case:16-0343 COMMUNITY PRESERVATION RE:1241 D ST 427-0021-034-00	$1,493.32
26-	336701	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CC:DNS CAPITAL PARNTES LLC 1350 TREAT BLVD, #400 WALNUT CREEK, CA 94597	$4,028.93
27-	334483	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-1599 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$4,941.94
28-	335253	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-2559 COMMUNITY PRESERVATIONS RE:26671 MISSION BLVD 452-0036-030-05	$4,996.09
29-	335267	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-3263 COMMUNITY PRESERVATION RE:26671 MISSION BLVD 452-0036-030-05	$5,048.03
30-	335491	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-3454 COMMUNITY PRESERVATION RE:26671 MISSION BLVD 452-0036-030-05	$1,684.75
31-	336035	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-3611 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$5,292.37
32-	336572	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-3908 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$5,237.65
33-	336557	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:16-3990 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$3,762.99
34-	336881	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:17-0408 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$4,235.66
35-	337145	DNS CAPITAL PARTNERS LLC	452-0036-030-05	26601 MISSION BLVD	CE Case:17-0604 COMMUNITY PRESERVATION RE:26699 MISSION BLVD 452-0036-030-05	$4,275.76
36-	337135	DODG CORPORATION	444-0024-045-00	571 JACKSON ST	CE Case:17-0107 ZONING - CONSTRUCITON RE:571 JACKSON ST 444-0024-045-00	$9,500.00
37-	336879	ECHEVERRIA JOSE A & MARIA A	454-0035-001-00	26105 REGAL AVE	CE Case:16-2226 COMMUNITY PRESERVATION RE:26105 REGAL AVE 454-0035-001-00	$1,572.57
38-	336714	FANNING JEFFREY & ESTHER	453-0065-022-08	27492 MANON AVE	CE Case:16-2738 VEHICLE ABATEMENT RE:27492 MANON 453-0065-022-08	$2,423.47

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 COMMUNITY PRESERVATION

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
39-	335254	GOGRI MAHESH & SHILPA	078G-2772-001-04	32681 MISSION BLVD	CE Case:16-2243 COMMUNITY PRESERVATION RE:32681 MISSION BLVD.078G-2772-001-04	$1,344.00
40-	336283	GOMEZ LUIS R & PRADA SARA M	428-0056-016-01	22350 PROSPECT TER	CE Case:15-2707 ZONING - CONSTRUCTION RE:22350 PROSPECT TERR428-0056-016-01	$2,452.28
41-	337131	GONZALESCONTRERAS VANESSA & LOPEZ FERNANDO JR	444-0045-041-00	24682 LYELL WAY	CE Case:16-1906 COMMUNITY PRESERVATION RE:24682 LYELL WAY 444-0045-041-00	$2,366.00
42-	336736	GONZALEZ ERNESTO	452-0012-115-00	234 VIRGINIA ST	CE Case:16-3837 ZONING - CONSTRUCTION RE:234 VIRGINIA ST 452-0012-115-00	$392.65
43-	335258	JACOB LIOR	427-0065-066-00	22595 6TH ST	CE Case:16-1263 ZONING RE:22595 6TH ST 427-0065-066-00	$1,485.37
44-	335493	JUNG MICHAEL W	441-0080-016-00	1516 DENTON AVE	CE Case:16-2630 COMMUNITY PRESERVATION RE:1516 DENTON AVE 441-0080-016-00	$2,363.60
45-	337298	KAUR SIMERJEET	454-0060-063-00	1235 WESTWOOD ST	CE Case:16-2981 ZONING - CONSTRUCTION RE:1235 WESTWOOD ST 454-0060-063-00	$726.00
46-	336702	KOMINEK JOHN	416-0110-053-00	1955 WINGATE WAY	CE Case:16-4031 ZONING RE:1955 WINGATE WAY 416-0110-053-00	$750.67
47-	336887	KOR INC	427-0041-046-08	22736 FOURTH ST	CE Case:16-4103 COMMUNITY PRESERVATION RE:1422 WARD ST 427-0041-046-08	$738.31
48-	335043	KUMAR KRISHAN & SASHITA ETAL	431-0088-043-05	152 EL DORADO AVE	CE Case:15-3565 ZONING RE:152 EL DORADO AVE 431-0088-043-05	$357.40
49-	335277	LE KHA & TRAN MAI H TRS	453-0005-084-01	25886 GADING RD	CE Case:16-2681 COMMUNITY PRESERVATION RE:25888 GADING RD 453-0005-084-01	$2,159.53
50-	336878	LOLOHEA SIONE F & FOLOLENI	444-0072-054-00	25769 DONALD AVE	CE Case:16-3925 COMMUNITY PRESERVATION RE:25769 DONALD AVE 444-0072-054-00	$1,362.49
51-	335019	MAHARAJ SHALVIN	465-0035-121-00	29338 CHANCE ST	CE Case:16-1928 COMMUNITY PRESERVATION RE:29338 CHANCE ST 465-0035-121-00	$701.94
52-	336277	MALETIN INC	445-0210-059-00	25235 DELMAR AVE	CE Case:16-2628 COMMUNITY PRESERVATION RE:25235 DELMAR AVE 445-0210-059-00	$655.96
53-	336562	MILLER JOHN R & ANA N TRS	078G-2738-011-00	31493 MEDINAH ST	CE Case:16-3730 COMMUNITY PRESERVATION RE:31493 MEDINAH ST 078G-2738-011-00	$214.87
54-	335430	MISSION PARADISE DEVELOPMENT LLC	078C-0626-009-01	28090 MISSION BLVD	CE Case:16-2089 ZONING RE:28090 MISSION BLVD 078C-0626-009-01	$2,510.05
55-	335492	MOLINA ANTONIA	427-0021-025-00	1276 D ST	CE Case:16-3047 GRAFFITI RE:1276 D ST 427-0021-025-00	$678.85
56-	336040	MOORE PATRICIA A	452-0076-112-00	366 BURKE DR	CE Case:16-3043 COMMUNITY PRESERVATION RE:366 BURKE DR 452-0076-112-00	$118.30
57-	334555	NOVOA JAIME & JAIME	453-0065-005-01	178 SHEPHERD AVE	CE Case:16-0438 ZONING RE:178 SHEPHERD AVE 453-0065-005-01	$1,688.79

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 COMMUNITY PRESERVATION

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
58-	336686	NOVOA JAIME & JAIME	453-0065-005-01	178 SHEPHERD AVE	CE Case:16-0438 ZONING RE:178 SHEPHERD AVE 453-0065-005-01	$3,204.79
59-	334814	PARMAR PURNIMA	461-0001-022-00	26563 CORPORATE AVE	CE Case:15-1586 ZONING - CONDITIONAL USE PERMIT RE:26545 CORPORATE AVE 461-0001-022-00	$2,597.08
60-	334820	RLW LLC	428-0026-008-09	22401 FOOTHILL BLVD	CE Case:16-1845 SIGN VIOLATION RE:428-0026-008-09	$713.56
61-	336737	S&A INVESTMENT HOLDINGS	439-0020-002-03	24701 CLAWITER RD	CE Case:16-3604 ZONING - ADMIN USE PERMIT RE:24701 CLAWITER RD 439-0020-002-03	$4,600.15
62-	337134	S&A INVESTMENT HOLDINGS	439-0020-002-03	24701 CLAWITER RD	CE Case:16-3604 ZONING - ADMIN USE PERMIT RE:24701 CLAWITER RD 439-0020-002-03	$5,000.00
63-	336898	S&A INVESTMENT HOLDINGS	439-0020-002-03	24701 CLAWITER RD	CE Case:16-3604 ZONING - ADMIN USE PERMIT RE:24701 CLAWITER RD 439-0020-002-03	$5,055.05
64-	334482	SCHAFER PARK INVESTORS LP	454-0010-002-00	418 W HARDER RD	CE Case:16-1415 COMMUNITY PRESERVATION RE:448 W HARDER RD 454-0010-002-00	$725.23
65-	336705	SCHAFER PARK INVESTORS LP	454-0010-002-00	418 W HARDER RD	CE Case:16-3859 GRAFFITI RE:418 W HARDER RD 454-0010-002-00	$2,152.15
66-	335037	SCHOENECKER PAULA M	078G-2931-021-00	31966 TREVOR AVE	CE Case:16-0702 COMMUNITY PRESERVATION RE:31966 TREVOR AVE 078G-2931-021-00	$701.94
67-	336276	SEAH TINA	439-0016-031-02	2140 DUNN RD	CE Case:16-3542 BUILDING RE:2140 DUNN RD 439-0016-031-02	$1,560.30
68-	336899	SEAH TINA	439-0016-031-02	2140 DUNN RD	CE Case:16-3542 BUILDING RE:2140 DUNN RD 439-0016-031-02	$5,055.05
69-	336738	SEAH TINA	439-0016-031-02	2140 DUNN RD	CE Case:16-3542 BUILDING RE:2140 DUNN RD 439-0016-031-02	$3,070.15
70-	337144	SHABAAN SAMIA A	441-0012-042-00	24692 YEW CT	CE Case:17-0470 COMMUNITY PRESERVATION RE:24692 YEW CT 441-0012-042-00	$1,543.00
71-	336897	SHRECKENGOST JAMES D & ALICE	445-0100-043-00	1808 MODOC AVE	CE Case:16-3474 VEHICLE ABATEMENT RE:1808 MODOC AVE 445-0100-043-00	$839.31
72-	337140	SINGH ANITA D ETAL	432-0060-122-00	23879 STONEWALL AVE	CE Case:17-0259 VEHICLE ABATEMENT RE:23879 STONEWALL AVE 432-0060-122-00	$726.00
73-	336725	SOLIS ADOLFO R & DIMAS BEATRIZ A	453-0050-035-02	27115 SAINT FRANCIS AVE	CE Case:14-0481 ZONING RE:27115 SAINT FRANCIS AVE 453-0050-035-02	$644.59
74-	335907	TITLE INSURANCE & TRUST COMPANY	078C-0451-016-00	BLUE JAY DR	CE Case:16-3124 COMMUNITY PRESERVATION RE:531 BLUE JAY DR 078C-0451-016-00	$667.38
75-	336734	WATKINS MILDRED M	427-0021-029-00	22748 2ND ST	CE Case:16-4061 COMMUNITY PRESERVATION RE:22748 2ND ST 427-0021-029-00	$750.67
76-	336566	WERT DANIEL J & MARCIANA E	444-0066-035-00	290 CULP AVE	CE Case:16-1014 COMMUNITY PRESERVATION RE:290 CULP AVE 444-0066-035-00	$414.66

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 COMMUNITY PRESERVATION

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
77-	336735	YOUNG ROBERT D	445-0270-007-01	1032 CENTRAL BLVD	CE Case:16-3935 ZONING RE:1032 CENTRAL BLVD 445-0270-007-01	$1,487.11
78-	336884	YSPJ DYNASTY TRUST	083-0455-006-09	29350 PACIFIC ST	CE Case:16-3619 ZONING - USE PERMIT RE:29350 PACIFIC ST 083-0455-006-09	$2,394.71
79-	334813	ZAHERI MATTHEW	444-0057-029-03	716 BERRY AVE	CE Case:13-2555 COMMUNITY PRESERVATION RE:716 BERRY AVE 444-0057-029-03	$2,597.08
80-	335906	ZARATE MARCO A & JUANA M TRS	078G-2780-026-00	32389 SENECA ST	CE Case:16-0326 ZONING RE:32389 SENECA ST 078G-2780-026-00	$667.38
					TOTAL COMMUNITY PRESERVATION INVOICES:	**$166,900.27**

CITY OF HAYWARD SPECIAL ASSESSMENT INVOICE PARCEL INFORMATION
2017 WEED ABATEMENT

	Invoice No.	Property Owner Name	Assessor's Parcel No.	Property Address	Invoice Description	Balance Due
1-	335261	29212 MISSION BLVD LLC	078C-0455-001-04	29212 MISSION BLVD	CE Case:16-0568 WEED ABATEMENT RE:29212 MISSION BLVD. 078C-0455-001-04	$690.37
2-	335039	ANDREWS JOHN D	425-0410-029-00	2382 RAINBOW CT	CE Case:16-0468 WEED ABATEMENT RE:2382 RAINBOW CT 425-0410-029-00	$701.94
3-	335036	BAY AREA RE & DEVELOPMENT GROUP INC & MAR LEE ETAL	444-0048-121-00	24979 PLEASANT WAY	CE Case:16-0889 WEED ABATEMENT RE:24979 PLEASANT WAY 444-0048-121-00	$2,101.50
4-	335057	COMMUNITY FIRST USA LLC	425-0410-031-00	2398 RAINBOW CT	CE Case:16-0937 WEED ABATEMENT RE:2398 RAINBOW CT 425-0410-031-00	$1,920.67
5-	335256	COSTALES BERNABE M JR & ELENITA G	456-0063-042-00	27410 CAPRI AVE	CE Case:16-1956 WEED ABATEMENT RE:27410 CAPRI AVE 456-0063-042-00	$690.37
6-	334487	DEATON PIERCE A	454-0060-089-00	1050 SEYMORE PL	CE Case:16-1224 WEED ABATEMENT RE:1050 SEYMORE PL 454-0060-089-00	$725.23
7-	335905	DREW EVELYN J	456-0005-016-00	2788 COOK PL	CE Case:15-3540 WEED ABATEMENT RE:2788 COOK PL 456-0005-016-00	$667.38
8-	335260	EASTSIDE DEVELOPMENT COMPANY LLC	078C-0433-003-06	DIXON ST	CE Case:16-0736 WEED ABATEMENT RE:DIXON ST 078C-0433-003-06	$1,949.65
9-	335255	EDU DAVID K & KIMURA YOSHIKO	445-0120-035-17	1302 HIGHLAND BLVD	CE Case:16-2158 WEED ABATEMENT RE:1302 HIGHLAND BVLD. 445-0120-035-17	$690.37
10-	336044	HAYWARD REALTY LLC	441-0003-009-01	22950 CLAWITER RD	CE Case:16-2815 WEED ABATEMENT RE:22950 CLAWITER RD 441-0003-009-01	$655.96
11-	336888	JUNG MICHAEL W	441-0080-016-00	1516 DENTON AVE	CE Case:16-3737 WEED ABATEMENT RE:1516 DENTON AVE 441-0080-016-00	$2,738.71
12-	337215	KO NATALIE M	431-0080-084-00	394 REDBUD LN	CE Case:17-0547 WEED ABATEMENT RE:394 REDBUD LN 431-0080-084-00	$726.00
13-	334488	KOR INC	445-0160-004-00	1194 HIGHLAND BLVD	CE Case:16-1063 WEED ABATEMENT RE:1194 HIGHLAND BLVD 445-0160-004-00	$1,628.84
14-	334816	SHAHEEN SABEEHA	456-0023-160-00	PORTSMOUTH AVE	CE Case:16-0529 WEED ABATEMENT RE:PORTSMOUTH AVE 456-0023-160-00	$2,391.85
15-	334818	WETZEL THOMAS L	427-0026-056-00	22842 HIGH ST	CE Case:16-1430 WEED ABATEMENT RE:22842 HIGH ST 427-0026-056-00	$713.56
16-	335427	ZENDEJAS AGUSTIN A & TANIA G	432-0048-077-00	23146 LILLA RD	CE Case:16-3038 WEED ABATEMENT RE:23146 LILLA RD 432-0048-077-00	$678.85

TOTAL WEED ABATEMENT INVOICES: $19,671.25

File #: CONS 17-368

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT

Filing Nuisance Abatement/Municipal Code Liens with the County Recorder's Office for Non-Abatable Code Violations

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the Report, non-abatable code violations, and penalty liens associated with the Code Enforcement Division and Community Preservation/Rental Housing Programs.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution and List of Properties for Lien

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Director of Development Services

SUBJECT Filing Nuisance Abatement/Municipal Code Liens with the County Recorder's Office for Non-Abatable Code Violations

RECOMMENDATION

That Council adopts the attached resolution (Attachment II) confirming the Report, non-abatable code violations, and penalty liens associated with the Code Enforcement Division and Community Preservation/Rental Housing Programs.

SUMMARY

The filing of liens with the County Recorder's Office as a third collection tool for the Community Preservation and Rental Housing Programs allows for enhanced enforcement to ensure violations are identified and compliance is achieved.

BACKGROUND

The purpose of this Nuisance Abatement/Municipal Code confirmation is to consider the proposed Report and filings of liens with the County Recorder's Office as a third collection tool for the Community Preservation and Rental Housing Programs. The Resolution will officially confirm the properties in violation of the following City ordinances and will be filed with the County.

Hayward's Community Preservation and Improvement Ordinance: Article 7, Chapter 5 of the Hayward Municipal Code (HMC), otherwise known as the Community Preservation and Improvement Ordinance, makes it unlawful for Hayward property owners to allow the condition of their property to deteriorate to the point that it becomes detrimental to the public health, safety, or general welfare of the community. This includes both inhabited properties and vacant properties, whether residential or commercial. Typical violations include debris, trash, overgrown vegetation, graffiti, signs, zoning issues, abandoned and/or inoperable vehicles, and the like.

Hayward's Residential Rental Inspection Ordinance: Article 5, Chapter 9 of the Hayward Municipal Code (HMC), otherwise known as the Residential Rental Inspection Ordinance (RRIO), creates an inspection program for residential rental units in the City. The purpose of the RRIO is to safeguard the stock of safe and sanitary rental housing by inspecting units for violations of housing and building codes. This includes all rental housing units and hotels and motels. Typical violations include housing violations such as inadequate maintenance, and un-permitted building, plumbing, electrical and mechanical work.

Hayward's Public Nuisance Ordinance: Article 1, Chapter 4 of the Hayward Municipal Code (HMC), otherwise known as the Public Nuisance Ordinance, defines a public nuisance as anything which is injurious to health, or is indecent, offensive to the senses, or an obstruction to the free use of property to interfere with the comfortable or safe enjoyment of life or property of the community.

These ordinances provide staff an alternative method of enforcement and collections for non-abatable violations of the HMC. A condition on property is considered non-abatable when City staff cannot perform the abatement and the property owner fails to comply with the City's requirement to perform abatement. Examples of non-abatable conditions include fence height(s) and/or structures that do not meet setback requirements, illegal structures, businesses operating without an approved use permit (if applicable) or failing to comply with Conditions of Approval of an approved use permit, parking violations, rental housing violations, and illegal units. Adoption of the Resolution will authorize staff to file a lien against properties in violation with the County Recorder's Office.

This additional enforcement process does not affect or change the Administrative Hearing request process, nor the Special Assessment Process. However, this Nuisance Abatement/ Municipal Code Violations lien process is an additional means of enforcement when dealing with non-abatable code violations. Staff utilizes the lien and special assessment processes independently or in conjunction to enhance compliance efforts. The lien process differs from that used for special assessments in that a violation and fee are recorded on a property's title to alert potential buyers or those with a fiduciary interest in the property, such as a lending institution, of the property violation and the need to pay a fee. The primary function of special assessments, related to action taken by Council on July 18, is to allow the City to collect past due fees via annual tax bills. Authority for this process is granted under the Community Preservation and Improvement Ordinance, Residential Rental Inspection Ordinance and Government Code Section 38773.1.

DISCUSSION

As of the date of this report, there are seventeen (17) properties being submitted to Council for the filing of a Nuisance Abatement/Municipal Code Violations lien, as listed in Exhibit "A" in the attached resolution (Attachment II). The unpaid charges, which total $85,284 plus any administrative costs of the County, will become liens on the property titles. When the properties are sold or refinanced, the liens will be paid through escrow.

Staff sends a minimum of three notices to the property owner in question and, if applicable, to the tenants. The first notice informs the recipient of the violation and the right to an Administrative Hearing to dispute the factual findings. The notices are sent by first class mail with proof of service. The final notice is also delivered by way of process server. The final notice details all related costs and/or fees and informs the affected parties of the opportunity to request an Administrative Hearing. The notice also encourages them to make the needed corrections(s) to bring their properties into compliance. To date, no Administrative Hearings have been requested to be heard by the City's hearing officer. A confirmed copy of the Nuisance Abatement/Municipal Code Violations form will be sent to the owner, tenant and lender once received from the County Recorder's Office.

ECONOMIC IMPACT

The filing of liens with the County Recorder's Office supports the community preservation/rental inspection programs in ensuring well maintained, safe and sanitary neighborhoods and properties.

FISCAL IMPACT

There is no fiscal impact to the City of Hayward resulting from this action. There will be 100% cost recovery reimbursement through the lien process. To change ownership of a property, a lien must be satisfied. If the property is sold or the owner refinances, the City will receive reimbursement through escrow. All reimbursed funds are allocated to the General Fund and support the Code Enforcement Division's on-going compliance efforts.

SUSTAINABILITY FEATURES

N/A

PUBLIC CONTACT

Notice of City Council's confirmation of this report was published in the Daily Review on July 7th & 14th 2017. In addition, all notices include specific language giving the property owner an opportunity for a Lien Hearing to contest the fees and/or penalties and encouraging them to pay their bills to avoid having a lien placed on the title of the property.

NEXT STEPS

A copy of the lien List will be forwarded to the Alameda County Assessor's Office. Upon receipt, the Assessor's Office will attach the City of Hayward's fees past due and violations as a lien against each parcel. That lien will then appear on the property title until the fees have been paid and violation(s) are abated.

Prepared by: Eusebio Espitia, Code Enforcement Manager

Recommended by: Stacey Bristow, Interim Director of Development Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION No. 17- _____

Introduced by Council Member

RESOLUTION CONFIRMING THE REPORT AND NON - ABATABLE CODE VIOLATIONS AND PENALTIES LIENS LIST ASSOCIATED WITH THE CODE ENFORCEMENT DIVISION AND COMMUNITY PRESERVATION/RENTAL HOUSING PROGRAMS.

WHEREAS, in connection with the Code Enforcement Division, Community Preservation/Rental Housing Programs, the Code Enforcement Manager has rendered an itemized report ("the Report", attached as Exhibit "A") in writing to the City Council showing the Community Preservation/Residential Rental Inspections and Zoning Ordinance non-abatable code violations and related fines, fees, penalties and lien costs for certain properties in the City of Hayward described in the Report; and

WHEREAS, the hour of 7:00 p.m. on Tuesday, July 18, 2017, in the Council Chambers, City Hall, 777 B Street, Hayward, California, was fixed as the time and place for the City Council to confirm the Report, as published and noticed in the manner required by Section 5-7.110 of the Municipal Code; and

WHEREAS, the Report was presented at the time and place fixed, and the City Council has considered the report and all comments with respect thereto.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward confirms, except as may be amended by Council, the Report of the Code Enforcement Manager of the City of Hayward Code Enforcement Division, Community Preservation/Rental Housing Programs on costs and non-abatable ordinance violations associated with the properties described in the Report.

BE IT FURTHER RESOLVED that payments of all fines, fees, penalties and lien costs confirmed hereby may be received by the City of Hayward Finance Director within ten days from the date of this resolution and thereafter such official shall transmit the unpaid charges to the County Recorder's Office for a Nuisance Abatement lien on said property(s) listed in Report.

IN COUNCIL, HAYWARD, CALIFORNIA July 18, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

MAYOR:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Exhibit "A"

	Address/Lien Amount		Zoning/Violation
1.	1347 A St. CE16-2729	$5,614	Central City Commercial Zone (CC-R) Unpermitted construction.
2.	1301 B. St. CE16-2289	$4,489	Commercial Office Zone (CO) Unpermitted fencing.
3.	3069 Chronicle Ave. CE16-3187	$4,281	Single Family Residential (RS) Unpermitted construction, unpermitted storage/parking of vehicles, inoperative vehicles, storage of appliances materials and unapproved fencing (barbed wire)
4.	3202 Diablo Ave. CE15-1361	$6,325	Industrial Zone (I) Unpermitted construction, unpermitted storage of materials.
5.	25673 Eldridge Ave. CE16-3335	$5,303	Residential Single Family Zone (RSB4) Unpermitted home occupation.
6.	247 Folsom Ave. CE16-3841	$6,741	Residential Single Family Zone (RS) Unpermitted construction. Zoning violation
7.	27400 Hesperian Blvd. CE16-4055	$4,489	High Density Residential Zone (RH) Unpermitted fencing.
8.	27448 Lyford St. CE16-2909	$4,385	Residential Single Family Zone (RS) Unpermitted construction. Zoning violation
9.	27955 Mission Blvd. CE16-3732	$5,615	Urban Center Zone (S-T) Unpermitted storage of vehicles, vehicle parts and use permit.
10.	29212 Mission Blvd. CE16-3985	$4,489	Urban General Zone (S-T4) Unpermitted fencing.
11.	30090 Mission Blvd. CE16-2300	$4,489	General Commercial Zone (CG) Unpermitted fencing.
12.	29211 Ruus Rd. CE16-2121	$4,281	Residential Single Family Zone (RS) Unpermitted construction, unpermitted storage of garbage/recycle containers, unpermitted home occupation.

13. 29333 Ruus Rd — $4,489 — Residential Single Family Zone (RS)
CE16-4035 — Unpermitted construction, garage conversion.

14. 24556 Sybil Ave. — $6,221 — Urban General Zone (MB)
CE16-0092 — Unpermitted construction.

15. 1258 Tiegen Dr. — $4,281 — Residential Single Family Zone (RS)
CE16-0430 — Unpermitted construction, unpermitted tree cutting/removal.

16. 26555 Underwood Ave. — $5,303 — Residential Single Family Zone (RS) Unpermitted construction.
CE16-1989

17. 27509 E. 11th St. — $4,489 — Residential Single Family Zone (RS) Unpermitted construction.
CE16-3600

SUMMARY CHART

1.	1347 A St.	$5,614
2.	1301 B. St.	$4,489
3.	3069 Chronicle Ave	$4,281
4.	3202 Diablo Ave.	$6,325
5.	25673 Eldridge Ave.	$5,303
6.	247 Folsom Ave.	$6,741
7.	27400 Hesperian Blvd	$4,489
8.	27448 Lyford St.	$4,385
9.	27955 Mission Blvd.	$5,615
10.	29212 Mission Blvd.	$4,489
11.	30090 Mission Blvd.	$4,489
12.	29211 Ruus Rd.	$4,281
13.	29333 Ruus Rd.	$4,489
14.	24556 Sybil Ave.	$6,221
15.	1258 Tiegen Dr.	$4,281
16.	26555 Underwood Ave.	$5,303
17.	27509 E. 11th St.	$4,489
	TOTAL	$85,284

File #: CONS 17-411

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 8240 (Harvest Park), associated with the previously approved Vesting Tentative Tract Map and proposed development of 50 townhome-style condominium homes on a 2.6-acre site located at 31 W Jackson Street, (443-0050-006-00); Harvest Park Hayward, LLC (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8240, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8240 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development located at 31 W Jackson Street.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Vicinity Map
Attachment IV	Site Map
Attachment V	Final Map

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Acting Development Services Director

SUBJECT Approval of Final Map Tract 8240 (Harvest Park), associated with the previously approved vesting tentative tract map and proposed development of 50 townhome-style condominium homes on a 2.6-acre site located at 31 W Jackson Street (APN 443-0050-006-00); Harvest Park Hayward, LLC (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8240, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8240 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development located at 31 W Jackson Street.

BACKGROUND

Per State law, Tentative Tract and Final maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Ordinance, Building Regulations, the Hayward General Plan and Neighborhood Plans, and the site-specific requirements of the Development Services, Public Works, Fire, and Police Departments.

After the Tentative Map and Precise Plan are approved, the developer submits the Final Subdivision Map and Improvement Plans for review and approval by the City Engineer (and subsequent recordation of the Final Map after Council review and approval) before proceeding with obtaining grading and building permits for the construction of improvements. The developer is also required to file a Tentative Map and Final Map so that the 50 condominium units may be sold individually.

On April 5, 2016, the Hayward City Council approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the properties and construct 50 townhome-style condominiums. The Vesting Tentative Map expires on April 5, 2019.

In September 2016, the applicant submitted preliminary Improvement Plans and the Final Map to the City for review and approval.

DISCUSSION

Tract 8240 is located across three (3) parcels totaling 2.6-acres at 31 W Jackson Street (see Attachment III- Vicinity Map). The project proposes 50 new townhome-style condominiums on a site surrounded by a mixture of residential, industrial and commercial uses. Adjacent to the project site to the north and west is high-density residential. Uses to the east of the project site, across W Jackson Street, include a general contractor yard, clothing manufacturing, and self storage facility. Across the railroad tracks to the north is the Hayward Animal Shelter.

The Subdivision Improvement Plans and Final Map (Attachment V) were reviewed by the City Engineer and were found to be in substantial compliance with the Vesting Tentative Map, and in conformance with the Subdivision Map Act and Hayward's subdivision regulations. There have not been any significant changes to the Final Map as compared to the approved Vesting Tentative Tract Map.

The City Council's approval of the Final Map shall not become effective until and unless the developer enters into a Subdivision Agreement with the City for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map.

On April 5, 2016, the development of Tract 8240 was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15332 In-Fill Development Projects by the Hayward City Council via Resolution 16-046. No additional environmental review is required for approval of the project Final Map.

ECONOMIC AND FISCAL IMPACT

The Final Map approval is consistent with the approved project and the Final Map will not have a fiscal or economic impact.

PUBLIC CONTACT

A public hearing is not required for the filing of the Final Map for Tract 8240. Public hearings were already conducted as part of the approval of Vesting Tentative Map application for Tract 8240.

NEXT STEPS

If the City Council approves the Final Map, the applicant will have the final map recorded, obtain construction permits, and commence the construction of improvements shown on the approved Improvement Plans.

Prepared by: Allen Baquilar, PE, Development Review Engineer

Recommended by: Stacey Bristow, Acting Development Services Director

Approved by:

Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-___

Introduced by Council Member _____

RESOLUTION APPROVING FINAL MAP FOR TRACT 8240 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, Vesting Tentative Tract Map No. 8240, Harvest Park, was approved by the Hayward City Council on April 5, 2016; and

WHEREAS, the Final Map for Tract 8240 has been presented to the City Council of the City of Hayward to allow development of 50 townhome-style condominiums, located on three (3) parcels totaling 2.6 acres, located at 31 W Jackson Street; and

WHEREAS, the Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the approved Vesting Tentative Tract Map, the Subdivision Map Act and the City of Hayward regulations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 8240 is in substantial compliance with the approved Vesting Tentative Tract Map and does hereby approve the Final Map for Tract 8240, subject to the subdivider entering into a subdivision agreement for the construction of improvements and other obligations, as required by the conditions of approval of the Vesting Tentative Tract Map for Tract 8240, and that the approval of the Final Map for Tract 8240 shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

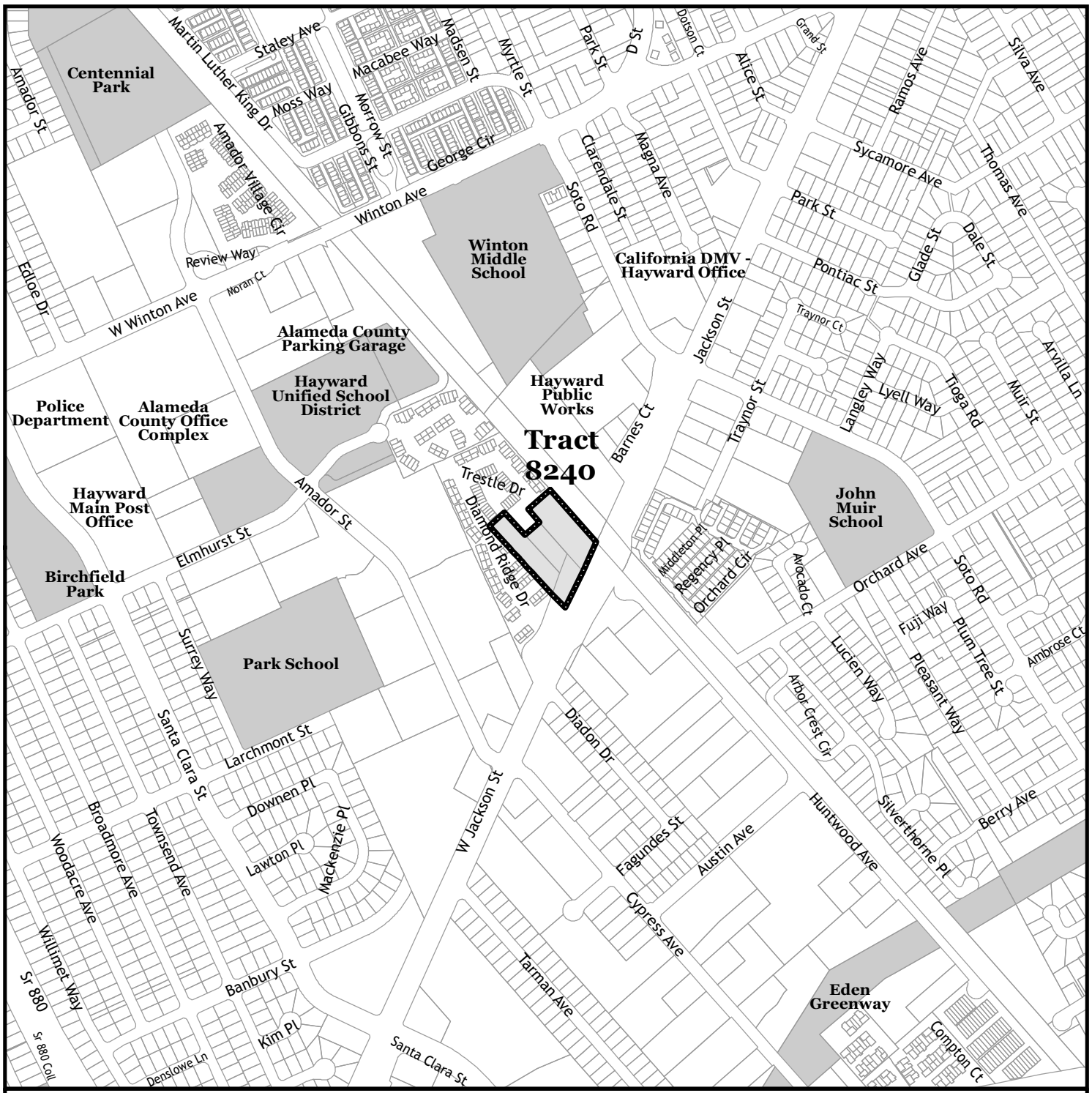
ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Vicinity Map

Attachment III



Final Map 8240

Address:
5, 31, 73 W Jackson Street

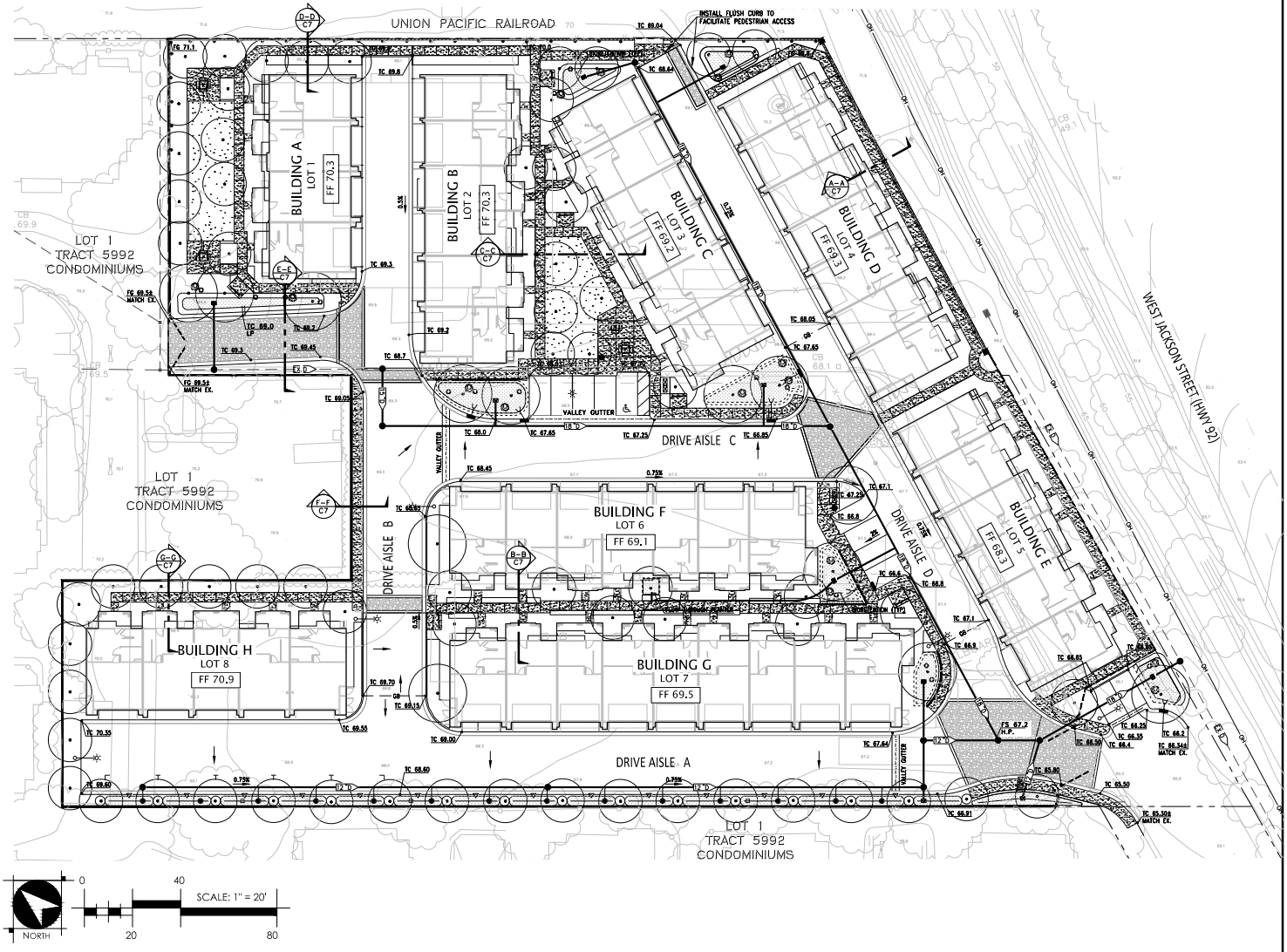
Applicant:
Blake Felson

Owner:
Blake Felson

0 250 500 750 Feet

June 2017

Site Map


UNION PACIFIC RAILROAD
INSTALL FLUSH CURB TO FACILITATE PEDESTRIAN ACCESS
BUILDING A
LOT 1
FF 70.3
BUILDING B
LOT 2
FF 70.3
BUILDING C
LOT 3
FF 69.2
BUILDING D
LOT 4
FF 69.3
BUILDING E
LOT 5
FF 68.3
BUILDING F
LOT 6
FF 69.1
BUILDING G
LOT 7
FF 69.5
BUILDING H
LOT 8
FF 70.9
LOT 1
TRACT 5992
CONDOMINIUMS
DRIVE AISLE A
DRIVE AISLE B
DRIVE AISLE C
DRIVE AISLE D
VALLEY GUTTER
WEST JACKSON STREET (HWY 92)
0
40
SCALE: 1" = 20'
NORTH
20
80

OWNER'S STATEMENT

THE UNDERSIGNED, HEREINAFTER REFERRED TO AS "OWNERS", DO (DOES) HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "TRACT 8240 HARVEST PARK", CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF.

THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE FOLLOWING GRANT DEEDS RECORDED DECEMBER 30, 2004, AS INSTRUMENT NO. 2004572575, RECORDED OCTOBER 8, 2003 AS INSTRUMENT NO. 2003596970, RECORDED MAY 10, 1990 AS INSTRUMENT NO. 90129063 AND JUNE 15, 2016 AS INSTRUMENT NUMBER 2016150664, ALL OF OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, AND THAT SAID OWNER HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

AND THE UNDERSIGNED DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES UNDER, UPON AND OVER ANY AREA OR STRIP OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT), AS DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP; AND THAT SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES, IRRIGATION SYSTEMS, APPURTENANCES, AND LAWFUL FENCES.

AND THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF HAYWARD FOR PUBLIC USE, THE AREAS DESIGNATED AS "WLE" (WATER LINE EASEMENT) FOR INGRESS AND EGRESS, CONSTRUCTION, AND MAINTENANCE OF WATER SYSTEM FACILITIES INCLUDING WATER LINES AND APPURTENANCES THERETO WILL BE THE RESPONSIBILITY OF THE CITY OF HAYWARD.

AND THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF HAYWARD FOR PUBLIC USE, THE AREAS DESIGNATED AS "SSE" (SANITARY SEWER EASEMENT) FOR INGRESS AND EGRESS, CONSTRUCTION, AND MAINTENANCE OF SANITARY SEWER FACILITIES INCLUDING SEWER LINES AND APPURTENANCES THERETO WILL BE THE RESPONSIBILITY OF THE CITY OF HAYWARD.

AND THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS OVER, UPON, AND ACROSS THOSE AREAS OF LAND DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) ARE NOT OFFERED FOR PUBLIC USE, EXCEPT THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES.

AND THE UNDERSIGNED DOES HEREBY RESERVE AN EASEMENT FOR PRIVATE USE, THE AREAS DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR INSTALLATION, OPERATION, USE, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RESTORATION AND REMOVAL OF STORM DRAINAGE SYSTEMS SERVING THE SUBDIVISION.

AND THE UNDERSIGNED DOES HEREBY DECLARE THAT THE AREA DESIGNATED AS "AUTUMN MIST WAY", "SUNSWEPT COURT", "BLOSSOM ACRE WAY" AND "SPRING HARVEST ROAD" (PARCEL A) ARE PRIVATE STREETS AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF TRACT 8240. SAID PRIVATE STREETS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

AND THE UNDERSIGNED DOES HEREBY STATE THAT THE REAL PROPERTY DESCRIBED AS PARCELS B, C, D, E AND F ARE FOR PRIVATE OPEN SPACE AND DRAINAGE PURPOSES.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED THIS _____ DAY OF _____, 2017

AS OWNERS:

HARVEST PARK HAYWARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY:_____

NAME:_____

TITLE:_____

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF_____} SS.
COUNTY OF _____}
ON _____ 2017, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

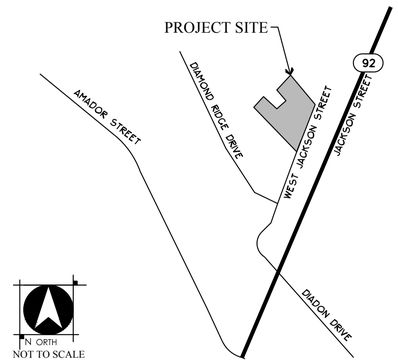
SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
NTS

CITY CLERK'S STATEMENT

I, MIRIAM LENS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF HAYWARD, ALAMEDA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 8240 – HARVEST PARK" CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THIS ___ DAY OF _____, 20___ AND THAT SAID COUNCIL DID THEREUPON, BY RESOLUTION NUMBER _____ _____, PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED FOR DEDICATION AS PUE (PUBLIC UTILITY EASEMENT), WLE (WATERLINE EASEMENT), SSE (SANITARY SEWER EASEMENT) AND E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT).

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2017.

_____
MIRIAM LENS, CITY CLERK AND
CLERK OF THE COUNCIL OF THE CITY OF HAYWARD,
ALAMEDA COUNTY, STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT ____M., IN BOOK _____ OF MAPS AT PAGES _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE:$ _____ PD. SERIES NO._____ .

_____
STEVE MANNING
COUNTY RECORDER IN AND FOR THE COUNTY OF
ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

TRACT 8240
HARVEST PARK

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

A SUBDIVISION FOR 50 CONDOMINIUM UNITS

A PORTION OF THE 7.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSEPH CUNHA, ET AL., RECORDED AUGUST 30, 1941, INSTRUMENT NO. OO-47915 IN BOOK 4077, PAGE 388, OF OFFICIAL RECORDS
AND ALL OF THE LAND DESCRIBED IN THE FOLLOWING DOCUMENTS; 2004572575, RECORDED DECEMBER 30, 2004, 2003596970, RECORDED OCTOBER 10, 2003, 90129630, RECORDED MAY 10, 1990, AND 2016150664, RECORDED JUNE 15, 2016, ALL IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY.

MAY 2017

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
4670 Willow Road, Suite 125
Pleasanton, CA 94588 Tel 925.847.1556

JOB # 3258.001

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

☐ AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF $ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

☐ ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURE-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 2017

_____
ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

CITY ENGINEER'S STATEMENT

I, MORAD FAKHRAI , CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP, ENTITLED "TRACT 8240 HARVEST PARK", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA," CONSISTING OF 5 SHEETS, THIS STATEMENT BEING ON SHEET 2 THEREOF; HAS BEEN EXAMINED AND THAT THE SUBDIVISION, AS SHOWN UPON SAID MAP, IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED AMENDMENTS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO, AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017.

_____ _____
MORAD FAKHRAI, RCE NO 43921 DATE
CITY ENGINEER,
CITY OF HAYWARD, COUNTY OF ALAMEDA
STATE OF CALIFORNIA
REGISTRATION EXPIRES 06/30/2017

CITY SURVEYOR'S STATEMENT

I, DAN S. SCOTT III, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8240 HARVEST PARK", CITY OF HAYWARD COUNTY OF ALAMEDA, CALIFORNIA;
I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017

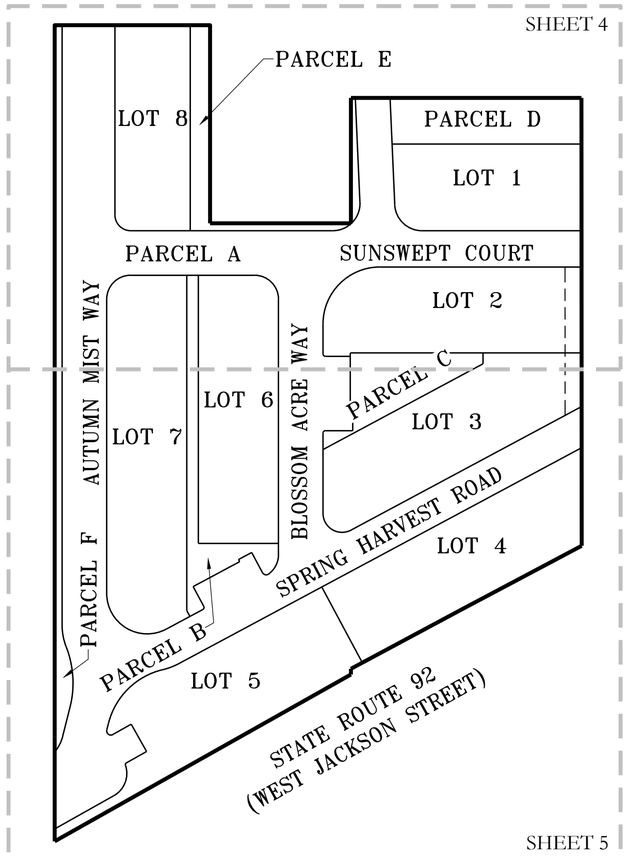
_____ _____
DAN S. SCOTT III, PLS NO 7840 DATE
CITY SURVEYOR
CITY OF HAYWARD, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES 12/31/2018

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FELSON PARTNERS, LP, ON MAY 10, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2017, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____ _____
RYAN M. SEXTON, P.L.S. DATE
LICENSE NO. 9177
EXPIRES: MARCH 21, 2017

INDEX MAP



NOTES

1. ALL CURVE DIMENSIONS SHOWN ARE ARC LENGTH AND DELTA, ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF THIS SUBDIVISION CONTAINS 2.58± ACRES
3. THE DISTINCTIVE BORDER LINE DELINEATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
4. THERE ARE A TOTAL OF 8 RESIDENTIAL LOTS FOR 50 TOWNHOMES IN THIS SUBDIVISION.
5. SOIL REPORT WAS PREPARED BY GEI JOB NO. 112317 DATED OCTOBER 7, 2013. A COPY OF THESE REPORTS IS ON FILE FOR PUBLIC INSPECTION AT THE CITY OF HAYWARD.
6. ALL LOT LINES ARE RADIAL TO FRONTAGE CURVES UNLESS RADIAL BEARING IS SHOWN ON THE MAP

TRACT 8240
HARVEST PARK

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

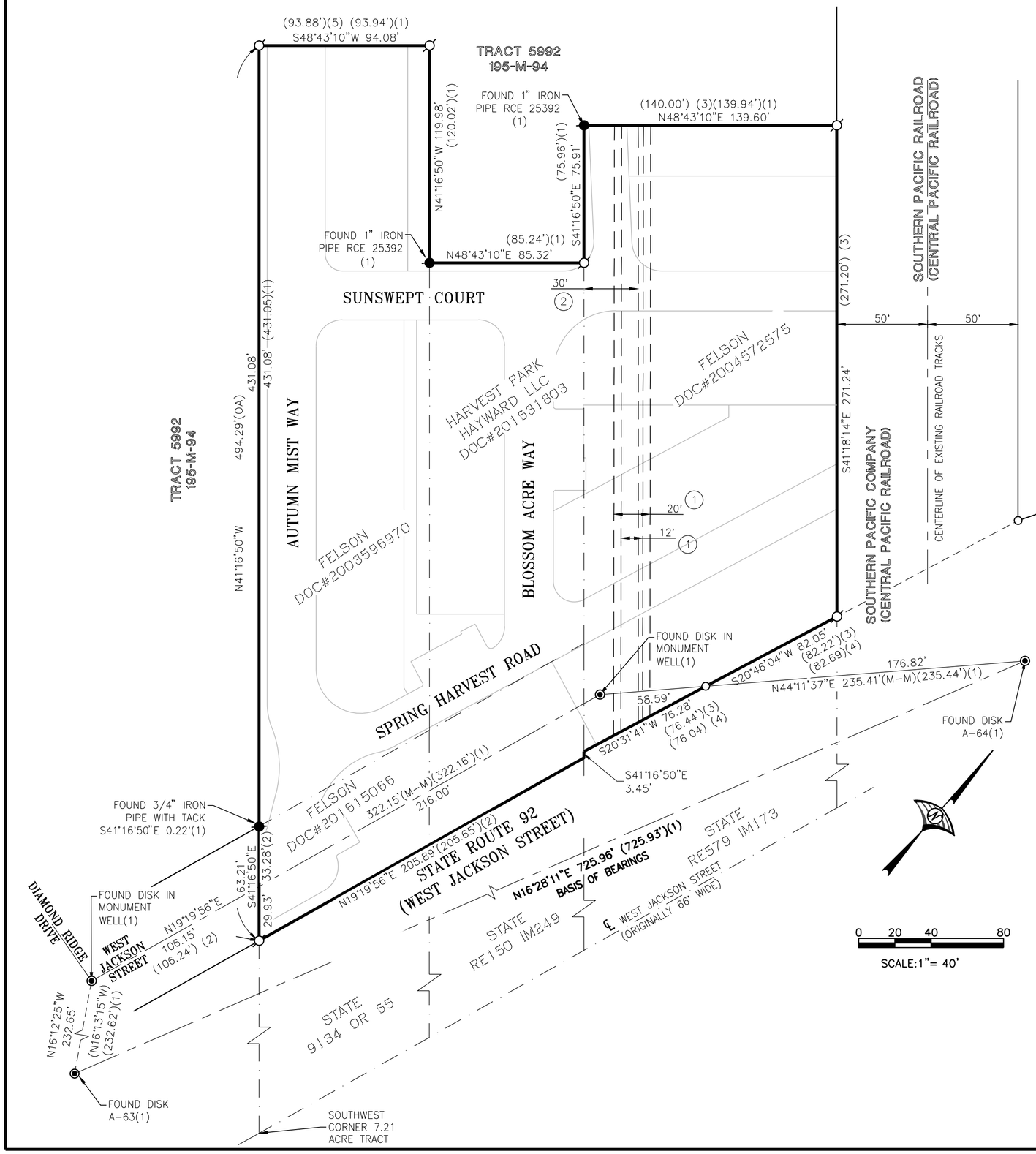
A SUBDIVISION FOR 50 CONDOMINIUM UNITS

A PORTION OF THE 7.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSEPH CUNHA, ET AL., RECORDED AUGUST 30, 1941, INSTRUMENT NO. OO-47915 IN BOOK 4077, PAGE 388, OF OFFICIAL RECORDS
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MAY 2017

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
4670 Willow Road, Suite 125
Pleasanton, CA 94588 Tel 925.847.1556

JOB # 3258.001



BASIS OF BEARINGS

THE MONUMENT LINE IN WEST JACKSON STREET BETWEEN MONUMENTS A-63 AND A-64 TAKEN AS N16°28'11"E AS SHOWN ON THE AMENDING MAP OF TRACT 5992 FILED IN MAP BOOK 195 AT PAGES 94-96, ALAMEDA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

(1) 195 MAPS 94-96 (AMENDED MAP TRACT 5992)
(2) DOC. NO. 2016150664 (GRANT DEED)
(3) DOC. NO. 2004-572575 (GRANT DEED)
(4) REEL 579 IMAGE 173 (GRANT DEED)
(5) DOC. NO. 2004596970 (GRANT DEED)

EXISTING EASEMENTS

(1) AN EASEMENT FOR ELECTRICAL PURPOSE AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED AUGUST 20, 1954 AS BOOK 7404, PAGE 179 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY (TO BE ABANDONED BY SEPARATE INSTRUMENT)

(2) AN EASEMENT FOR ROADWAY, SEWER AND ALL PUBLIC UTILITY PURPOSES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED AUGUST 26, 1954 AS BOOK 7408, PAGE 403 OF OFFICIAL RECORDS.
IN FAVOR OF: WES-WIND SUPPLY COMPANY (TO BE ABANDONED BY SEPARATE INSTRUMENT)

LEGEND

◉	FOUND STANDARD CITY MONUMENT AS NOTED
●	FOUND MONUMENT AS NOTED
○	SET IRON PIPE - TAGGED LS 9177
◎	SET STANDARD CITY MONUMENT WELL STAMPED L.S. 9177
○	STATE R/W ANGLE PT. NOTHING FOUND, NOTHING SET
M-M	MONUMENT TO MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
(OA)	OVERALL DISTANCE
(R)	RADIAL LINE
SF	SQUARE FEET
———	SUBDIVISION BOUNDARY
———	LOT LINE
—·—·—	MONUMENT LINE
— — —	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
—·—·—	HISTORICAL PROPERTY LINE

TRACT 8240

HARVEST PARK

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

A SUBDIVISION FOR 50 CONDOMINIUM UNITS

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JOB # 3258.001

Curve Table – This Sheet Only			
No.	Radius	Delta	Length
C1	1.50'	90°00'00"	2.36'
C2	1.50'	90°00'00"	2.36'

Line Table – This Sheet Only		
No.	Bearing	Length
L1	N48°43'10"E	4.50'
L2	N48°43'10"E	7.00'

BASIS OF BEARINGS

THE MONUMENT LINE IN WEST JACKSON STREET BETWEEN MONUMENTS A-63 AND A-64 TAKEN AS N16°28'11"E AS SHOWN ON THE AMENDING MAP OF TRACT 5992 FILED IN MAP BOOK 195 AT PAGES 94-96, ALAMEDA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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TRACT 8240

HARVEST PARK

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

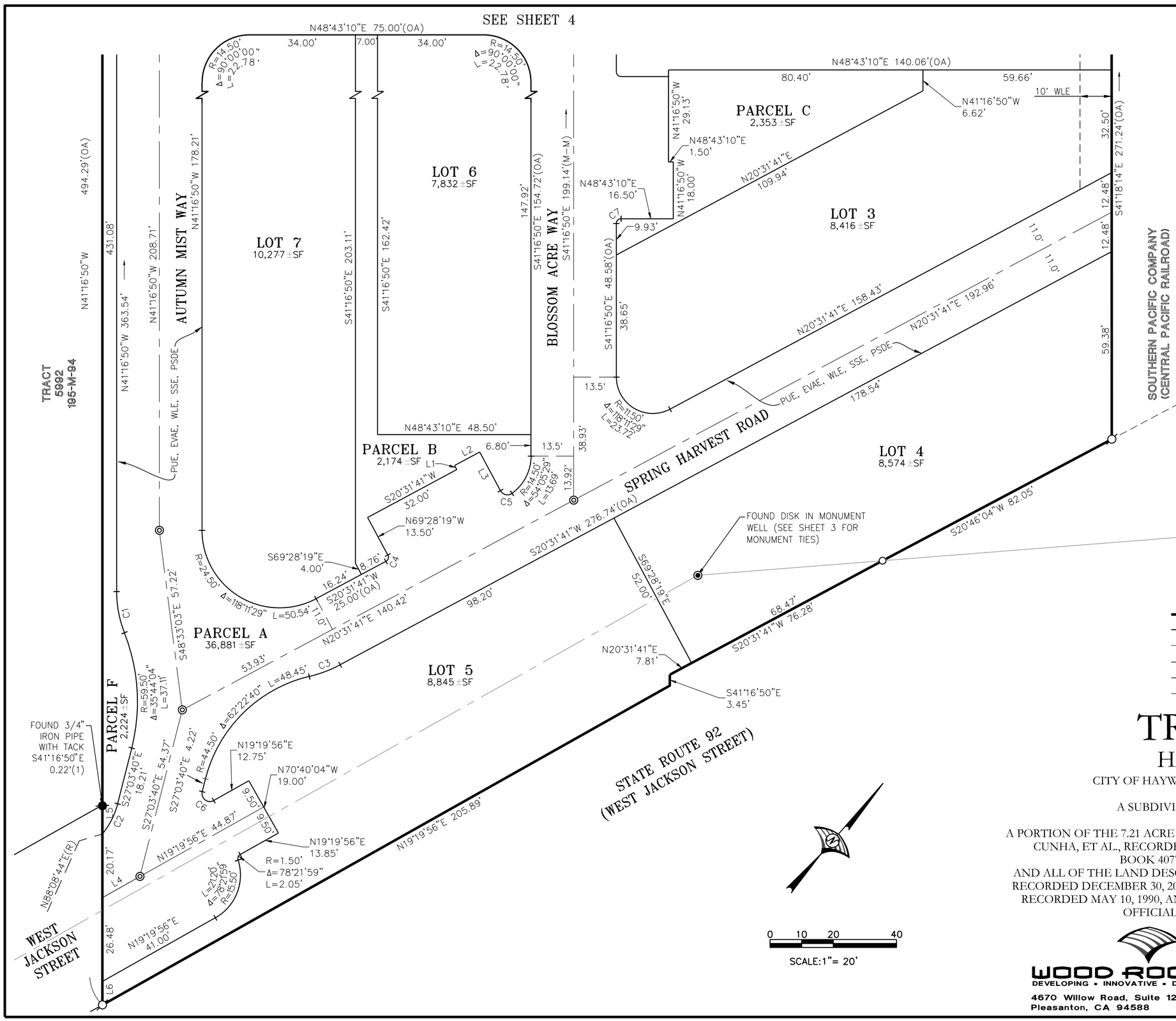
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JOB # 3258.001



Curve Table – This Sheet Only			
No.	Radius	Delta	Length
C1	35.50'	21°30'54"	13.33'
C2	24.50'	25°12'24"	10.78'
C3	40.50'	14°47'20"	10.45'
C4	1.50'	90°00'00"	2.36'
C5	2.50'	97°43'01"	4.26'
C6	2.50'	133°36'24"	5.83'
C7	1.50'	90°00'00"	2.36'

Line Table – This Sheet Only		
No.	Bearing	Length
L1	N69°28'19"W	1.50'
L2	N20°31'41"E	9.00'
L3	N69°28'19"W	13.89'
L4	N19°19'56"E	13.64'
L5	N41°16'50"W	9.10'
L6	N41°16'50"W	7.46'

LEGEND

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TRACT 8240

HARVEST PARK

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

A SUBDIVISION FOR 50 CONDOMINIUM UNITS

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JOB # 3258.001

File #: CONS 17-418

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT

Median Landscape Improvement Project (Industrial Parkway West - Hesperian Boulevard to I-880) - Award of Contract

RECOMMENDATION

That Council adopts the attached resolution (Attachments II and III):

1. Awarding the contract to Elite Landscape Construction, Inc. in the amount of $490,894; and
2. Appropriating an additional $80,000 for this project from the Street System Improvement Fund.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution - Award of Contract
Attachment III	Resolution - Appropriation of Funds
Attachment IV	Location Map

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT Median Landscape Improvement Project (Industrial Parkway West – Hesperian Boulevard to I-880) – Award of Contract

RECOMMENDATION

That Council adopts the attached resolution (Attachments II and III):

1. Awarding the contract to Elite Landscape Construction, Inc. in the amount of $490,894; and
2. Appropriating an additional $80,000 for this project from the Street System Improvement Fund.

BACKGROUND

On May 23, 2017, Council approved the plans and specifications for the Median Landscape Improvement Project FY 2017, and called for bids to be received on June 20, 2017.

DISCUSSION

Industrial Parkway West, from Hesperian Boulevard to I-880, will be the fourth annual Median Landscape Improvement project based on the 2010 Master Plan developed for the key medians and streetscape corridors throughout the City.

The segment is part of the major connector from I-880 to CA-92 servicing multiple retail businesses, and residential and industrial districts.

The project primarily consists of:

- Removing the existing concrete and cobblestone pavers within the center median and replacing it with trees, shrubs, and groundcover;
- Installing median trees and new shrubs in the median area, gravel, and bark mulch;
- Installing a new irrigation system and controller; and
- Upgrading overhead street signs to improve their appearance and aesthetics.

Most of the existing trees will remain except for those that have been identified by a professional arborist to be in poor health. Any tree that is removed will be replaced in kind or with a drought tolerant specimen suitable for the surrounding environment.

Two add alternative items were included in the project plan bid set. Based on the bids received and available funds, staff does not recommend including the removal of existing median concrete curbs and installation of City standard island curb to this project.

On June 20, 2017, four (4) bids were received for the Median Landscape Improvement Project FY 2017. Elite Landscape Construction, Inc., of Clovis, California, submitted the low bid of $490,894, which is 36.38% above the engineer's estimate of $359,950. QLM, Inc., of San Jose, California, submitted the second low bid in the amount of $608,186, which is 68.96% above the engineer's estimate. The bids range from $490,894 to $672,557. Upon review of the low bid, the major differences are in the costs of mobilization, concrete, and irrigation lump sum bid items.

All bid documents and licenses are in order. Staff recommends that Council approve the award of contract to the responsible low bidder, Elite Landscape Construction, Inc. in the amount of $490,894.

This project is categorically exempt under Section 15301(c) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

FISCAL IMPACT

The estimated project costs given the actual construction bid are as follows:

Construction Contract	$490,894
Construction Contingency – ACO	49,106
Design and Contract Administration	40,000
Construction Inspection and Testing	60,000
Total	$640,000

The Adopted FY 2017 Capital Improvement Program (CIP) includes $560,000 in the Street System Improvements Fund for this project. Therefore, an additional appropriation in the amount of $80,000 from the Street System Improvement Fund is needed to complete the project given the new project cost estimate of $640,000.

SUSTAINABILITY FEATURES

Water
This project includes the installation of drought tolerant plants to reduce the amount of water usage and complies with the City's Water Efficiency Landscape Ordinance.

Environment
This project will implement:

- Bay-Friendly Landscaping techniques to use native and climate appropriate plants for the median islands and sidewalk planters. The project will be reviewed for Bay-Friendly certification after the project is complete.
- Permeable pavers to treat storm water runoff from sidewalk and filter pollution from the storm water before entering the San Francisco Bay.

PUBLIC CONTACT

Because of the temporary inconvenience that is expected to be caused by the work in the center median, immediately after the construction contract is awarded, a preliminary notice explaining the project will be distributed to the businesses adjacent to the limit of work. After the construction work has been scheduled, businesses will be notified at least seventy-two hours prior to commencement of work.

SCHEDULE

Begin Work	August 14, 2017
Complete Work	October 13, 2017

Prepared by: Kevin Briggs, Acting Assistant City Engineer

Recommended by: Morad Fakhrai, Director of Public Works

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION APPROVING AWARD OF CONTRACT FOR THE MEDIAN LANDSCAPE IMPROVEMENT PROJECT (INDUSTRIAL PARKWAY WEST – HESPERIAN BOULEVARD TO I-880) FY 2017, PROJECT NO. 05263 TO ELITE LANDSCAPE CONSTRUCTION, INC.

WHEREAS, by resolution on May 23, 2017, the City Council approved the plans and specifications for the Median Landscape Improvement Project FY 2017, Project No. 05263, and called for bids to be received on June 20, 2017; and

WHEREAS, on June 20, 2017, four (4) bids were received ranging from $490,894 to $672,557. Elite Landscape Construction, Inc., of 2972 Larkin Avenue, Clovis, California, submitted the lowest bid in the amount of $490,894, which is 36.38% above the engineer's estimate of $359,980; and

WHEREAS, the estimated project costs given the actual construction bid requires an additional appropriation in the amount of $80,000 from the Street System Improvements Fund to complete the project given the new project cost estimate of $640,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that Elite Landscape Construction, Inc. is the lowest responsible bidder whose bid complies with the specifications and is hereby awarded the construction contract for the Median Landscape Improvement Project FY 2017, Project No. 05263 for the amount of $490,894, and in accordance with the aforementioned plans and specifications on file in the office of the City Clerk of the City of Hayward. All other bids are hereby rejected.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the contract with Elite Landscape Construction, Inc., in the name of and for and on behalf of the City of Hayward, in a form to be approved by the City Attorney.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the project is categorically exempt under section 15301(c) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

ATTACHMENT III

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION AMENDING RESOLUTION 17-063, THE BUDGET RESOLUTION FOR CAPITAL IMPROVEMENT PROJECTS FOR FISCAL YEAR 2018, RELATING TO AN APPROPRIATION OF FUNDS FROM THE STREET SYSTEM IMPROVEMENTS FUND (FUND 450) TO THE MEDIAN LANDSCAPE IMPROVEMENT PROJECT, PROJECT NO. 05263

BE IT RESOLVED by the City Council of the City of Hayward that Resolution 17-063, the Budget Resolution for Capital Projects for Fiscal Year 2018, is hereby amended by approving an additional appropriation of $80,000 from the Street System Improvements Fund (Fund 450) to the Median Landscaping Improvement Project, Project No. 05263.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

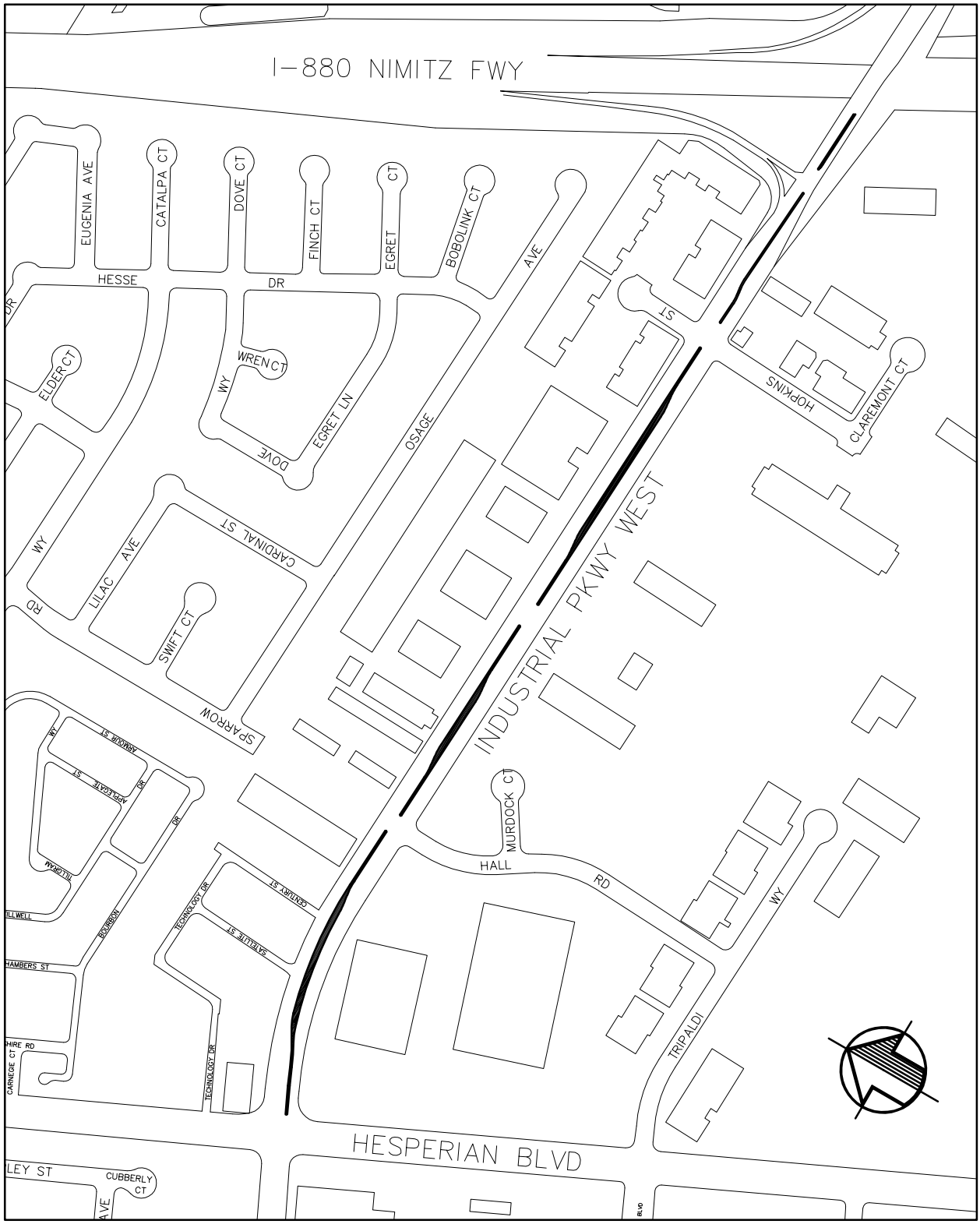
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward



MEDIAN LANDSCAPE IMPROVEMENT PROJECT FY 2017

INDUSTRIAL PARKWAY WEST

HESPERIAN BLVD TO I-880

PROJECT NO. 05263

File #: CONS 17-420

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT

Report and Special Assessment for Delinquent Sewer Bills and Water Bills Incurred by Property Owners

RECOMMENDATION

That the City Council adopts the attached draft resolution (Attachment II) confirming the report and assessment for delinquent water bills and sewer bills, and authorizing the delinquent charges to become a special assessment against the properties if not paid by August 1, 2017.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	List of Delinquent Water and/or Sewer Charges to be Special Assessed

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Report and Special Assessment for Delinquent Sewer Bills and Water Bills Incurred by Property Owners

RECOMMENDATION

That the City Council adopts the attached draft resolution (Attachment II) confirming the report and assessment for delinquent water bills and sewer bills, and authorizing the delinquent charges to become a special assessment against the properties if not paid by August 1, 2017.

BACKGROUND

The City provides water and sewer services to almost all residents and businesses within the City limits. The exceptions are a small number of properties that receive water service from the East Bay Municipal Utility District or sewer service from Oro Loma Sanitary District. In addition to in-City customers, Hayward provides sewer service to about 900 "sewer-only" customers, mainly located in unincorporated Alameda County, as well as water or sewer service to several other customers outside of the City limits. Hayward issues bimonthly billings for water and sewer service, after the service has been provided. The Hayward Municipal Code states that responsibility for water and sewer bills lies with the person or entity that requested service, i.e., the account holder of record. For sewer-only accounts, however, ultimate responsibility rests with the property owner, regardless of the name on the account.

While the vast majority of customers pay their water and sewer bills in a timely way, there are some past due accounts that become subject to collection, including late notices and fees. The most effective collection measure available to the City is to discontinue water service for unpaid charges. However, the City has no ability to shut off water to sewer-only customers, since water service is not provided by the City, and it is not feasible to discontinue sewer service. With respect to multi-family customers, discontinuing water service would leave tenants without water, in most cases through no fault of their own. In November 2012, Council approved ordinances allowing for the collection of delinquent water and sewer bills as special assessments on property tax bills. The ordinances apply to accounts that are at

least sixty days in arrears as of March 1, and provides the City with a strong tool to collect delinquent charges from property owners that receive sewer service only from the City and from owners of multi-family properties. The ordinances are intended for use as a last resort, in addition to remedies that already exist.

DISCUSSION

Delinquent water and sewer service charges that would be placed on the property tax rolls are comprised of all charges in arrears by sixty days or more as of March 1, 2017, a fifty-dollar administrative fee charged by the City, and a 1.7% administrative fee charged by the Alameda County Assessor's Office. As of the date of this writing, a total of fifty-eight affected property owners, some with multiple accounts in arrears, owe a total of $52,544.69 in unpaid sewer and water charges, plus an additional $3,944.26 in administrative fees, as listed on Attachment III. If not paid by August 1, 2017, the unpaid charges and administrative fees will become a special assessment against the property and will appear on each property owner's tax bill later this year. By comparison, at this time last year, forty-six property owners owed a total of $46,310.62, and the previous year, forty-one property owners owed a total of $32,072.78, including all fees. As in previous years, last year, some property owners paid off their delinquent balance after the City Council action, so that the final list transmitted to the County Assessor included thirty-eight properties owing a total of $40,517.51.

Staff mailed three formal notices to each affected property owner in April and May. Property owners were provided with an opportunity to schedule an administrative hearing if they disagreed with the charges or their responsibility for paying them, but no requests for hearings were received.

To give the Council a sense of the impact of the ordinance, the first formal letter was sent to 130 account holders, with total delinquent charges of $112,376.93. The attached list includes sixty parcels, with charges totaling $52,544.69, which means that $59,832.24, or more than half of the original amount, has been collected that otherwise may not have been paid. Based on the experience of the past few years, it is expected that the final list should include fewer properties owing less money.

ECONOMIC IMPACT

The properties that are affected by this action are summarized in the following table:

Number of Parcels	Amount Owed
49	Less than $500
5	$500 - $1000
2	$1,000 - $2,000
3	$2,000 - $10,000
1	More than $10,000
Total: 60	$52,544.69

To the extent that we recover and discourage delinquencies, all rate payers will benefit from slightly lower overall future rate increase requirements.

FISCAL IMPACT

There is no negative fiscal impact to the City as cost recovery occurs through administrative fees. Recovery of these outstanding charges improves the fiscal health of the Water and Wastewater Operating Funds, which benefits all rate payers.

PUBLIC CONTACT

In addition to the three notices sent directly to property owners, a notice of the City Council's scheduled confirmation of this report was published in *The Daily Review* on July 7, 2017.

NEXT STEPS

The City will continue to accept payments until August 1, 2017. After that date, the list will be finalized and forwarded to the Alameda County Assessor's Office by August 10, in accordance with the County's schedule.

Prepared by: Alicia Sargiotto, Management Analyst I

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member

RESOLUTION CONFIRMING THE REPORT AND SPECIAL ASSESSMENT LIST ASSOCIATED WITH DELINQUENT WATER AND SEWER BILLS AND AUTHORIZING THE DELINQUENT CHARGES TO BECOME A SPECIAL ASSESSMENT AGAINST THE PROPERTIES IF NOT PAID BY AUGUST 1, 2017

WHEREAS, the Director of Utilities & Environmental Services and Director of Finance have rendered an itemized report in writing to this Council indicating certain property owners that receive water and/or sewer service from the City of Hayward who have incurred delinquent water and/or sewer bills, as required by Sections 11-2.50 and 11-3.463 of the Municipal Code of the City of Hayward; and

WHEREAS, the hour of 7 p.m. on Tuesday, July 18, 2017, in the Council Chambers, City Hall, 777 B Street, Hayward, California, was fixed as the time and place for this Council to receive and consider the report, and a copy of the report has been posted and published in the manner required by Sections 11-2.51 and 11-3.464 of the Municipal Code; and

WHEREAS, the report was presented at the time and place fixed, and the City Council has considered the report and all comments with respect thereto; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, except as may be amended by Council, the report from the Director of Utilities & Environmental Services and Director of Finance of the City of Hayward listing certain property owners that receive water and/or sewer service from the City of Hayward who have incurred a delinquent water and/or bill, a copy of which is attached hereto, is hereby confirmed.

BE IT FURTHER RESOLVED that payments of assessments confirmed hereby may be received by the City of Hayward Director of Finance up to the hour of 5 p.m. on August 1, 2017, and thereafter such official shall transmit the unpaid assessments to the County Auditor for collection on the property tax roll.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Utility Accounts Special Assessment List 2017

ATTACHMENT III

Parcel	Owner Name	Account	Location	Description	Amount Due	COH Special Assessment Fee	Alameda County Fee (1.7% of amount due + COH Fee)	Total to be Added to Property Tax Bill
416-0170-033-00	ESPINOZA FRANCISCO G	60405	22808 UPLAND WAY	Sewer-Only	$439.03	$50.00	$8.31	$497.34
416-0170-060-00	AGUILAR VICTORIA L	60417	2250 ROMEY LN	Sewer-Only	$75.71	$50.00	$2.14	$127.85
417-0030-025-00	PESNYA VIKTORIYA Y	60353	22733 WILDWOOD ST	Sewer-Only	$63.86	$50.00	$1.94	$115.80
417-0040-007-00	DORHAM RUTHELL C	60341	22636 WILDWOOD ST	Sewer-Only	$203.43	$50.00	$4.31	$257.74
417-0040-011-00	TRAN CAROLYN & CAROLYN	60337	22714 WILDWOOD ST	Sewer-Only	$76.45	$50.00	$2.15	$128.60
417-0040-059-00	BALL THEODORE	60445	22778 OLIVE PL	Sewer-Only	$75.71	$50.00	$2.14	$127.85
425-0330-003-00	MASHRIQUE NAJIA	60190	3244 OAKES DR	Sewer-Only	$78.07	$50.00	$2.18	$130.25
425-0360-001-00	WILLIAMS HARRIET W	60274	2478 OAKES DR	Sewer-Only	$352.52	$50.00	$6.84	$409.36
425-0370-027-00	CASA CARE LLC	60270	2518 OAKES DR	Sewer-Only	$75.12	$50.00	$2.13	$127.25
425-0370-068-00	GOMEZ DENISE D & VINCENT E	60124	2535 OAKES DR	Sewer-Only	$424.81	$50.00	$8.07	$482.88
425-0380-020-00	LYONS RICHARD A	60290	2517 CARISBROOK CT	Sewer-Only	$436.04	$50.00	$8.26	$494.30
425-0410-013-00	CAINES DANA E TR	60303	2563 CARISBROOK CT	Sewer-Only	$124.24	$50.00	$2.96	$177.20
427-0056-027-00	LIANG ZHUO H & BI D	60948	1640 E ST	Sewer-Only	$113.93	$50.00	$2.79	$166.72
428-0006-074-00	BORDA JUAN C & CORTES CLAUDIA A	60669	21660 MONTGOMERY ST	Sewer-Only	$443.51	$50.00	$8.39	$501.90
428-0041-078-00	CORRALES ERIC A & JOWANDA	60471	695 SUNSET BLVD	Sewer-Only	$450.19	$50.00	$8.50	$508.69
428-0041-079-00	CORRALES ERIC A & JOWANDA	60472	697 SUNSET BLVD	Sewer-Only	$450.19	$50.00	$8.50	$508.69
431-0012-091-01	ONO YUKA	60478	378 SMALLEY AVE	Sewer-Only	$402.50	$50.00	$7.69	$460.19
431-0016-064-00	KIM MAN S & ALICE Y TRS	60867	206 A ST	Sewer-Only	$456.80	$50.00	$8.62	$515.42
431-0016-073-03	GARCIA PASCUAL & GEORGINA	60870	112 A ST	Sewer-Only	$425.95	$50.00	$8.09	$484.04
431-0106-035-00	RICHARD JAMES A II & RANDI R	60762	300 OLD OAK LN #1	Sewer-Only	$228.29	$50.00	$4.73	$283.02
431-0106-055-00	KABILING PAUL J	60835	22626 AMADOR ST #4	Sewer-Only	$35.12	$50.00	$1.45	$86.57
431-0106-056-00	ROBINSON RANDY & MIRIAM	60836	22626 AMADOR ST #3	Sewer-Only	$217.49	$50.00	$4.55	$272.04

Utility Accounts Special Assessment List 2017

ATTACHMENT III

Parcel	Owner Name	Account	Location	Description	Amount Due	COH Special Assessment Fee	Alameda County Fee (1.7% of amount due + COH Fee)	Total to be Added to Property Tax Bill
431-0106-073-00	BATTLE CECILIA & FRIMPONG FOSTER ETAL	60853	22500 AMADOR ST #4	Sewer-Only	$383.83	$50.00	$7.38	$441.21
431-0106-076-00	HARRISON ARLENA R & KENNETH R II	60856	22500 AMADOR ST #1	Sewer-Only	$231.29	$50.00	$4.78	$286.07
445-0060-071-00	THOMAS MANOJ & DIVYA	60921	24673 SYLVAN GLEN CT	Sewer-Only	$447.99	$50.00	$8.47	$506.46
428-0001-062-00	PEREZ LETICIA P	60902	21863 VALLEJO ST	Sewer-Only - Outside City Limits	$6,087.16	$50.00	$104.33	$6,241.49
428-0001-065-00	NORIEGA JOSE M & SAINZ FERNANDO N	60705	696 SUNSET BLVD	Sewer-Only - Outside City Limits	$264.88	$50.00	$5.35	$320.23
428-0001-067-00	BETTS LINDA	60708	680-82 SUNSET BLVD	Sewer-Only - Outside City Limits	$793.40	$50.00	$14.34	$857.74
428-0006-035-02	SOLIS SALVADOR O	60689	21896 VALLEJO ST	Sewer-Only - Outside City Limits	$72.33	$50.00	$2.08	$124.41
428-0041-034-00	BUSO ROBERT A	60477	504 SIMON ST	Sewer-Only - Outside City Limits	$243.90	$50.00	$5.00	$298.90
428-0041-092-00	LAFOND RUTHANN	60476	512 SIMON ST	Sewer-Only - Outside City Limits	$203.09	$50.00	$4.30	$257.39
429-0055-004-00	HATTON RICK & JENNIFER	60748	21931 WESTERN BLVD	Sewer-Only - Outside City Limits	$138.03	$50.00	$3.20	$191.23
429-0055-017-00	CACANINDIN BOBBY E	60722	384 SUNSET BLVD	Sewer-Only - Outside City Limits	$409.75	$50.00	$7.82	$467.57
429-0055-023-00	MIRANDA HENRY C JR & MIRANDA HENRY C JR TR ETAL	60727	312 SUNSET BLVD	Sewer-Only - Outside City Limits	$414.19	$50.00	$7.89	$472.08
429-0059-033-00	MERCADO PONCIANO M & SANCHEZ MELCHOR P ETAL	60894	234 SUNSET BLVD	Sewer-Only - Outside City Limits	$265.25	$50.00	$5.36	$320.61
429-0086-012-00	TOLEDO JENNIFER C	60521	22349 MEEKLAND AVE	Sewer-Only - Outside City Limits	$414.19	$50.00	$7.89	$472.08
429-0091-019-00	CRUZ ROSA T	60499	22009 PRINCETON ST	Sewer-Only - Outside City Limits	$414.19	$50.00	$7.89	$472.08
429-0091-021-00	HOUGHTON GARY A JR	60497	22049 PRINCETON ST	Sewer-Only - Outside City Limits	$398.51	$50.00	$7.62	$456.13
429-0091-022-02	NAIDU RAMESHWARI	60657, 60656	284, 290 POPLAR AVE	Sewer-Only - Outside City Limits	$483.90	$50.00	$9.08	$542.98
429-0091-098-00	MILLAN IGNACIO & MONICA ETAL	60649	249 POPLAR AVE	Sewer-Only - Outside City Limits	$69.15	$50.00	$2.03	$121.18
431-0012-009-02	OTTOVICH HARVEY G TR	60601	303 LAUREL AVE	Sewer-Only - Outside City Limits	$402.50	$50.00	$7.69	$460.19
431-0012-024-00	CRAWFORD JOANN L TR	61011, 61014,	360 SMALLEY AVE, UNITS A, D, F, G	Sewer-Only - Outside City Limits	$136.08	$50.00	$3.16	$189.24
431-0012-025-00	CRAWFORD JOANN L TR	61002	364 SMALLEY AVE, UNIT A	Sewer-Only - Outside City Limits	$32.78	$50.00	$1.41	$84.19
431-0012-041-00	GONZALEZ ANGELICA	60533	258 A ST	Sewer-Only - Outside City Limits	$36.64	$50.00	$1.47	$88.11

Utility Accounts Special Assessment List 2017

ATTACHMENT III

Parcel	Owner Name	Account	Location	Description	Amount Due	COH Special Assessment Fee	Alameda County Fee (1.7% of amount due + COH Fee)	Total to be Added to Property Tax Bill
431-0016-015-00	MIRAGLIA JOHN E & BEATRICE L	60598	275 LAUREL AVE	Sewer-Only - Outside City Limits	$411.99	$50.00	$7.85	$469.84
431-0016-024-00	GERARDO MAURICE & PATTY	60481	22385 PRINCETON ST	Sewer-Only - Outside City Limits	$414.19	$50.00	$7.89	$472.08
431-0016-027-00	GARCIA HIPOLITO	60566	292-96 SMALLEY AVE	Sewer-Only - Outside City Limits	$788.00	$50.00	$14.25	$852.25
431-0016-043-00	DUENAS EVERARDO	60514, 60515,	22378, 22380, 22376 MEEKLAND AVE	Sewer-Only - Outside City Limits	$1,242.57	$50.00	$21.97	$1,314.54
431-0016-071-03	CARTER RONNIE R	61000	150 A ST	Sewer-Only - Outside City Limits	$378.96	$50.00	$7.29	$436.25
431-0016-104-00	HUMPHREY WADE	60543	257 SMALLEY AVE	Sewer-Only - Outside City Limits	$414.19	$50.00	$7.89	$472.08
078C-0435-004-02	EASTSIDE DEVELOPMENT COMPANY LLC	23265	29519 DIXON ST	Multi-Unit	$7,016.55	$50.00	$120.13	$7,186.68
427-0006-039-00	CEREMELLO MICHAEL J JR	23211	22863 2ND ST	Multi-Unit	$10,216.80	$50.00	$174.54	$10,441.34
427-0016-030-00	ALEXANDER REALTY LLC	23514	1245 B STREET	Multi-Unit	$452.58	$50.00	$8.54	$511.12
427-0026-032-00	WANG ZHI C & HUANG YA L	484	1303-05 D ST	Multi-Unit	$177.77	$50.00	$3.87	$231.64
428-0061-013-02	BAY AREA PROPERTY DEVELOPERS LLC & KLEIN FINA ETAL	570	22489-91 MAPLE CT	Multi-Unit	$565.28	$50.00	$10.46	$625.74
444-0024-018-00	ALRIASHI FAWAZ N	2959	494 & 498 RAMOS AVE	Multi-Unit	$295.80	$50.00	$5.88	$351.68
453-0005-073-00	CLARK BERNICE M TR	23279	25871 HUNTWOOD AVE	Multi-Unit	$923.21	$50.00	$16.54	$989.75
453-0045-034-00	PATHAK ROHIT K	23934	27141 BELVEDERE CT, UNITS 1-4	Multi-Unit	$1,337.95	$50.00	$23.60	$1,411.55
453-0055-013-06	NORTHERN CALIFORNIA COMMUNITY DEVELOPMENT INC	24382	977 GLAD TIDINGS WAY	Multi-Unit	$617.44	$50.00	$11.35	$678.79
453-0080-009-02	PARAISO APARTMENTS LLC	22932	963 W TENNYSON RD	Multi-Unit	$9,299.42	$50.00	$158.94	$9,508.36

Totals:	Parcels being Specially Assessed	Amount Due	Special Assessment Fee	Alameda County Fee	Special Assessment
	60	$52,544.69	$3,000.00	$944.26	$56,488.95

File #: CONS 17-422

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT

Sustainable Groundwater Management: Authorization for the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District (EBMUD) Regarding Joint Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin and Support for EBMUD's Grant Application

RECOMMENDATION

That the Council adopts a resolution authorizing the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District (EBMUD) regarding joint preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin, and supporting EBMUD's grant application for funding assistance to prepare the Plan.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Sustainable Groundwater Management: Authorization for the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District (EBMUD) Regarding Joint Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin and Support for EBMUD's Grant Application

RECOMMENDATION

That the Council adopts a resolution authorizing the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District (EBMUD) regarding joint preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin, and supporting EBMUD's grant application for funding assistance to prepare the Plan.

SUMMARY

On June 6, the State formally designated Hayward as the exclusive Groundwater Sustainability Agency (GSA) for the portion of the East Bay Plain Groundwater Subbasin that underlies the City. In accordance with previous direction from the Council Sustainability Committee (CSC) and City Council, staff has been discussing with EBMUD the feasibility of working cooperatively to prepare a Groundwater Sustainability Plan (GSP) for the East Bay Plain Subbasin. Staff is requesting that City Council authorize the execution of a Memorandum of Understanding (MOU) to develop a cooperating agreement with EBMUD to jointly prepare a GSP. Staff is also requesting Council support for a grant application that EBMUD is preparing related to funding assistance for preparation of the GSP.

On July 10, staff updated the CSC on these items and the CSC unanimously recommended approval. The following link to the CSC report provides additional background and discussion: https://hayward.legistar.com/LegislationDetail.aspx?ID=3096082&GUID=5F5C6275-88F0-420F-B6D8-851674B43F8F&Options=&Search=

BACKGROUND

Groundwater provides a significant portion of California's water supply. The recent drought has highlighted the importance of groundwater and the need to protect this resource against unsustainable groundwater pumping and irreversible environmental impacts such as land

subsidence. These concerns were a driving force behind the development of the Sustainable Groundwater Management Act (SGMA) legislation. In general, SGMA provides a framework for sustainable management of groundwater supplies by local authorities. Local agencies with water supply and/or land use authority must assume the role of groundwater regulators through the formation of local GSAs and implementation of GSPs.

The City overlies portions of two groundwater basins designated as medium-priority by the California Department of Water Resources (DWR)—the Niles Cone Subbasin and the East Bay Plain Subbasin. For the East Bay Plain Subbasin, the City Council adopted a resolution on February 7, 2017, authorizing staff to file the necessary documents for the City to become the GSA for the portion of the East Bay Plain Subbasin that underlies the City. On March 6, staff filed an application to serve as the GSA with DWR and on June 6, following a ninety-day public review period, DWR formally designated Hayward as the exclusive GSA for the portion of the East Bay Plain Subbasin underlying the City. East Bay Municipal Utility District (EBMUD) is the exclusive GSA for the remaining portion of the East Bay Plain Subbasin that underlies EBMUD's service area outside of Hayward. Figure 1 illustrates the GSA boundaries for the East Bay Plain Subbasin. Alameda County Water District (ACWD) is the exclusive GSA for the Niles Cone Subbasin.

A key responsibility of being a GSA is preparing and implementing a GSP. GSPs are intended to sustainably manage and utilize groundwater without causing "undesirable results" such as the unsustainable lowering of groundwater levels over time. Based on direction from the CSC and City Council, staff is working with EBMUD staff to develop an agreement for the two agencies to jointly prepare and implement a single GSP to cover the entire East Bay Plain Subbasin. Working cooperatively with EBMUD would significantly reduce duplication of technical work and thus the cost of preparing the GSP for both agencies.

DISCUSSION

Memorandum of Understanding to Prepare a Single GSP

The first step towards preparing a single GSP would be to enter into an MOU with EBMUD that would serve as a framework for negotiating a detailed cooperating agreement, under which the parties will develop and implement a single GSP to manage the East Bay Plain Subbasin. The MOU commits the parties to working in good faith to ensure SGMA compliance for the entire groundwater basin but does not commit the City financially, beyond in-house staff costs, if mutual agreement on the cooperating agreement is not reached.

Among the issues that would be negotiated and included in the cooperating agreement are:

- Equitable cost-sharing
- Decision making based on mutual understanding and respect
- Commitment to inclusive and transparent basin stakeholder outreach and input
- A governance structure that would set forth the roles and responsibilities of each party to ensure sustainable groundwater management in compliance with SGMA
- Dispute resolution procedures

The goal of both parties would be to complete negotiation of the cooperating agreement by early 2018, at which time it would be brought to the Hayward City Council and the EBMUD Board of Directors for approval.

Grant Funding for GSP Preparation

Under Proposition 1, approved by the voters in November 2014, DWR established the Sustainable Groundwater Planning Grant Program to provide funds for GSP development and implementation. DWR has recently released the Draft Proposal Solicitation Package (PSP) for GSPs. In this PSP, $61.3 million is available for the Category 2, Tier 2 group under which EBMUD and Hayward are eligible to apply for funding for the East Bay Plain Subbasin. Only one GSA per basin can apply and only one grant will be awarded for each basin. The maximum grant amount is $1 million and the required local cost-share is 50% of the total cost.

EBMUD has in-house resources available and has agreed to serve as the lead agency for submitting the application and, if successful, for administering the grant. Staff will assist EBMUD with preparing the grant application and securing letters of support from local entities. EBMUD plans to submit the application in the first filing period that begins August 2017. In order to demonstrate to DWR Hayward's commitment to working cooperatively with EBMUD, the resolution includes a statement of support for the funding assistance application.

ECONOMIC IMPACT

The economic impact of developing and implementing sustainable management of the City's portion of the East Bay Plain Subbasin has not yet been fully evaluated, and will depend in large part on the activities required to manage the basin. SGMA provides mechanisms for GSAs to recover costs associated with groundwater management through water rates, well pumping extraction fees, and/or grants. SGMA implementation costs are difficult to estimate at this time but are not expected to significantly affect customer water rates. Sustainable management of our groundwater can significantly benefit City water customers in the long run.

FISCAL IMPACT

The Water Improvement Fund in the Capital Improvement Program includes funds for groundwater-related activities such as preparation of a GSP and its implementation actions. Once the GSP has been prepared, costs to implement the GSP will depend on the actions identified that are necessary to ensure long-term basin sustainability. Costs to prepare the GSP are expected to be offset by cost-sharing with EBMUD and any grants that are received. Staff believes that existing resources are sufficient to complete the technical studies and investigations necessary to prepare the GSP. There would be no impact on the General Fund.

SUSTAINABILITY FEATURES

The City's emergency wells are an important part of Hayward's water supplies and critical to our ability to reliably deliver water in the event of an earthquake or other disruptions to our imported surface water supply. Hayward's role as a GSA and responsibility for developing a GSP

provide Hayward with the authority to ensure that groundwater beneath the City is protected and sustainably managed for the future. A long-term commitment to groundwater supplies increases Hayward's overall water supply reliability, maximizes local supplies, and diversifies the City's water resources which will help the City respond to future water supply uncertainties such as the impacts of climate change.

PUBLIC CONTACT

SGMA requires extensive outreach and opportunities for stakeholder participation. City staff's desire is to work in an open and collaborative way with the public and local agency stakeholders to implement SGMA requirements. Staff recently updated stakeholders on ground water management activities and will continue to do so as the GSP is developed. Key stakeholders include neighboring local agencies and large groundwater users within the City, such as the County of Alameda, ACWD, Hayward Area Park and Recreation District, and Chabot College.

These proposed actions were discussed at the CSC meeting on July 10 and unanimously recommended by the Committee members.

NEXT STEPS

If the City Council concurs with the recommended actions, staff will execute the MOU with EBMUD to establish the framework for partnering on SGMA-related activities and provide support for EBMUD's grant application for the East Bay Plain Subbasin. Staff will also begin negotiations on the more detailed cooperating agreement, outlining each agency's roles and responsibilities for ensuring the East Bay Plain Subbasin is sustainably managed in compliance with SGMA. Once the negotiations have been completed, staff will return to request City Council consideration of the cooperating agreement with EBMUD.

Prepared by: Jan Lee, Water Resources Manager

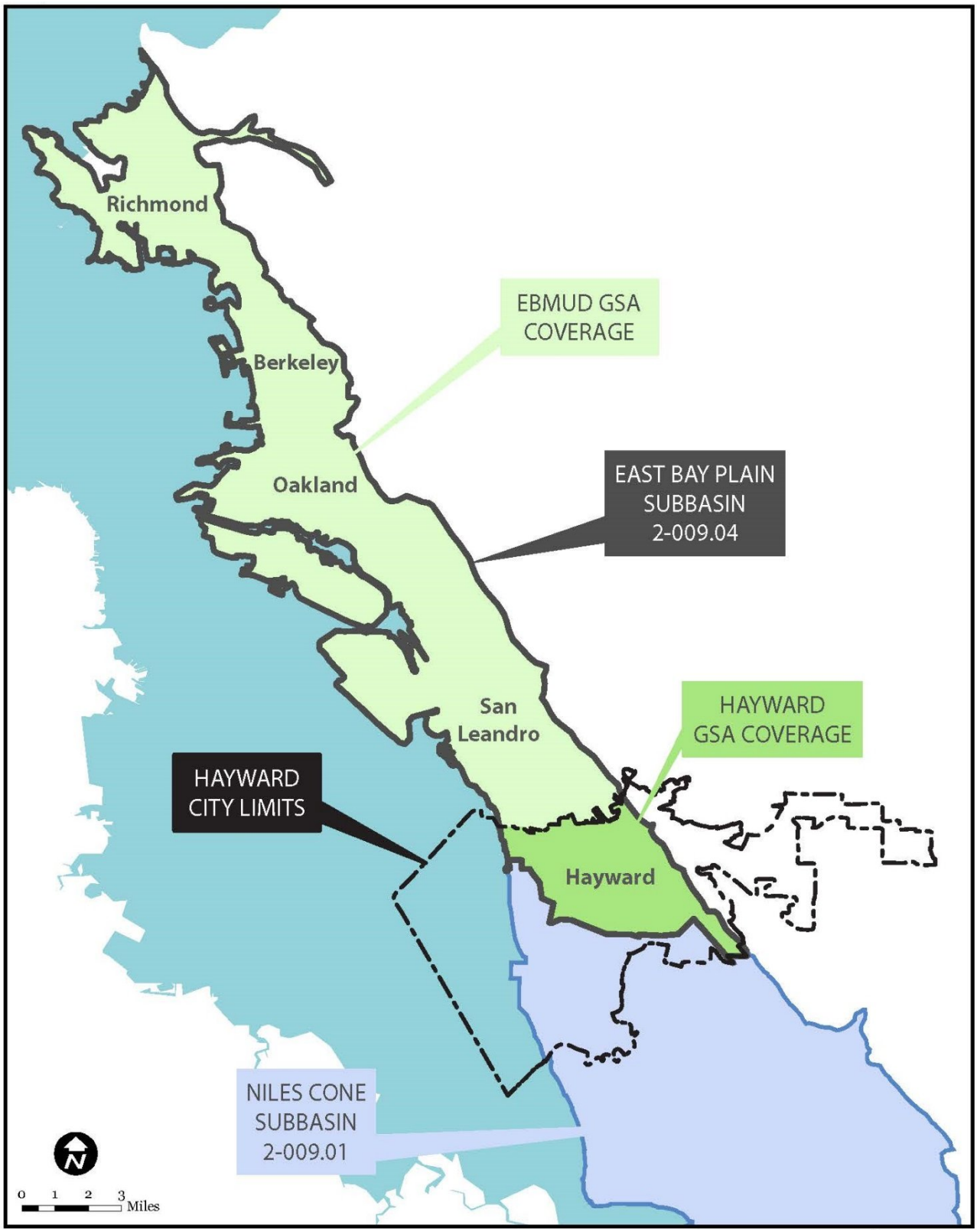
Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Kelly McAdoo, City Manager

Figure 1. GSA Coverage for East Bay Plain Subbasin



ATTACHMENT II

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-_____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE EAST BAY MUNICIPAL UTILITY DISTRICT TO WORK COOPERATIVELY TO DEVELOP A SINGLE GROUNDWATER SUSTAINABILITY PLAN THAT COVERS THE ENTIRE EAST BAY PLAIN SUBBASIN, AND SUPPORTING EBMUD'S GRANT APPLICATION FOR FUNDING ASSISTANCE TO PREPARE A GROUNDWATER SUSTAINABILITY PLAN.

WHEREAS, the California Legislature has adopted, and the Governor has signed into law, the Sustainable Groundwater Management Act of 2014 ("SGMA"), which authorizes local agencies to ensure sustainable management of groundwater resources; and

WHEREAS, SGMA requires that by January 31, 2022, all groundwater basins designated by the California Department of Water Resources ("DWR") as high- or medium-priority basins that are not subjected to critical conditions of overdraft be managed under a single Groundwater Sustainability Plan ("GSP"), coordinated GSPs prepared by the Groundwater Sustainability Agency or Agencies ("GSA") managing the basin, or an alternative plan, as provided for in Cal. Water Code Section 10720.7(a); and

WHEREAS, the East Bay Plain Subbasin 2-009.04 ("East Bay Plain Subbasin") is categorized as a medium-priority groundwater basin and subject to the provisions of SGMA; and

WHEREAS, Hayward and the East Bay Municipal Utility District (EBMUD) are the exclusive GSAs for their respective management areas in the East Bay Plain Subbasin; and

WHEREAS, Hayward and EBMUD have agreed that working cooperatively to prepare a single GSP that covers the entire East Bay Plain Subbasin would be feasible and mutually beneficial; and

WHEREAS, Hayward and EBMUD intend to negotiate in good faith to develop a cooperating agreement that would set forth the roles and responsibilities of each party to ensure SGMA compliance and sustainable management of the East Bay Plain Subbasin; and

WHEREAS, both parties desire to enter into a Memorandum of Understanding that would serve as a framework for developing the cooperating agreement; and

WHEREAS, Under Proposition 1, approved by the voters in November 2014, DWR has established the Sustainable Groundwater Planning Grant Program to provide funds for GSP development and implementation, for which Hayward and EBMUD are eligible to apply for funding for the East Bay Plain Subbasin; and

WHEREAS, EBMUD has agreed to serve as the lead agency for submitting a grant application and, if successful, administering the grant; and

WHEREAS, Hayward is committed to providing its full support to this funding assistance opportunity.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the City Manager to execute a Memorandum of Understanding with the East Bay Municipal Utility District to work cooperatively to develop a single Groundwater Sustainability Plan that covers the entire East Bay Plain Subbasin,

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hayward hereby fully supports East Bay Municipal Utility District's Sustainable Groundwater Planning grant application.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

File #: CONS 17-423

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT

Approval of Final Map Tract 8289 (Maybeck Place), associated with the previously approved Tentative Tract Map and proposed development of 16 residential condominium units on a 0.8-acre site located at 24755 O'Neil Avenue, (APN 444-0036-013-02); Cypress Group (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8289, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8289 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development located at 25755 O'Neil Avenue.

ATTACHMENTS

Attachment I Staff Report
Attachment II Resolution
Attachment III Vicinity Map
Attachment IV Site Map
Attachment V Final Map

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT Approval of Final Map Tract 8289 (Maybeck Place), associated with the previously approved vesting tentative tract map and proposed development of 16 residential condominium units on a 0.8-acre site located at 24755 O'Neil Avenue (APN 444-0036-013-02); Cypress Group (Applicant/Owner)

RECOMMENDATION

That the City Council adopts the attached Resolution (Attachment II) approving Final Map 8289, finding it in substantial conformance with the approved Vesting Tentative Tract Map 8289 and the Conditions of Approval thereof, and authorizing the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development located at 24755 O'Neil Avenue.

BACKGROUND

Per State law, Tentative Tract and Final maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Ordinance, Building Regulations, the Hayward General Plan and Neighborhood Plans, and the site-specific requirements of the Development Services, Public Works, Fire, and Police Departments.

After the Tentative Map and Precise Plan are approved, the developer submits the Final Subdivision Map and Improvement Plans for review and approval by the City Engineer (and subsequent recordation of the Final Map after Council review and approval) before proceeding with obtaining grading and building permits for the construction of improvements. The developer is also required to file a Tentative Map and Final Map so that the 16 residential condominium units may be sold individually.

On March 24, 2016, the Hayward Planning Commission approved the Vesting Tentative Tract Map and other discretionary approvals to subdivide the property and construct 16 residential condominiums. The Vesting Tentative Map expires on March 24, 2019.

In September 2016, the applicant submitted preliminary Improvement Plans and the Final Map to the City Engineer for review and approval.

DISCUSSION

Tract 8289 is located across one (1) parcel totaling 0.8-acres at 24755 O'Neil Avenue (see Attachment III- Vicinity Map). The project proposes 16 new residential condominiums on a site surrounded by a mixture of residential and commercial uses. Adjacent to the project site to the north and east across O'Neil Avenue is a Toyota car dealership and detaling shop. Uses to the east of the project site, across Whitman Street and the rail road tracks are medium density residential uses. To the south is additional residential and a used car dealership at the intersection of Orchard Avenue and O'Neil Avenue.

The Subdivision Improvement Plans and Final Map (Attachment V) were reviewed by the City Engineer and were found to be in substantial compliance with the Vesting Tentative Map, and in conformance with the Subdivision Map Act and Hayward's subdivision regulations. There are no significant changes to the Final Map as compared to the approved Vesting Tentative Tract Map.

The City Council's approval of the Final Map shall not become effective until and unless the developer enters into a Subdivision Agreement with the City for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map.

On March 24 2016, the development of Tract 8289 was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15332 In-Fill Development Projects by the Hayward Planning Commission. No additional environmental review is required for approval of the project Final Map.

ECONOMIC AND FISCAL IMPACT

The Final Map approval is consistent with the approved project and the Final Map and will not have a fiscal or economic impact.

PUBLIC CONTACT

A public hearing is not required for the filing of the Final Map for Tract 8289. Public hearings were already conducted as part of the approval of the Vesting Tentative Map application for Tract 8289.

NEXT STEPS

If the City Council approves the Final Map, the applicant will have the final map recorded, obtain construction permits, and commence the construction of improvements shown on the approved Improvement Plans.

Prepared by: Allen Baquilar, PE, Development Review Engineer

Recommended by: Stacey Bristow, Acting Development Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-___

Introduced by Council Member _____

RESOLUTION APPROVING FINAL MAP FOR TRACT 8289 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, Vesting Tentative Tract Map No. 8289, Maybeck Place, was approved by the Hayward Planning Commission on March 24, 2016; and

WHEREAS, the Final Map for Tract 8289 has been presented to the City Council of the City of Hayward to allow development of 16 residential condominiums, located on one (1) parcel totaling 0.8 acres, located at 24755 O'Neil Avenue; and

WHEREAS, the Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the approved Vesting Tentative Tract Map, the Subdivision Map Act and the City of Hayward regulations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 8289 is in substantial compliance with the approved Vesting Tentative Tract Map and does hereby approve the Final Map for Tract 8289, subject to the subdivider entering into a subdivision agreement for the construction of improvements and other obligations, as required by the conditions of approval of the Vesting Tentative Tract Map for Tract 8289, and that the approval of the Final Map for Tract 8289 shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

Vicinity Map

Attachment III



Final Map 8289

Address:
24755 Oneil Avenue

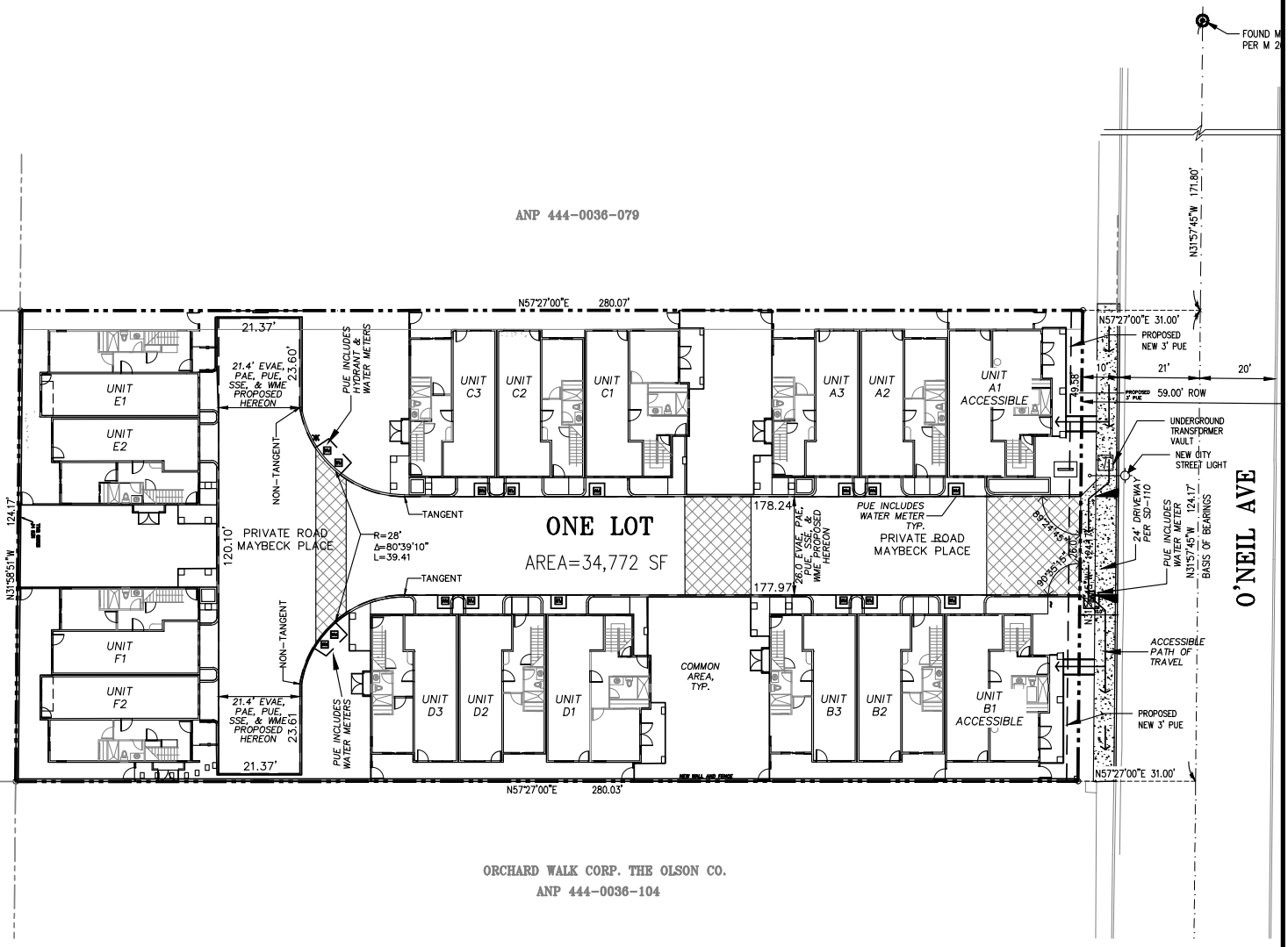
Applicant:
Tim Henderson/Cyress Group

Owner:
Tim Henderson

0 250 500 750 Feet

June 2017

Site Map


ANP 444-0036-079
N57°27'00"E 280.07'
21.37'
21.4' EVAE, PAE, PUE, SSE, & WME PROPOSED HEREON
23.60'
PUE INCLUDES HYDRANT & WATER METERS
UNIT E1
UNIT E2
UNIT F1
UNIT F2
UNIT C3
UNIT C2
UNIT C1
UNIT A3
UNIT A2
UNIT A1 ACCESSIBLE
NON-TANGENT
TANGENT
R=28'
Δ=80°39'10"
L=39.41
120.10'
PRIVATE ROAD MAYBECK PLACE
ONE LOT
AREA=34,772 SF
178.24
177.97
26.0 EVAE, PAE, PUE, SSE, & WME PROPOSED HEREON
PUE INCLUDES WATER METER TYP.
PRIVATE ROAD MAYBECK PLACE
UNIT D3
UNIT D2
UNIT D1
COMMON AREA, TYP.
UNIT B3
UNIT B2
UNIT B1 ACCESSIBLE
21.4' EVAE, PAE, PUE, SSE, & WME PROPOSED HEREON
23.61'
21.37'
PUE INCLUDES WATER METERS
N57°27'00"E 280.03'
N31°58'51"W 124.17'
N31°57'45"W 171.80'
N57°27'00"E 31.00'
PROPOSED NEW 3' PUE
10'
21'
20'
PROPOSED 3' PUE
59.00' ROW
79.38'
UNDERGROUND TRANSFORMER VAULT
NEW CITY STREET LIGHT
24' DRIVEWAY PER SD-110
PUE INCLUDES WATER METER
124.17'
BASIS OF BEARINGS
O'NEIL AVE
ACCESSIBLE PATH OF TRAVEL
PROPOSED NEW 3' PUE
N57°27'00"E 31.00'
ORCHARD WALK CORP. THE OLSON CO.
ANP 444-0036-104

TRACT NO. 8289 – MAYBECK PLACE

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA –
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES –
CONSISTING OF TWO SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOT 44 IN BLOCK B AS SHOWN ON THE MAP OF THE MEEK ORCHARD TRACT, PLOTS 15A & 15B, AND A PORTION OF PLOT 14 OF THE MEEK SOTO TRACT, EDEN TOWNSHIP, ALAMEDA CO., CALIFORNIA, FILED SEPTEMBER 26, 1910 IN BOOK 25 OF MAPS AT PAGE 87, ALAMEDA COUNTY RECORDS

SAID PORTIONS HAVING BEEN CONVEYED TO THE OWNER BY THAT GRANT DEED RECORDED NOVEMBER 9, 2015 AS INSTRUMENT 2015299896, OFFICIAL RECORDS OF ALAMEDA COUNTY

JULY, 2016

OWNER'S STATEMENT

THE UNDERSIGNED, WARMINGTON RESIDENTIAL CALIFORNIA, INC., A CALIFORNIA CORPORATION, DO HEREBY STATE THAT THEY ARE THE OWNERS OF ALL LANDS DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE UPON THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 8289 – MAYBECK PLACE, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT THEY CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

AND THE UNDERSIGNED DO HEREBY DECLARE THE AREA DESIGNATED AS MAYBECK PLACE IS A PRIVATE STREET AND IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION OF TRACT NO. 8289. SAID PRIVATE STREET IS NOT OFFERED FOR DEDICATION TO THE PUBLIC AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF TRACT NO. 8289.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER, AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON, AND ACROSS THOSE AREAS AND STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS DELINEATED ON THIS MAP AS THE SO LABELED DASHED LINE WITHIN LOT 1.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER, A "PAE" (PUBLIC ACCESS EASEMENT) ON, OVER, AND ACROSS THOSE STRIPS OF LAND AS SHOWN, DESIGNATED, AND EMBRACED WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP, AS A PUBLIC VEHICLE AND PEDESTRIAN ACCESS WAY. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OF TRACT NO. 8289.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO INSTALL AND MAINTAIN PUBLIC UTILITIES AND THEIR APPURTENANCES UNDER, ON, AND OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID PUBLIC UTILITIES AND THEIR APPURTENANCES.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN SANITARY SEWERS AND APPURTENANCES UNDER, ON, OR OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "SSE" (PUBLIC SANITARY SEWER EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID SANITARY SEWERS AND THEIR APPURTENANCES.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN WATER MAINS AND APPURTENANCES UNDER, ON, OR OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "WME" (WATER MAIN EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID WATER MAINS AND THEIR APPURTENANCES.

AS OWNERS:

WARMINGTON RESIDENTIAL CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____

NAME: _____

TITLE: _____

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, AMIKA CAMPBELL–BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT AS CHECKED BELOW:

AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD IN THE AMOUNT OF

$ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF, BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS STATED BY THE TREASURER–TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS

____ DAY OF _____, 20____ .

ANIKA CAMPBELL–BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS

COUNTY OF _____

ON _____, 20___ BEFORE ME, _____

A NOTARY PUBLIC,

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF

_____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____ .

NOTARY'S COMMISION NUMBER _____

EXPIRATION OF NOTARY'S COMMISSION _____

SOILS AND GEOTECHNICAL REPORT

GEOTECHNICAL REPORTS ON THIS PROPERTY HAVE BEEN PREPARED BY BAGG ENGINEERS, DATED JULY 24, 2015, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF HAYWARD.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JUNIPER RESIDENTIAL FUND–II, LLC IN APRIL 2015. IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN FEBRUARY 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP (IF ANY), THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE JULY 31, 2018 AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE GROSS AREA WITHIN THE TRACT IS 0.798 ACRES MORE OR LESS.

_____
DAVID B. VOORHIES, R.C.E. 26429
REGISTRATION EXPIRES 03–31–2018

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–18
CIVIL
STATE OF CALIFORNIA

_____
DATE

CITY SURVEYOR'S STATEMENT

I, DAN S. SCOTT III, CITY SURVEYOR OF THE CITY OF HAYWARD, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP AND THAT I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.

DATE _____

_____
DAN S. SCOTT III
CITY SURVEYOR, CITY OF HAYWARD
PLS NO. 7840
LICENSE EXPIRES 12/31/2016

CITY ENGINEER'S STATEMENT

I, MORAD FAKHRAI, CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP, ENTITLED "TRACT NO. 8289 – MAYBECK PLACE, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF; HAS BEEN EXAMINED AND THAT THE SUBDIVISION, AS SHOWN UPON SAID MAP, IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED AMENDMENTS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO, AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

_____
MORAD FAKHRAI
CITY ENGINEER, CITY OF HAYWARD
RCE NO. 43921
REGISTRATION EXPIRES 06/30/2017

CITY CLERK'S STATEMENT

I, MIRIAM LENS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF HAYWARD, ALAMEDA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 8289 – MAYBECK PLACE" CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THIS

_____ DAY OF _____ , 20 ___ AND THAT SAID COUNCIL THEREUPON, BY RESOLUTION NO.

_____ , PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION OF THE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT), "PAE" (PUBLIC ACCESS EASEMENT), "PUE" (PUBLIC UTILITY EASEMENT), "SSE" (SANITARY SEWER EASEMENT), AND "WME" (WATER MAIN EASEMENT), IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 20 ___ .

_____
MIRIAM LENS, CITY CLERK AND
CLERK OF THE COUNCIL OF THE CITY OF HAYWARD,
ALAMEDA COUNTY, STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____M. IN

BOOK _____ OF MAPS AT PAGES _____ ,
AT THE REQUEST OF UNDERWOOD & ROSENBLUM, INC.

FEE: _____

SERIES: _____

PATRICK O'CONNELL
COUNTY RECORDER IN AND FOR THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222 www.uandr.com

TRACT NO. 8289 – MAYBECK PLACE

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA –
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES –
CONSISTING OF TWO SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOT 44 IN BLOCK B AS SHOWN ON THE MAP OF THE MEEK ORCHARD TRACT, PLOTS 15A & 15B, AND A PORTION OF PLOT 14 OF THE MEEK SOTO TRACT, EDEN TOWNSHIP, ALAMEDA CO., CALIFORNIA, FILED SEPTEMBER 26, 1910 IN BOOK 25 OF MAPS AT PAGE 87, ALAMEDA COUNTY RECORDS

SAID PORTIONS HAVING BEEN CONVEYED TO THE OWNER BY THAT GRANT DEED RECORDED NOVEMBER 9, 2015 AS INSTRUMENT 2015299896, OFFICIAL RECORDS OF ALAMEDA COUNTY

JULY, 2016

NOTES:

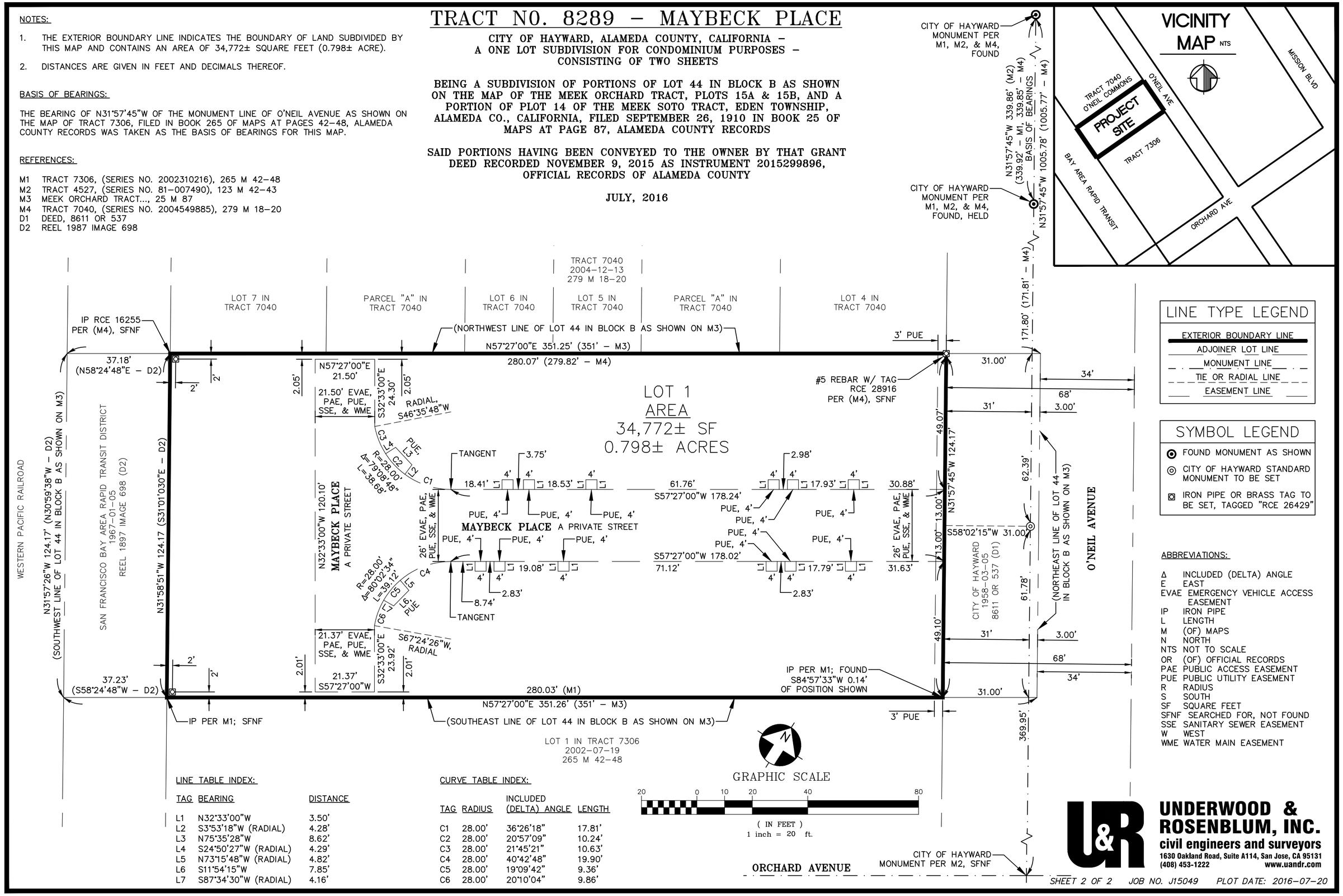
1. THE EXTERIOR BOUNDARY LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 34,772± SQUARE FEET (0.798± ACRE).
2. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS:

THE BEARING OF N31°57'45"W OF THE MONUMENT LINE OF O'NEIL AVENUE AS SHOWN ON THE MAP OF TRACT 7306, FILED IN BOOK 265 OF MAPS AT PAGES 42–48, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

M1 TRACT 7306, (SERIES NO. 2002310216), 265 M 42–48
M2 TRACT 4527, (SERIES NO. 81–007490), 123 M 42–43
M3 MEEK ORCHARD TRACT..., 25 M 87
M4 TRACT 7040, (SERIES NO. 2004549885), 279 M 18–20
D1 DEED, 8611 OR 537
D2 REEL 1987 IMAGE 698



LINE TYPE LEGEND

- EXTERIOR BOUNDARY LINE
- ADJOINER LOT LINE
- MONUMENT LINE
- TIE OR RADIAL LINE
- EASEMENT LINE

SYMBOL LEGEND

- FOUND MONUMENT AS SHOWN
- CITY OF HAYWARD STANDARD MONUMENT TO BE SET
- IRON PIPE OR BRASS TAG TO BE SET, TAGGED "RCE 26429"

ABBREVIATIONS:

Δ	INCLUDED (DELTA) ANGLE
E	EAST
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
IP	IRON PIPE
L	LENGTH
M	(OF) MAPS
N	NORTH
NTS	NOT TO SCALE
OR	(OF) OFFICIAL RECORDS
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
S	SOUTH
SF	SQUARE FEET
SFNF	SEARCHED FOR, NOT FOUND
SSE	SANITARY SEWER EASEMENT
W	WEST
WME	WATER MAIN EASEMENT

LINE TABLE INDEX:

TAG	BEARING	DISTANCE
L1	N32°33'00"W	3.50'
L2	S3°53'18"W (RADIAL)	4.28'
L3	N75°35'28"W	8.62'
L4	S24°50'27"W (RADIAL)	4.29'
L5	N73°15'48"W (RADIAL)	4.82'
L6	S11°54'15"W	7.85'
L7	S87°34'30"W (RADIAL)	4.16'

CURVE TABLE INDEX:

TAG	RADIUS	INCLUDED (DELTA) ANGLE	LENGTH
C1	28.00'	36°26'18"	17.81'
C2	28.00'	20°57'09"	10.24'
C3	28.00'	21°45'21"	10.63'
C4	28.00'	40°42'48"	19.90'
C5	28.00'	19°09'42"	9.36'
C6	28.00'	20°10'04"	9.86'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222 www.uandr.com

File #: CONS 17-424

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT

Water Service Area: Consent to East Bay Municipal Utility District's Filing of a Change of Organization Application with the Alameda County Local Agency Formation Commission to Update EBMUD's Service Area Boundaries

RECOMMENDATION

That the City Council adopts the attached resolution consenting to East Bay Municipal Utility District's (EBMUD's) filing of a Change of Organization Application with the Alameda County Local Agency Formation Commission (LAFCo) to update EBMUD's service area boundaries.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Water Service Area: Consent to East Bay Municipal Utility District's Filing of a Change of Organization Application with the Alameda County Local Agency Formation Commission to Update EBMUD's Service Area Boundaries

RECOMMENDATION

That the City Council adopts the attached resolution consenting to East Bay Municipal Utility District's (EBMUD's) filing of a Change of Organization Application with the Alameda County Local Agency Formation Commission (LAFCo) to update EBMUD's service area boundaries.

SUMMARY

On January 26, 2016, the City Council approved a water service area rearrangement with EBMUD to resolve issues related to the provision of water service to properties within both the City of Hayward corporate boundaries and the EBMUD service area. This rearrangement was formalized in a letter agreement. EBMUD intends to submit a Change of Organization application with the LAFCo, which requires a resolution from the Hayward City Council consenting to the reorganization of EBMUD's service area. This action would be the first step in formalizing the approved service area rearrangement.

BACKGROUND

Hayward provides water service to residents and businesses within the corporate City limits, as well as a limited number of properties outside of the City boundaries. EBMUD serves municipalities in Alameda and Contra Costa County; however, EBMUD's service area also includes some properties within the City of Hayward, generally located in the northern and eastern areas. Utility districts, like EBMUD, are permitted to serve properties that are included in their official service area. Cities that provide utility services are likewise permitted to serve properties within their corporate boundaries. Agencies are encouraged to find mutually agreeable solutions when overlaps occur.

As developments are proposed on parcels in certain parts of the eastern and northern areas of Hayward, where both agencies have facilities and can serve developments, EBMUD and City staffs review water service facilities to determine which agency is best positioned to serve the development without undue hardship and serious financial repercussions. In 2015, City staff negotiated with EBMUD regarding three such properties and reached an amicable solution,

which was approved by the City Council on January 26, 2016. A copy of the staff report for this action can be obtained at: https://hayward.legistar.com/LegislationDetail.aspx?ID=2555227&GUID=B4AA1707-4085-4CA6-9CBD-015C2D3A2442

In brief, the three affected parcels are:

- 1818 Hill Avenue and 22788 Templeton Street – to be served by Hayward
- Southwest corner of 2nd and Walpert – to be served by Hayward
- Former Mervyn's site at 22301 Foothill Blvd and 1155 Hazel Avenue– to be served by EBMUD

In addition to the three properties identified above, for which developments have been proposed, there are several properties that are wholly or partially in EBMUD's service area but are served by Hayward, as well as several properties that are outside of EBMUD's service area but served by EBMUD and some that are bisected by EBMUD's service area boundary line.

The City and EBMUD entered into an Agreement on Water Service Boundary Within the City of Hayward, dated May 4, 2016, to effectuate the agreed-to service area rearrangement and to exclude the Hill Avenue and Templeton Street and the 2nd and Walpert properties from EBMUD's service area and consent to EBMUD serving the former Mervyn's site. The document also memorializes agreement that EBMUD will detach any properties along its service area boundary that are currently served by Hayward and attach properties along the boundary that are outside of its service area but served by EBMUD, to reflect actual water service conditions.

DISCUSSION

Pursuant to the term of the May 4, 2016 letter agreement, EBMUD is pursuing a formal service area boundary adjustment by submitting a Change of Organization application with LAFCo. LAFCo serves as the state-mandated local agency that oversees boundary changes to cities and special districts in Alameda County. If approved by LAFCo, this Change of Organization would update EBMUD's service area map to reflect the changes described in the Background. In all, this action would result in the detachment of about 170 acres of property from EBMUD's service area and the attachment of about 100 acres.

LAFCo requires that EBMUD include with its application a resolution by the Hayward City Council consenting to EBMUD's service area boundary change. The attached draft resolution satisfies this requirement.

After EBMUD files the application with LAFCo, the Alameda County Assessor's Office will generate a property tax allocation and revenue report for the affected properties. At that time, Hayward and EBMUD will negotiate a property tax exchange agreement, which will be brought to both governing bodies for consideration.

ECONOMIC AND FISCAL IMPACTS

There are no economic or fiscal impacts associated specifically with the recommended action. The rearrangement itself allows the developers of the Hill and Templeton and the 2nd and Walpert properties to benefit from paying much lower connection fees, since the City's fees for single-family homes are significantly less than EBMUD's fees. Service to the former Mervyn's site by EBMUD does not result in appreciably higher connection fees, since the EBMUD fees for multi-family and commercial development are comparable to those charged by the City.

The Alameda County Assessor's Office will prepare a property tax allocation and revenue report for the affected properties. While the net gain or loss to the City has not been determined, the fiscal impact is not expected to be significant, given the relatively small difference in the acreages. There are no expected changes to property owner tax obligations as a result of the EBMUD service area boundary change.

SUSTAINABILITY FEATURES

Future developments on any of the affected properties must conform to similar strict water efficiency and conservation regulations.

NEXT STEPS

If Council concurs, staff will provide EBMUD with a copy of the signed resolution. At a future date, staff will return to the City Council with a proposed property tax exchange agreement.

Prepared and Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-_____

Introduced by Council Member _____

RESOLUTION CONSENTING TO THE FILING OF A CHANGE OF ORGANIZATION APPLICATION WITH THE ALAMEDA COUNTY LOCAL AGENCY FORMATION COMMISSION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT

WHEREAS, the City of Hayward provides water service to properties located within the Hayward City limits and East Bay Municipal Utility District (EBMUD) provides water service in the EBMUD service area, located in municipalities to the north and east of Hayward; and

WHEREAS, the EBMUD service area includes a number of parcels located within the Hayward city limits; and

WHEREAS, cities and utility districts are encouraged by the Alameda County Local Agency Formation Commission (LAFCo) to find mutually agreeable solutions when properties may be served by either the utility district or the city in which the properties are located; and

WHEREAS, the City of Hayward and EBMUD reached a mutually agreeable solution regarding water service for three properties: 1818 Hill Avenue and 22788 Templeton Street; the southwest corner of 2nd Street and Walpert Street; and 22301 Foothill Boulevard and 1155 Hazel Avenue; and

WHEREAS, additionally, along EBMUD's service area boundary there are several properties that are wholly or partially in EBMUD's service area but served by the City of Hayward, several properties outside of EBMUD's service area but served by EBMUD, and several properties that are bisected by EBMUD's service area boundary line; and

WHEREAS, the Hayward City Council adopted Resolution No. 16-011 on January 26, 2016, approving the water service rearrangement for these three properties; and adjustment to EBMUD's service area boundaries to reflect current service to properties along EBMUD's service area boundary; and

WHEREAS, on May 4, 2016, the City of Hayward and EBMUD entered into an "Agreement on Water Service Boundary Within the City of Hayward" to effectuate changes to EBMUD's service area in Hayward; and

WHEREAS, pursuant to the Agreement, EBMUD intends to file with LAFCo an application for a Change of Organization to adjust EBMUD's service area boundaries and such adjustment requires a resolution of consent from the Hayward City Council; and

WHEREAS, the proposed changes to EBMUD's service area are exempt from the California Environmental Quality Act pursuant to the Class 20 exemption contained in section 15320 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby consents to the filing by East Bay Municipal Utility District of a Change of Organization application with LAFCo to adjust EBMUD's service boundaries within the City of Hayward as follows: 1) detach from EBMUD's service boundaries the property at 1818 Hill Avenue and 22788 Templeton Street; 2) detach from EBMUD's service boundaries the southwest corner of 2nd Street and Walpert Street; and 3) retain in EBMUD's service boundaries the property at 22301 Foothill Boulevard and 1155 Hazel Avenue.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hayward hereby consents to the filing by East Bay Municipal Utility District of a Change of Organization application with LAFCo to adjust EBMUD's service boundaries within the City of Hayward to detach properties along EBMUD service area boundary that are currently within EBMUD's service area but served by the City of Hayward and to attach properties along EBMUD's service area boundary that are currently outside of EBMUD's service area but served by EBMUD.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

File #: CONS 17-427

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Acting Development Services Director

SUBJECT

Resolution Authorizing the City Manager to Negotiate, Execute, and Amend the Agreement with CEL Consulting Inc.

RECOMMENDATION

That the City Council adopts the attached resolution authorizing the City Manager to negotiate, execute, and amend the agreement with CEL Consulting, Inc. for on-site consultant plan check services.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Acting Development Services Director

SUBJECT Resolution Authorizing the City Manager to Negotiate, Execute, and Amend the Agreement with CEL Consulting, Inc.

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to negotiate, execute, and amend the agreement with CEL Consulting, Inc. for on-site consultant plan check services

SUMMARY

The Development Services Department began utilizing on-site consultant services while the plan check staff was short-handed due to permanent employees handling various acting roles and responsibilities. The City executed an agreement with CEL Consulting on October 18, 2016 for a not to exceed amount of $25,000. An Amendment to the Agreement was executed on April 10, 2017 to increase the contract budget to $75,000. Staff requests authorization to amend the agreement with CEL Consulting, by increasing the contract budget by an additional $18,000, for an amount not to exceed $93,000 and to extend the term to December 31, 2017.

BACKGROUND

The Development Services Department employs four permanent employees that are certified to conduct various levels of plan check review. These positions are Supervisor Plan Checker/Expeditor (SPCE), Senor Plan Checker, Plan Checker, and Plan Check Engineer. On October 18, 2016, the City entered into an agreement with CEL Consulting to provide on-site, and over the counter plan check services. These services were to provide assistance and coverage due to permanent staff being appointed to acting positions.

On October 18, 2016, the City executed an agreement with CEL Consulting in a not to exceed amount of $25,000. On April 10, 2017, the City executed an Amendment to the Agreement, which increased the contract amount to $75,000, and extended the term to June 30, 2017.

DISCUSSION

The Development Services Department currently has agreements with six (6) firms to provide plan check, building inspection, and permit technician services to help meet customer demand that exceeds the capacity of City staff. The current contracts with the firms were executed in August 2016.

In August 2016, the SPCE was appointed as the Acting Building Official to fill the responsibilities of the position that has been vacant since June 2015. Simultaneously, the Senior Plan Checker was appointed as the acting SPCE. To maintain a high level of customer service, the City requested on-site plan check assistance from the firms with existing contracts. Unfortunately, they were unable to accommodate the request for the days and times necessary. The City therefore executed an agreement with CEL Consulting to provide on-site assistance two days per week.

The advantage of retaining an on-site plan checker is faster turnaround times and service at the Permit Center counter. It allows the Senior Plan Checker to fully focus on plans for large projects, with higher valuations, without interruption, as well as provide a high level of plan review at the counter for our customers. The temporary employee provided by CEL Consulting has the capability to perform at all levels of plan check including Plan Check Engineer, and can cover any absences by permanent employees within these classifications.

Staff is preparing to solicit bids for proposals to include both on and off-site plan check, building inspection, and permit technician services. A Request for Proposals will be advertised in late July or early August to select three to four firms from the proposals submitted. A staff report will be prepared for Council for approval no later than October.

FISCAL IMPACT

The cost associated with this action is within the approved FY18 budget therefore there is no additional General Fund impact. Any additional cost of contracting for these services will be offset by the fees paid for building plan check by permit applicants at the time plans/applications are submitted and permit fees for inspections collected when permits are issued. The agreements are structured to ensure costs for plan check and inspection fees incurred by the consultants shall not exceed the City's plan check and inspection fees collected by the City, and shall not exceed the budget appropriation for the fiscal year.

NEXT STEPS

Should Council adopt the attached resolutions, staff will prepare for execution a second Amendment to the Agreement with CEL Consulting.

Prepared by: Jade Kim, Management Analyst I

Recommended by: Stacey Bristow, Acting Development Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH CEL CONSULTING, INC., FOR ON-SITE PLAN CHECK SERVICES FOR AN AMOUNT NOT TO EXCEED $93,000.

WHEREAS, the City of Hayward Building Division has four permanent employees that are certified to conduct various levels of plan check review; and

WHEREAS, due to the vacancy of the City Building Official position, the Supervising Plan Checker/Expeditor was appointed to act as the City Building Official; and

WHEREAS, the Senior Plan Checker was simultaneously appointed to act as the Supervising Plan Checker/Expeditor; and

WHEREAS, the existing firms the City has on contract, have not been able to provide on-site personnel for plan check services; and

WHEREAS, the City of Hayward executed an Agreement with CEL Consulting on October 18, 2016 to provide temporary on-site plan check services for an amount not to exceed $25,000; and

WHEREAS, an Amendment to the Agreement with CEL Consulting was executed on April 10, 2017 to amend the contract budget for an amount not to exceed $75,000; and

WHEREAS, utilizing on-site plan check services provides more timely turnaround times for permit applicants, and allows permanent staff to focus on large project plans; and

WHEREAS, CEL Consulting is able to further provide on-site plan check review services; and

WHEREAS, amending the agreement with CEL Consulting to increase the contract amount to $93,000 and extend the term to December 30, 2017, will allow Development Services staff to solicit bids for plan check services to include on-site assistance; and

WHEREAS, the costs to amend the agreement with CEL Consulting will be covered by existing budget appropriation in the approved FY18 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hayward, hereby authorizes the City Manager to execute a second amendment to the City's Agreement with CEL Consulting, increasing the budget to an amount not to exceed $93,000, and extend the term of the agreement to December 30, 2017.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

File #: CONS 17-428

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT

Report and Assessment for Delinquent Garbage Bills Incurred by Property Owners of Single-Family Households

RECOMMENDATION

That Council adopts the attached resolution confirming the report and assessment for delinquent single-family residential garbage bills, and authorizing the delinquent charges to become a special assessment against the properties if not paid on or before July 25, 2017.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	List of Single-Family Property Owners with Delinquent Garbage Bills

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Report and Assessment for Delinquent Garbage Bills Incurred by Property Owners of Single-Family Households

RECOMMENDATION

That Council adopts the attached resolution confirming the report and assessment for delinquent single-family residential garbage bills, and authorizing the delinquent charges to become a special assessment against the properties if not paid on or before July 25, 2017.

BACKGROUND

On April 6, 2010, Council approved collection of delinquent garbage bills from single family residential property owners with cart service via special assessments on property tax rolls. Under the City's solid waste ordinance, the property owner is ultimately responsible for the payment of the garbage bill, whether or not the owner occupies the property.

Waste Management of Alameda County (WMAC) mails three separate notices in January, March, and April to delinquent residential property owners. The notices typically result in full payments by about half of all delinquent accounts, thereby avoiding placement of a special assessment on those owners' property tax bills. The outstanding amounts are then placed as a special assessment on the property tax rolls.

DISCUSSION

The 2017 assessments include the total amount due from each delinquent account owed WMAC for the period from March 2016 through February 2017. Other charges that will be included in the assessment are a fifty-dollar administrative fee charged by the City and a 1.7% administrative fee charged by the Alameda County Tax Assessor's Office. These fees and this request for Council's confirmation of the list are made pursuant to Hayward Municipal Code Sections 5-1.28 through 5-1.32.

The total number of delinquent residential customer accounts reported by WMAC in March 2017 was 5,338. At that time, the total value of potential bad debt incurred by WMAC, as a result of the delinquent residential accounts for the past year, was $1,171,550.24. The

number of accounts and the total amount of bad debt has substantially reduced primarily as a result of payments made between the end of March 2017 and the end of June 2017.

At this writing, 1,296 property owners owe $465,438.50 or a total of $539,252.55, with both administrative fees included (see Attachment II). The unpaid charges and the administrative fees assessed by the City and County will become a special assessment against the property and will appear on each property owner's tax bill later this year. By comparison, at this time last year, 1,628 property owners owed a total of $675,043.59, including all administrative fees.

ECONOMIC IMPACT

A breakdown of the 1,296 total number of delinquent accounts and the range of amounts owed are as follows:

Profile of Accounts	Amount Owed
79% (1,026 accounts)	Less than $500
18% (235 accounts)	$500 to $1,000
3% (35 accounts)	$1,000 to $2,389.10

Payment of these fees should not have an undue adverse impact on property owners or tenants as they will be required to pay charges that the overwhelming majority of property owners and tenants pay on a regular basis. The only difference is that property owners of the delinquent accounts must also pay the small administrative fees mentioned above.

FISCAL IMPACT

There is no negative fiscal impact to the City as administrative fees will cover staff costs. Upon receipt of delinquent fees remitted by the County Tax Assessor's Office, the City will retain the franchise, street cleaning, and street impact fees and remit the balance to WMAC.

PUBLIC CONTACT

WMAC mailed letters in January, March, and April to each residential property owner and tenant with a delinquent garbage bill. Each letter stated that the City's ordinance holds property owners responsible for garbage service fees, provided the past due amount, and included a phone number and email address to resolve questions regarding amounts owed. The March and April letters indicated that the City Council had authorized, at its April 6, 2010 meeting, collection of delinquent garbage bills through placement of assessments on the Alameda County tax rolls. The April letter identified a due date of June 1, 2017 for payment of delinquent amounts, though WMAC will continue to accept payments until 5:00 p.m., July 25, 2017. The April letter also indicated that the City Council's confirmation of the report and list of delinquent charges would be scheduled for July 18, 2016. All letters were reviewed and approved by City staff. Property owners were given an opportunity for an administrative hearing to dispute the delinquent amount, but no requests were received.

The Notice of City Council's scheduled confirmation of this report was published in The Daily Review on July 7, 2017.

NEXT STEPS

The City will continue to accept payments until July 25, 2017. Staff will provide the final list to the Alameda County Tax Assessor's Office by August 10, 2017.

Prepared by: Jeff Krump, Solid Waste Program Manager

Recommended by: Alex Ameri, Director of Utilities and Environmental Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-___

Introduced by Council Member ____

RESOLUTION CONFIRMING THE REPORT AND SPECIAL ASSESSMENT LIST ASSOCIATED WITH DELINQUENT GARBAGE BILLS INCURRED BY RESIDENTIAL PROPERTY OWNERS WITH CART SERVICE

WHEREAS, the Utilities and Environmental Services Director has rendered an itemized report in writing to this Council indicating residential property owners with cart service in the City of Hayward who have incurred delinquent garbage bills, as required by Section 5-1.30 of the Municipal Code of the City of Hayward; and

WHEREAS, the hour of 7 p.m. on Tuesday, July 18, 2017, in the Council Chambers, City Hall, 777 B Street, Hayward, California, was fixed as the time and place for this Council to receive and consider the report, and a copy of the report has been posted and published in the manner required by Section 5-1.31 of the Municipal Code; and

WHEREAS, the report was presented at the time and place fixed, and the City Council has considered the report and all comments with respect thereto; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, except as may be amended by Council, the report from the Utilities and Environmental Services Director of the City of Hayward listing each residential property owner with cart service who has incurred a delinquent garbage bill, a copy of which is attached hereto, is hereby confirmed.

BE IT FURTHER RESOLVED that payments of assessments confirmed hereby may be received by Waste Management of Alameda County up to the hour of 5 p.m. on July 25, 2017, and thereafter such official shall transmit the unpaid assessments to the County Auditor for collection on the property tax roll.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

RESIDENTIAL PROPERTY OWNERS WITH CART SERVICE WHO HAVE INCURRED DELINQUENT GARBAGE BILLS OWED WASTE MANAGEMENT

	PROPERTY OWNER NAME AND ADDRESS						SERVICE ADDRESS			DELINQUENT AMOUNTS, AGENCY FEES AND TOTAL DUE				
	NAME	HOUSE NO.	STREET	CITY	STATE	ZIP CODE	HOUSE NO.	STREET	TOTAL DELINQ AMOUNT	CITY FEE	TOTAL DELINQ PLUS CITY FEE	1.7% OF TOTAL DELINQ AMOUNT	TOTAL DUE
1	1275 CALHOUN LLC	1275	CALHOUN ST	HAYWARD	CA	94544	1275	CALHOUN ST	$ 259.00	$ 50.00	$ 309.00	$ 5.25	$ 314.25
2	ABOOBACKER ARIF & ZAINUD	39624	POTRERO DR	NEWARK	CA	94560	30366	VANDERBILT ST	$ 90.00	$ 50.00	$ 140.00	$ 2.38	$ 142.38
3	ACOSTA ANTONIO H	796	SUNSET BLVD	HAYWARD	CA	94541	796	SUNSET BLVD	$ 134.46	$ 50.00	$ 184.46	$ 3.14	$ 187.60
4	ACOSTA, ANTONIO	796	SUNSET BLVD	HAYWARD	CA	94541-	22085	MONTGOMERY ST	$ 635.20	$ 50.00	$ 685.20	$ 11.65	$ 696.85
5	ADHIKARI ROGER & SADHANA	4180	STAR RIDGE RD	HAYWARD	CA	94542	29194	DIXON ST	$ 783.80	$ 50.00	$ 833.80	$ 14.17	$ 847.97
6	ADUVISO RODOLFO S & LAND	29032	ROSECLIFF LN	HAYWARD	CA	29032	29032	ROSECLIFF LN	$ 124.49	$ 50.00	$ 174.49	$ 2.97	$ 177.46
7	AGUILA JUAN E & BERTHA A	23796	LYNN ST	HAYWARD	CA	94541	23796	LYNN ST	$ 553.87	$ 50.00	$ 603.87	$ 10.27	$ 614.14
8	AGUILAR JACOBO A	27401	WHITMAN ST	HAYWARD	CA	94544	27401	WHITMAN ST	$ 427.86	$ 50.00	$ 477.86	$ 8.12	$ 485.98
9	AGUILAR JAIME E & ELIA G	25915	GUSHUE ST	HAYWARD	CA	94544	25915	GUSHUE ST	$ 430.47	$ 50.00	$ 480.47	$ 8.17	$ 488.64
10	AGUILAR JERONIMO M & MIC	23951	MYRTLE ST	HAYWARD	CA	94541	23951	MYRTLE ST	$ 72.56	$ 50.00	$ 122.56	$ 2.08	$ 124.64
11	AGUILAR VICTORIA L		PO BOX 31	PALO ALTO	CA	94304	2250	ROMEY LN	$ 63.03	$ 50.00	$ 113.03	$ 1.92	$ 114.95
12	AGUILAR, JOSE	24386	THOMAS AVE	HAYWARD	CA	94544-	24386	THOMAS AVE	$ 129.55	$ 50.00	$ 179.55	$ 3.05	$ 182.60
13	AGUILERA JAVIER P	2715	OCALA ST	HAYWARD	CA	94545	2715	OCALA ST	$ 53.97	$ 50.00	$ 103.97	$ 1.77	$ 105.74
14	AGUILUS MARIA E	1100	HOLMES WAY	HAYWARD	CA	94541	1100	HOLMES WAY	$ 426.77	$ 50.00	$ 476.77	$ 8.11	$ 484.88
15	AHMED SIDDIQUA & WASEEM	133	CARRICK CIR	HAYWARD	CA	94542	133	CARRICK CIR	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
16	AHMED WAHEED	27769	E 12TH ST	HAYWARD	CA	94544	27769	E 12TH ST	$ 452.10	$ 50.00	$ 502.10	$ 8.54	$ 510.64
17	AKBAR, ASAD & SALAK, NAZEE	532	PANJON ST	HAYWARD	CA	94544	532	PANJON ST	$ 70.65	$ 50.00	$ 120.65	$ 2.05	$ 122.70
18	ALAYO MARCO A ETAL	1163	FOLSOM AVE	HAYWARD	CA	94544	1163	FOLSOM AVE	$ 428.98	$ 50.00	$ 478.98	$ 8.14	$ 487.12
19	ALEDWAN ARWA A	27410	SUNVIEW PL	HAYWARD	CA	94544	27410	SUNVIEW PL	$ 398.56	$ 50.00	$ 448.56	$ 7.63	$ 456.19
20	ALEMAN CARLOS	36601	NEWARK BLVD # 7	NEWARK	CA	94560	1259	TERRACE AVE	$ 642.11	$ 50.00	$ 692.11	$ 11.77	$ 703.88
21	ALFAROLOEBS JANET TR	338	WHITE DR	HAYWARD	CA	94544	338	WHITE DR	$ 71.06	$ 50.00	$ 121.06	$ 2.06	$ 123.12
22	ALFONSO JASON	2857	DUNE CIR	HAYWARD	CA	94545	2857	DUNE CIR	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
23	ALI AIYAZ & NISHA FIROZA	24952	TOWNSEND AVE	HAYWARD	CA	94544	24952	TOWNSEND AVE	$ 79.36	$ 50.00	$ 129.36	$ 2.20	$ 131.56
24	ALI SYED W	28974	RUUS RD	HAYWARD	CA	94544	28974	RUUS RD	$ 83.99	$ 50.00	$ 133.99	$ 2.28	$ 136.27
25	ALI, NASIR & SAHIDA	2606	BLESSING CT	RIVERBANK	CA	95367	26875	MANON AVE	$ 164.32	$ 50.00	$ 214.32	$ 3.64	$ 217.96
26	ALLEN DELMAS & LINDA F ETA	25169	SOTO RD	HAYWARD	CA	94544	25169	SOTO RD	$ 169.17	$ 50.00	$ 219.17	$ 3.73	$ 222.90
27	ALLEN MARY A & MICHAEL &	21822	WESTERN BLVD	HAYWARD	CA	94541	21822	WESTERN BLVD	$ 302.68	$ 50.00	$ 352.68	$ 6.00	$ 358.68
28	ALONSO JOSE	488	SYCAMORE AVE	HAYWARD	CA	94544	488	SYCAMORE AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
29	ALTON ANGELA M	24731	WOODACRE AVE	HAYWARD	CA	94544	24731	WOODACRE AVE	$ 407.66	$ 50.00	$ 457.66	$ 7.78	$ 465.44
30	ALTURA AT GARIN HEIGHTS O	3840	BLACKHAWK RD	BLACKHAW	CA	94506	3011	WOODTHRUSH PL	$ 454.46	$ 50.00	$ 504.46	$ 8.58	$ 513.04
31	ALVAREZ DAVID	27752	LA PORTE AVE	HAYWARD	CA	94545	27752	LA PORTE AVE	$ 434.37	$ 50.00	$ 484.37	$ 8.23	$ 492.60
32	ALVAREZ IRMA V	2174	FLORIDA ST	HAYWARD	CA	94545	2174	FLORIDA ST	$ 262.98	$ 50.00	$ 312.98	$ 5.32	$ 318.30
33	ALVAREZ JUAN M & MARIA	490	MILLSTREAM DR	SAN LEAND	CA	94578	32203	SENECA ST	$ 286.67	$ 50.00	$ 336.67	$ 5.72	$ 342.39
34	ALVAREZ SALVADOR	504	BLANCHE ST	HAYWARD	CA	94544	504	BLANCHE ST	$ 233.18	$ 50.00	$ 283.18	$ 4.81	$ 287.99
35	ALVAREZ SATURNINO 3RD	27410	MITCHELL PL	HAYWARD	CA	94544	27410	MITCHELL PL	$ 71.16	$ 50.00	$ 121.16	$ 2.06	$ 123.22
36	ALVAREZ VICENTE V & ROSAR	1964	SOUTHGATE ST	HAYWARD	CA	94545	1964	SOUTHGATE ST	$ 309.69	$ 50.00	$ 359.69	$ 6.11	$ 365.80
37	ALVARO ELIZABETH & ROBERT	2130	FOREST VIEW AVE	HILLSBORO	CA	94010	22814	KINGS CT	$ 104.43	$ 50.00	$ 154.43	$ 2.63	$ 157.06
38	ALVIZO LUIS	28448	COLE PL	HAYWARD	CA	94544	28448	COLE PL	$ 190.20	$ 50.00	$ 240.20	$ 4.08	$ 244.28
39	AMBOY JEFFREY Q & MARIE C	1250	DENTON AVE	HAYWARD	CA	94545	1250	DENTON AVE	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
40	AMINI KABIR M & MOHMAND	29721	VENTNOR CT	HAYWARD	CA	94544	29721	VENTNOR CT	$ 98.48	$ 50.00	$ 148.48	$ 2.52	$ 151.00
41	AMIRKHAS MICHELE M	100	RISHELL DR	OAKLAND	CA	94619	25099	VISTA GREENS CT	$ 295.62	$ 50.00	$ 345.62	$ 5.88	$ 351.50
42	AMISON ALODIA R TRUST &/A	3608	SISKIYOU CT	HAYWARD	CA	94542	22782	4TH ST	$ 177.44	$ 50.00	$ 227.44	$ 3.87	$ 231.31
43	AMUZIE IKE T & VIVIAN U	304	ARROWHEAD WA	HAYWARD	CA	94544	304	ARROWHEAD WA	$ 428.16	$ 50.00	$ 478.16	$ 8.13	$ 486.29
44	ANCELL RICHARD L & MARIA	51	TRESTLE DR	HAYWARD	CA	94544	51	TRESTLE DR	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
45	ANDEMARIAM LYDIA	3406	AUGUSTA CT	HAYWARD	CA	94542	3406	AUGUSTA CT	$ 134.52	$ 50.00	$ 184.52	$ 3.14	$ 187.66

46	ANDREWS JEANNE	2795	BREAKER CIR	HAYWARD	CA	94545	2795	BREAKER CIR	$ 293.51	$ 50.00	$ 343.51	$ 5.84	$ 349.35
47	ANGELES LOLITA E & SEVERIN	2118	SLEEPY HOLLOW A	HAYWARD	CA	94545	2118	SLEEPY HOLLOW A	$ 36.70	$ 50.00	$ 86.70	$ 1.47	$ 88.17
48	ANGUIANO TOMAS V & TINA	579	BLUE JAY DR	HAYWARD	CA	94544	579	BLUE JAY DR	$ 427.95	$ 50.00	$ 477.95	$ 8.13	$ 486.08
49	ANWAR YASIR	3568	MADISON CMN	FREMONT	CA	94538	22658	7TH ST	$ 90.78	$ 50.00	$ 140.78	$ 2.39	$ 143.17
50	APELE SOAKAI	26045	COLEMAN AVE	HAYWARD	CA	94544	26045	COLEMAN AVE	$ 765.28	$ 50.00	$ 815.28	$ 13.86	$ 829.14
51	APODACA TINA	317	TENNYSON RD	HAYWARD	CA	94544	317	TENNYSON RD	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
52	AQUINO FRANCISCO F & ROSA	27619	PORTSMOUTH AV	HAYWARD	CA	94545	27619	PORTSMOUTH AV	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
53	ARAIZA ERNESTO N	27964	MANDARIN AVE	HAYWARD	CA	94544	27964	MANDARIN AVE	$ 198.31	$ 50.00	$ 248.31	$ 4.22	$ 252.53
54	ARCE LUCIA	5765	GREENRIDGE RD	CASTRO VA	CA	94552	1669	B ST	$ 174.31	$ 50.00	$ 224.31	$ 3.81	$ 228.12
55	AREFF DANYEL & CHUCK SUSA	1711	SOUTHGATE ST	HAYWARD	CA	94545	1711	SOUTHGATE ST	$ 140.56	$ 50.00	$ 190.56	$ 3.24	$ 193.80
56	ARELLANO VERONICA	28088	E 11TH ST	HAYWARD	CA	94544	28088	E 11TH ST	$ 321.02	$ 50.00	$ 371.02	$ 6.31	$ 377.33
57	AREVALO ZOILA P TR	379	FAIRWAY ST	HAYWARD	CA	94544	379	FAIRWAY ST	$ 272.96	$ 50.00	$ 322.96	$ 5.49	$ 328.45
58	ARGUETA CECILIA	23961	IDA LN	HAYWARD	CA	94541	23853	IDA LN	$ 184.32	$ 50.00	$ 234.32	$ 3.98	$ 238.30
59	ARGUETA CHRISTIAN & NAVA	27072	DUFFEL PL	HAYWARD	CA	94544	27072	DUFFEL PL	$ 709.32	$ 50.00	$ 759.32	$ 12.91	$ 772.23
60	ARMSTRONG ROGER R		PO BOX 872	SAN LEAND	CA	94577	391	OCIE WAY	$ 1,711.22	$ 50.00	$ 1,761.22	$ 29.94	$ 1,791.16
61	ARNOLD OLLIE R & LOUIS H	1082	HIGHLAND BLVD	HAYWARD	CA	94542	1082	HIGHLAND BLVD	$ 767.66	$ 50.00	$ 817.66	$ 13.90	$ 831.56
62	ARREOLA VERONICA	28863	BAILEY RANCH RD	HAYWARD	CA	94542	28863	BAILEY RANCH RD	$ 1,115.47	$ 50.00	$ 1,165.47	$ 19.81	$ 1,185.28
63	ARROYO ANDRES P & PADILLA	649	SEQUOIA RD	HAYWARD	CA	94541	649	SEQUOIA RD	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
64	ARROYO HECTOR	26183	ELDRIDGE AVE	HAYWARD	CA	94544	26183	ELDRIDGE AVE	$ 321.14	$ 50.00	$ 371.14	$ 6.31	$ 377.45
65	ARTALE ANGELO TR	10	VIEJO VISTA	ALAMO	CA	94507	785	LONGWOOD AVE	$ 470.15	$ 50.00	$ 520.15	$ 8.84	$ 528.99
66	ARTEAGA PAULETTE A & RODI	24004	MALIBU RD	HAYWARD	CA	94545	24004	MALIBU RD	$ 764.26	$ 50.00	$ 814.26	$ 13.84	$ 828.10
67	ASHBY STEVE L	22063	THELMA ST	HAYWARD	CA	94541	27510	E 10TH ST	$ 842.05	$ 50.00	$ 892.05	$ 15.16	$ 907.21
68	AULT GARY & EDIE ETAL		PO BOX 6658	CONCORD	CA	94524	321	C ST	$ 39.09	$ 50.00	$ 89.09	$ 1.51	$ 90.60
69	AUTO MISSION LTD	200	SW 1ST AVE, 11TH	FORT LAUD	FL	33301	24698	ONEIL AVE	$ 88.44	$ 50.00	$ 138.44	$ 2.35	$ 140.79
70	AVALOS ALEJANDRA	26678	JOSHUA ST	HAYWARD	CA	94544	26678	JOSHUA ST	$ 417.94	$ 50.00	$ 467.94	$ 7.95	$ 475.89
71	AVILA SAUL & CRISTINA B & B	30533	PRESTWICK AVE	HAYWARD	CA	94544	30533	PRESTWICK AVE	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
72	AYALA FRANCISCO & JUANA	27872	ANDREA ST	HAYWARD	CA	94544	27872	ANDREA ST	$ 428.15	$ 50.00	$ 478.15	$ 8.13	$ 486.28
73	AYESH ASNED	1395	XAVIER AVE	HAYWARD	CA	94545	1395	XAVIER AVE	$ 156.68	$ 50.00	$ 206.68	$ 3.51	$ 210.19
74	AZIMI ABDUL ETAL	4177	MYSTIC VIEW CT	HAYWARD	CA	94542	4177	MYSTIC VIEW CT	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
75	BACSIERRA EDITH	54	BROOKSTONE WA	HAYWARD	CA	94544	54	BROOKSTONE WA	$ 55.11	$ 50.00	$ 105.11	$ 1.79	$ 106.90
76	BAHARUDIN JOHN & JOSEF K I	2234	SLEEPY HOLLOW A	HAYWARD	CA	94545	2234	SLEEPY HOLLOW A	$ 292.53	$ 50.00	$ 342.53	$ 5.82	$ 348.35
77	BAI, HAIYAN	2802	BREAKER CIR	HAYWARD	CA	94545	2802	BREAKER CIR	$ 176.50	$ 50.00	$ 226.50	$ 3.85	$ 230.35
78	BAILEY KEVEN M & KATIE E	792	WEBSTER ST	HAYWARD	CA	94544	792	WEBSTER ST	$ 54.48	$ 50.00	$ 104.48	$ 1.78	$ 106.26
79	BALLADO JORGE A	25816	FRANKLIN AVE	HAYWARD	CA	94544	25816	FRANKLIN AVE	$ 772.36	$ 50.00	$ 822.36	$ 13.98	$ 836.34
80	BALLARD ALEXANDRIA A	25886	WESTVIEW WAY	HAYWARD	CA	94542	25886	WESTVIEW WAY	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
81	BALLESTEROS EUGENE & MAR	24778	EDEN AVE	HAYWARD	CA	94545	24778	EDEN AVE	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
82	BALTAZAR DANIEL R & RAMO	25449	DONALD AVE	HAYWARD	CA	94544	25449	DONALD AVE	$ 231.25	$ 50.00	$ 281.25	$ 4.78	$ 286.03
83	BALTAZAR REMY JR & MORA I	2561	OLIVER DR	HAYWARD	SC	94545	2561	OLIVER DR	$ 721.79	$ 50.00	$ 771.79	$ 13.12	$ 784.91
84	BARAJAS ALONDRA	24972	LUICEN WAY	HAYWARD	CA	94544	24972	LUCIEN WAY	$ 242.39	$ 50.00	$ 292.39	$ 4.97	$ 297.36
85	BARAJAS JORGE & JUSTINA I	25969	MEADOWMIST DR	HAYWARD	CA	94544	25969	MEADOWMIST DR	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
86	BARAJAS NORMA J & URBINA	27745	ANDREA ST	HAYWARD	CA	94544	27745	ANDREA ST	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
87	BARNETT WAYNE M & SOWAI	24020	JANSSEN CT	HAYWARD	CA	94541	24020	JANSSEN CT	$ 467.44	$ 50.00	$ 517.44	$ 8.80	$ 526.24
88	BARNICA MAYNOR & MAYNO	2940	ST CLOOD DR	SAN BRUN	CA	94066	1015	HIGHLAND BLVD	$ 296.71	$ 50.00	$ 346.71	$ 5.89	$ 352.60
89	BARRACK CHARLES	9939	N MCGINNIS RD	MARANA	AZ	85653	27040	DUFFEL PL	$ 80.63	$ 50.00	$ 130.63	$ 2.22	$ 132.85
90	BARRAZA JESUS TR	8401	BERETTA CT	SACRAMEN	CA	95828	24525	THOMAS AVE	$ 106.48	$ 50.00	$ 156.48	$ 2.66	$ 159.14
91	BARRAZA NANCY A	205	WINTON AVE	HAYWARD	CA	94544	24124	CLARENDALE ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
92	BASSETT MATTHEW & GARWI	31628	TREVOR AVE	HAYWARD	CA	94544	31628	TREVOR AVE	$ 372.40	$ 50.00	$ 422.40	$ 7.18	$ 429.58
93	BATTELLE GEORGE M TR	950	HOTEL AVE	HAYWARD	CA	94541	950	HOTEL AVE	$ 404.08	$ 50.00	$ 454.08	$ 7.72	$ 461.80
94	BATTLE CECILIA & FRIMPONG	22500	AMADOR ST UNIT	HAYWARD	CA	94541	22500	AMADOR ST	$ 140.73	$ 50.00	$ 190.73	$ 3.24	$ 193.97

95	BAUL ELAINE	2745	MARKHAM CT	HAYWARD	CA	94542	2745	MARKHAM CT	$	762.21	$	50.00	$	812.21	$	13.81	$	826.02
96	BAWANI NADEEM & FORZIA	100	BOARDWALK WAY	HAYWARD	CA	94544	100	BOARDWALK WAY	$	662.66	$	50.00	$	712.66	$	12.12	$	724.78
97	BAY AREA PROPERTY DEVELOI	550	S CALIFORNIA AVE	PALO ALTO	CA	94306	1013	MCKEEVER AVE	$	421.04	$	50.00	$	471.04	$	8.01	$	479.05
98	BAYHI ALBERT L	1152	TIEGEN DR	HAYWARD	CA	94542	1152	TIEGEN DR	$	66.78	$	50.00	$	116.78	$	1.99	$	118.77
99	BAZAN MIGUEL & BAZAN FRA	32216	PAYNE ST	HAYWARD	CA	94544	32216	PAYNE ST	$	118.37	$	50.00	$	168.37	$	2.86	$	171.23
100	BEASLEY GARY M	3248	GUILLERMO PL	HAYWARD	CA	94542	3248	GUILLERMO PL	$	416.42	$	50.00	$	466.42	$	7.93	$	474.35
101	BEDOLLA GABRIEL & ROSA M	423	LEXINGTON AVE	HAYWARD	CA	94544	423	LEXINGTON AVE	$	27.10	$	50.00	$	77.10	$	1.31	$	78.41
102	BEDOYA RUDOLPH & CONCEP	83	LAFAYETTE AVE	HAYWARD	CA	94544	83	LAFAYETTE AVE	$	427.27	$	50.00	$	477.27	$	8.11	$	485.38
103	BELL LEOPOLDINA & BARRAZA	24644	HEATHER CT	HAYWARD	CA	94545	24644	HEATHER CT	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
104	BELLOW LEONARD & LATANYA	27892	ADOBE CT	HAYWARD	CA	94542	27892	ADOBE CT	$	102.69	$	50.00	$	152.69	$	2.60	$	155.29
105	BELTRAN LESLIE & LYDIANNE J	30280	OAKBROOK RD	HAYWARD	CA	94544	30280	OAKBROOK RD	$	202.39	$	50.00	$	252.39	$	4.29	$	256.68
106	BENMOSHIA URI & MCGINNEY	2178	BRANDYWINE PL	HAYWARD	CA	94542	2178	BRANDYWINE PL	$	100.00	$	50.00	$	150.00	$	2.55	$	152.55
107	BENNETT JOSEPH M & JOANN	23639	ODOM DR	HAYWARD	CA	94541	23639	ODOM DR	$	427.86	$	50.00	$	477.86	$	8.12	$	485.98
108	BERNAS HERMINIO P III & FRA	2431	WREN CT	S SAN FRAN	CA	94080	2363	GIBBONS ST	$	108.08	$	50.00	$	158.08	$	2.69	$	160.77
109	BETTS LINDA	680	SUNSET BLVD	HAYWARD	CA	94541	680	SUNSET BLVD	$	43.47	$	50.00	$	93.47	$	1.59	$	95.06
110	BHAKHRI ASHWANI K & SINGH	31917	OLEAN ST	HAYWARD	CA	94544	31917	OLEAN ST	$	201.90	$	50.00	$	251.90	$	4.28	$	256.18
111	BHAKHRI HARDEEP & ASHWA	27826	BISCAYNE AVE	HAYWARD	CA	94544	27826	BISCAYNE AVE	$	224.13	$	50.00	$	274.13	$	4.66	$	278.79
112	BHAKHRI HARDEEP & ASHWA	1290	OLD BAYSHORE # 2	BURLINGAM	CA	94010	28170	BEATRON WAY	$	436.13	$	50.00	$	486.13	$	8.26	$	494.39
113	BHAKHRI HARDEEP & ASHWA	28435	ROCHELLE AVE	HAYWARD	CA	94544	28435	ROCHELLE AVE	$	1,118.15	$	50.00	$	1,168.15	$	19.86	$	1,188.01
114	BHAKHRI SAI V	261	TAYLOR DR	S SAN FRAN	CA	94080	27671	PENSACOLA WAY	$	419.87	$	50.00	$	469.87	$	7.99	$	477.86
115	BHAKRI HARDEEP & BHAKHRI	261	TAYLOR DR	SO SAN FRA	CA	94080	27920	CANDLEWOOD PL	$	266.92	$	50.00	$	316.92	$	5.39	$	322.31
116	BHATIA ROHIT	2761	ARF AVE	HAYWARD	CA	94545	2761	ARF AVE	$	431.64	$	50.00	$	481.64	$	8.19	$	489.83
117	BIHAGBANZON CHARRYLO J &	2579	FREEPORT CT	HAYWARD	CA	94545	2579	FREEPORT CT	$	100.47	$	50.00	$	150.47	$	2.56	$	153.03
118	BIRCO ALBERTO G & VIRGINIA	23759	STONEWALL AVE	HAYWARD	CA	94541	23759	STONEWALL AVE	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
119	BIRDSELL PATRICIA & STEVE E	26061	UNDERWOOD AVE	HAYWARD	CA	94544	26077	UNDERWOOD AVE	$	141.60	$	50.00	$	191.60	$	3.26	$	194.86
120	BLACK APRIL D	24323	WILLIMET WAY	HAYWARD	CA	94544	24323	WILLIMET WAY	$	436.26	$	50.00	$	486.26	$	8.27	$	494.53
121	BLOUNT JASON C & PRISCILLA	2725	BAL HARBOR LN	HAYWARD	CA	94545	2725	BAL HARBOR LN	$	280.08	$	50.00	$	330.08	$	5.61	$	335.69
122	BOGGESS JEFFREY	25454	HUNTWOOD AVE	HAYWARD	CA	94544	25454	HUNTWOOD AVE	$	35.12	$	50.00	$	85.12	$	1.45	$	86.57
123	BOLIBA KIM L TR & BOLIBA DA	1471	WASHINGTON ST	SAN FRANC	CA	94109	24962	WILLIMET WAY	$	422.56	$	50.00	$	472.56	$	8.03	$	480.59
124	BONETE JOSE A	26888	BOCA RATON CT	HAYWARD	CA	94545	26318	PETERMAN AVE	$	187.20	$	50.00	$	237.20	$	4.03	$	241.23
125	BONNER MARCUS P & GONZA	2241	OCCIDENTAL RD	HAYWARD	CA	94545	2241	OCCIDENTAL RD	$	421.45	$	50.00	$	471.45	$	8.01	$	479.46
126	BORDA JUAN C & CORTES CLA	21660	MONTGOMERY ST	HAYWARD	CA	94541	21660	MONTGOMERY ST	$	104.92	$	50.00	$	154.92	$	2.63	$	157.55
127	BORDEN SHIRLEYLOU V	26649	WAUCHULA WAY	HAYWARD	CA	94545	26649	WAUCHULA WAY	$	458.78	$	50.00	$	508.78	$	8.65	$	517.43
128	BOZAICH, MARVIN	413	SAINT ANDREWS S	HAYWARD	CA	94544-	413	ST ANDREWS ST	$	191.34	$	50.00	$	241.34	$	4.10	$	245.44
129	BRASS RUBY L TR	27606	CLIFFWOOD AVE	HAYWARD	CA	94545	27606	CLIFFWOOD AVE	$	164.08	$	50.00	$	214.08	$	3.64	$	217.72
130	BREWER INYONG & NOVEL H	1280	HALIFAX WAY	SAN RAMO	CA	94582	27477	VERONA AVE	$	267.47	$	50.00	$	317.47	$	5.40	$	322.87
131	BRIGHTON ASSOCIATES	451	JACKSON ST	SAN FRANC	CA	94111	25922	KAY AVE	$	430.54	$	50.00	$	480.54	$	8.17	$	488.71
132	BRIONES BERNABE D	996	PHILLIPS WAY	HAYWARD	CA	94541	996	PHILLIPS WAY	$	427.77	$	50.00	$	477.77	$	8.12	$	485.89
133	BRISENO ANTONIO & RAFAEL	27958	POMPANO AVE	HAYWARD	CA	94544	27958	POMPANO AVE	$	1,097.48	$	50.00	$	1,147.48	$	19.51	$	1,166.99
134	BRISENO THOMAS G & PAULA	28457	E 13TH ST	HAYWARD	CA	94545	28489	E 13TH ST	$	257.86	$	50.00	$	307.86	$	5.23	$	313.09
135	BROADHURST RALPH R	22567	ARLETTE AVE	HAYWARD	CA	94541	22567	ARLETTE AVE	$	311.02	$	50.00	$	361.02	$	6.14	$	367.16
136	BROWN ANDREW M & ADRIEI	2599	PAPPAS PL	HAYWARD	CA	94542	2599	PAPPAS PL	$	193.80	$	50.00	$	243.80	$	4.14	$	247.94
137	BROWN ANTHONY G & PAM M	831	BROADWAY ST	HAYWARD	CA	94544	831	BROADWAY ST	$	133.75	$	50.00	$	183.75	$	3.12	$	186.87
138	BRUK VADIM & MALCHIKOVA	32743	MISSION BLVD	HAYWARD	CA	94544	32743	MISSION BLVD	$	417.46	$	50.00	$	467.46	$	7.95	$	475.41
139	BRUNO LORENZO V & GISCELA	28349	E 13TH ST	HAYWARD	CA	94544	28349	E 13TH ST	$	92.10	$	50.00	$	142.10	$	2.42	$	144.52
140	BRYANT CAROLYN L & ALIRES	17495	ALMOND RD	CASTRO VA	CA	94546	26683	LUVENA DR	$	216.97	$	50.00	$	266.97	$	4.54	$	271.51
141	BUENROSTRO SERVANDO Z &	886	CALHOUN ST	HAYWARD	CA	94544	393	SMALLEY AVE	$	292.98	$	50.00	$	342.98	$	5.83	$	348.81
142	BUKHSH MOHAMMED F ETAL	328	PANJON ST	HAYWARD	CA	94544	328	PANJON ST	$	64.50	$	50.00	$	114.50	$	1.95	$	116.45
143	BUNTING SUSAN E HEIRS OF E	53	FERNRIDGE CT	HAYWARD	CA	94544	53	FERNRIDGE CT	$	1,074.11	$	50.00	$	1,124.11	$	19.11	$	1,143.22

144	BUSS DARREN A & NANCY E	1632	HIGHLAND BLVD	HAYWARD	CA	94542	1632	HIGHLAND BLVD	$ 196.84	$ 50.00	$ 246.84	$ 4.20	$ 251.04
145	CABALLERO MARY S	2020	DUVAL LN	HAYWARD	CA	94545	2020	DUVAL LN	$ 222.59	$ 50.00	$ 272.59	$ 4.63	$ 277.22
146	CABO ESTATES LIMITED PARTI	101	LARKSPUR LANDIN	LARKSPUR	CA	94939	24575	ONEIL AVE	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
147	CABONCE ANN M & JERRY JR	321	DUTCHESS LN	HAYWARD	CA	94544	321	DUTCHESS LN	$ 408.02	$ 50.00	$ 458.02	$ 7.79	$ 465.81
148	CABRAL MARY TR	22670	ZABALLOS CT	HAYWARD	CA	94541	22158	PERALTA ST	$ 259.67	$ 50.00	$ 309.67	$ 5.26	$ 314.93
149	CABUHAT MAILA B & DARWIN	889	LONGWOOD AVE	HAYWARD	CA	94541	889	LONGWOOD AVE	$ 326.74	$ 50.00	$ 376.74	$ 6.40	$ 383.14
150	CACHOLA CHANNELLE P	27643	CLIFFWOOD AVE	HAYWARD	CA	94545	27643	CLIFFWOOD AVE	$ 382.44	$ 50.00	$ 432.44	$ 7.35	$ 439.79
151	CADIZ CARLOS L & WOODSCA	27945	EDGECLIFF WAY	HAYWARD	CA	94542	27945	EDGECLIFF WAY	$ 1,097.48	$ 50.00	$ 1,147.48	$ 19.51	$ 1,166.99
152	CAHIGAS LEOGRACE	1287	WEST ST	HAYWARD	CA	94545	1287	WEST ST	$ 98.29	$ 50.00	$ 148.29	$ 2.52	$ 150.81
153	CAI JIM J	611	CEDAR CT	DALY CITY	CA	94014	1271	D ST	$ 312.10	$ 50.00	$ 362.10	$ 6.16	$ 368.26
154	CALDERON DENNIS H & LEOPO	1633	EASTORI PL	HAYWARD	CA	94545	1633	EASTORI PL	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
155	CALDERON ELEANOR	1144	TIEGEN DR	HAYWARD	CA	94542	1144	TIEGEN DR	$ 426.28	$ 50.00	$ 476.28	$ 8.10	$ 484.38
156	CALDERON NORBERTO & RUB	2456	OLIVER DR	HAYWARD	CA	94545	2456	OLIVER DR	$ 30.64	$ 50.00	$ 80.64	$ 1.37	$ 82.01
157	CALLEROS VERNA L	24324	EDITH ST	HAYWARD	CA	94544	24324	EDITH ST	$ 317.37	$ 50.00	$ 367.37	$ 6.25	$ 373.62
158	CAMACHO JOSE & GEMA S	2233	KELLY ST	HAYWARD	CA	94541	2233	KELLY ST	$ 349.52	$ 50.00	$ 399.52	$ 6.79	$ 406.31
159	CAMACHO NOE H	27788	E 12TH ST	HAYWARD	CA	94544	27788	E 12TH ST	$ 413.33	$ 50.00	$ 463.33	$ 7.88	$ 471.21
160	CANADA RICHARD G & LEZLIE	24843	WOODACRE AVE	HAYWARD	CA	94544	24843	WOODACRE AVE	$ 288.38	$ 50.00	$ 338.38	$ 5.75	$ 344.13
161	CANO MARIA L & CANOROJAS	175	OSWOSSO PL	HAYWARD	CA	94544	175	OSWOSSO PL	$ 428.23	$ 50.00	$ 478.23	$ 8.13	$ 486.36
162	CANTU CUPIDENE TR	24339	WILLIMET WAY	HAYWARD	CA	94544	24339	WILLIMET WAY	$ 314.80	$ 50.00	$ 364.80	$ 6.20	$ 371.00
163	CAO THERESA T & THERESA T	34804	BLACKSTONE WAY	FREMONT	CA	94555	28283	TAHOE CT	$ 288.03	$ 50.00	$ 338.03	$ 5.75	$ 343.78
164	CAPUNO RICARDO G	603	PLAZA PL	HAYWARD	CA	94541	603	PLAZA PL	$ 428.76	$ 50.00	$ 478.76	$ 8.14	$ 486.90
165	CARBONELL ARACELI	28339	CABRINI DR	HAYWARD	CA	94545	28339	CABRINI DR	$ 429.63	$ 50.00	$ 479.63	$ 8.15	$ 487.78
166	CARDENAS RONALD R	400	COUNTRYWIDE W	SIMI VALLE	CA	93065	2858	TRIBUNE AVE	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
167	CARDENAS RONALD R	2874	TRIBUNE AVE	HAYWARD	CA	94542	2874	TRIBUNE AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
168	CARDERA LINDARAE	449	DOWNEN PL	HAYWARD	CA	94544	449	DOWNEN PL	$ 428.11	$ 50.00	$ 478.11	$ 8.13	$ 486.24
169	CARDOSO ANTERO S	920	ARTHUR AVE	SAN LEAND	CA	94577	444	MEEK AVE	$ 132.06	$ 50.00	$ 182.06	$ 3.10	$ 185.16
170	CARIVEAU JERRY F TR	962	SAINT BEDE LN	HAYWARD	CA	94544	962	ST BEDE LN	$ 26.16	$ 50.00	$ 76.16	$ 1.29	$ 77.45
171	CARRANCEJA JOSE C & ONDO	24765	BROADMORE AVE	HAYWARD	CA	94544	24765	BROADMORE AVE	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
172	CARRASCO GUADALUPE & GU	452	C ST	HAYWARD	CA	94541	452	C ST	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
173	CARRIEL JOSE & GABRIELA	25684	FRANKLIN AVE	HAYWARD	CA	94544	25682	FRANKLIN AVE	$ 1,264.60	$ 50.00	$ 1,314.60	$ 22.35	$ 1,336.95
174	CARRILLO FRANCISCO	27680	LA PORTE AVE	HAYWARD	CA	94545	27680	LA PORTE AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
175	CARRILLO JEFFREY M TR	393	NASSAU LN	HAYWARD	CA	94544	393	NASSAU LN	$ 43.44	$ 50.00	$ 93.44	$ 1.59	$ 95.03
176	CARSON TRACY	151	REVERE AVE	HAYWARD	CA	94544	151	REVERE AVE	$ 1,087.39	$ 50.00	$ 1,137.39	$ 19.34	$ 1,156.73
177	CARTER JANIS T	31564	BURNHAM WAY	HAYWARD	CA	94544	31564	BURNHAM WAY	$ 435.61	$ 50.00	$ 485.61	$ 8.26	$ 493.87
178	CASARAY ANTHONY P & ROBI	24617	WILLIMET WAY	HAYWARD	CA	94544	24617	WILLIMET WAY	$ 49.38	$ 50.00	$ 99.38	$ 1.69	$ 101.07
179	CASTANEDA SALVADOR	242	LANGLEY WAY	HAYWARD	CA	94544	242	LANGLEY WAY	$ 186.78	$ 50.00	$ 236.78	$ 4.03	$ 240.81
180	CASTANEDA SIRIA ETAL	27884	HAVANA AVE	HAYWARD	CA	94544	27884	HAVANA AVE	$ 410.54	$ 50.00	$ 460.54	$ 7.83	$ 468.37
181	CASTELLANOS ALMA & ALMA	22223	MONTGOMERY ST	HAYWARD	CA	94541	22223	MONTGOMERY ST	$ 266.52	$ 50.00	$ 316.52	$ 5.38	$ 321.90
182	CASTELLANOS VICTOR D & NC	27842	ORMOND AVE	HAYWARD	CA	94544	27842	ORMOND AVE	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
183	CASTILLO ENRIQUE & PATRICI	25947	CASCADE ST	HAYWARD	CA	94544	25947	CASCADE ST	$ 323.86	$ 50.00	$ 373.86	$ 6.36	$ 380.22
184	CASTILLO LINDA & YESICA	199	OSWOSSO PL	HAYWARD	CA	94544	199	OSWOSSO PL	$ 776.19	$ 50.00	$ 826.19	$ 14.05	$ 840.24
185	CASTO JANET L & NUNES KARI	8	ROGERS AVE	WATSONVI	CA	95076	26352	REGAL AVE	$ 509.97	$ 50.00	$ 559.97	$ 9.52	$ 569.49
186	CASTRO DAVID R & GLORIA D	598	MINERVA ST	HAYWARD	CA	94544	598	MINERVA ST	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
187	CASTRO ISMAEL	1129	TIEGEN DR	HAYWARD	CA	94542	1129	TIEGEN DR	$ 216.79	$ 50.00	$ 266.79	$ 4.54	$ 271.33
188	CASTRO MARLON R	28841	LOGAN WAY	HAYWARD	CA	94544	28841	LOGAN WAY	$ 771.08	$ 50.00	$ 821.08	$ 13.96	$ 835.04
189	CAWIT, LEONARDO	38750	PASEO PADRE PKV	FREMONT	CA	94536	560	MEEK AVE	$ 124.49	$ 50.00	$ 174.49	$ 2.97	$ 177.46
190	CELANI ROBERT A & HOBSON	22814	KIWANIS ST	HAYWARD	CA	94541	22814	KIWANIS ST	$ 103.28	$ 50.00	$ 153.28	$ 2.61	$ 155.89
191	CERDA RAUL	31104	HERSHEY WAY	HAYWARD	CA	94544	31104	HERSHEY WAY	$ 408.83	$ 50.00	$ 458.83	$ 7.80	$ 466.63
192	CERVANTES JANICE Y & LOUIE	26244	HICKORY AVE	HAYWARD	CA	94544	26244	HICKORY AVE	$ 396.98	$ 50.00	$ 446.98	$ 7.60	$ 454.58

193	CERVANTES JAVIER & CHRISTI	1205	CLEMENCE AVE	SAN JOSE	CA	95122	25665	FRANKLIN AVE	$ 299.79	$ 50.00	$ 349.79	$ 5.95	$ 355.74
194	CF PROPERTY INVESTMENTS LLC		PO BOX 225324	SAN FRANC	CA	94122	29399	DIXON ST	$ 275.92	$ 50.00	$ 325.92	$ 5.54	$ 331.46
195	CHAGGER MANPREET	3029	CANOAS VILLA CT	SAN JOSE	CA	95136	30459	PRESTWICK AVE	$ 431.25	$ 50.00	$ 481.25	$ 8.18	$ 489.43
196	CHAMBLISS KATHRYN & AUBF	28	TRESTLE DR	HAYWARD	CA	94544	28	TRESTLE DR	$ 401.56	$ 50.00	$ 451.56	$ 7.68	$ 459.24
197	CHAN MAURESE C	25290	DELMAR AVE	HAYWARD	CA	94542	25290	DELMAR AVE	$ 405.90	$ 50.00	$ 455.90	$ 7.75	$ 463.65
198	CHAND DIREN & LALITA ETAL	27412	PORTSMOUTH AV	HAYWARD	CA	94545	27412	PORTSMOUTH AV	$ 427.93	$ 50.00	$ 477.93	$ 8.12	$ 486.05
199	CHAND RAMEND & ALICE L	1425	THIEL RD	HAYWARD	CA	94544	1425	THIEL RD	$ 1,186.84	$ 50.00	$ 1,236.84	$ 21.03	$ 1,257.87
200	CHANDRA VIJAY R & SHANTI K	1532	CATHY WAY	HAYWARD	CA	94545	1532	CATHY WAY	$ 120.92	$ 50.00	$ 170.92	$ 2.91	$ 173.83
201	CHANEY MICHAEL D TR	23805	SANTA CLARA ST	HAYWARD	CA	94541	514	KIM PL	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
202	CHAPMAN JAHMES D & JACQI	2904	HILLCREST AVE	HAYWARD	CA	94542	2904	HILLCREST AVE	$ 410.27	$ 50.00	$ 460.27	$ 7.82	$ 468.09
203	CHAPMAN JANICE L	31142	MEADOWBROOK	HAYWARD	CA	94544	31142	MEADOWBROOK	$ 765.93	$ 50.00	$ 815.93	$ 13.87	$ 829.80
204	CHAPPEL GLENDA C	1404	E ST	HAYWARD	CA	94541	1404	E ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
205	CHAVARRI GLORIA C & MELEN	2451	OLIVER DR	HAYWARD	CA	94545	2451	OLIVER DR	$ 198.57	$ 50.00	$ 248.57	$ 4.23	$ 252.80
206	CHAVEZ , JOSE AND ANGELICA	23146	LILLA RD	HAYWARD	CA	94541-	23146	LILLA RD	$ 412.22	$ 50.00	$ 462.22	$ 7.86	$ 470.08
207	CHAVEZ ANDREZ & NHUNG N	1067	SILVER MAPLE LN	HAYWARD	CA	94544	1067	SILVER MAPLE LN	$ 1,097.23	$ 50.00	$ 1,147.23	$ 19.50	$ 1,166.73
208	CHAVEZ ANGELA S & CRUZ JU	25941	HICKORY AVE	HAYWARD	CA	94544	25941	HICKORY AVE	$ 207.70	$ 50.00	$ 257.70	$ 4.38	$ 262.08
209	CHAVEZ LUIS E & ROSA V	4359	BUCKSKIN DR	ANTIOCH	CA	94531	26660	CHIPLAY AVE	$ 775.04	$ 50.00	$ 825.04	$ 14.03	$ 839.07
210	CHAVEZ MARIA J	1210	MCBRIDE LN	HAYWARD	CA	94544	1210	MCBRIDE LN	$ 416.62	$ 50.00	$ 466.62	$ 7.93	$ 474.55
211	CHEN JINTAO & ZHANG SIYUE	67	BENMORE DR	HAYWARD	CA	94542	27104	BELVEDERE CT	$ 153.84	$ 50.00	$ 203.84	$ 3.47	$ 207.31
212	CHEN JOE & JENNY TRS	260	LOYOLA DR	MILLBRAE	CA	94030	31266	MEADOWBROOK	$ 70.63	$ 50.00	$ 120.63	$ 2.05	$ 122.68
213	CHEN JOE & JENNY TRS	260	LOYOLA DRIVE	MILLBRAE	CA	94030	25468	DONALD AVE	$ 392.34	$ 50.00	$ 442.34	$ 7.52	$ 449.86
214	CHEN WEI	27538	STROMBERG CT	HAYWARD	CA	94545	27538	STROMBERG CT	$ 298.00	$ 50.00	$ 348.00	$ 5.92	$ 353.92
215	CHEN WENJUAN	431	SMALLEY AVE	HAYWARD	CA	94541	512	SMALLEY AVE	$ 784.80	$ 50.00	$ 834.80	$ 14.19	$ 848.99
216	CHEN XIANG B & LI LING	16035	BAYBERRY LN	SAN LOREN	CA	94580	27220	MANON AVE	$ 213.71	$ 50.00	$ 263.71	$ 4.48	$ 268.19
217	CHEN XIAOMEI	22626	AMADOR ST #1	HAYWARD	CA	94541	22626	AMADOR ST	$ 263.17	$ 50.00	$ 313.17	$ 5.32	$ 318.49
218	CHEN YUYUAN & SZULIANG	1347	DENTON AVE	HAYWARD	CA	94545	1347	DENTON AVE	$ 191.26	$ 50.00	$ 241.26	$ 4.10	$ 245.36
219	CHENOWETH TIFFANY R	2644	NORTHERN CROSS	HAYWARD	CA	94545	2644	NORTHERN CROSS	$ 297.48	$ 50.00	$ 347.48	$ 5.91	$ 353.39
220	CHEW CAROLYN & DONALD E	531	ERICA PL	HAYWARD	CA	94544	531	ERICA PL	$ 746.71	$ 50.00	$ 796.71	$ 13.54	$ 810.25
221	CHIN JERRY	24657	LEONA DR	HAYWARD	CA	94542	24657	LEONA DR	$ 164.25	$ 50.00	$ 214.25	$ 3.64	$ 217.89
222	CHIN TERRENCE P & IRENE E	1774	DAHILL LN	HAYWARD	CA	94541	1774	DAHILL LN	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
223	CHIPRES ESMERALDA	31153	OAKHILL WAY	HAYWARD	CA	94544	31153	OAKHILL WAY	$ 410.08	$ 50.00	$ 460.08	$ 7.82	$ 467.90
224	CHIU JOHN B TR	4239	NERISSA CIR	FREMONT	CA	94555	24616	PONTIAC ST	$ 765.15	$ 50.00	$ 815.15	$ 13.86	$ 829.01
225	CHO YU K & AMY A & MUN C	529	SYCAMORE AVE	HAYWARD	CA	94544	527	SYCAMORE AVE	$ 118.11	$ 50.00	$ 168.11	$ 2.86	$ 170.97
226	CHOCHA ANTONIO O & MARY	21150	NUNES AVE	CASTRO VA	CA	94546	620	SHEPHERD AVE	$ 421.04	$ 50.00	$ 471.04	$ 8.01	$ 479.05
227	CHRISTODOULOU JASON V	25506	UNIVERSITY CT	HAYWARD	CA	94542	25506	UNIVERSITY CT	$ 288.62	$ 50.00	$ 338.62	$ 5.76	$ 344.38
228	CHRISTODOULOU JASON V	25480	UNIVERSITY CT	HAYWARD	CA	94542	25480	UNIVERSITY CT	$ 747.79	$ 50.00	$ 797.79	$ 13.56	$ 811.35
229	CHUNG QUYEN U & CATHLEEN	2741	DRIFTWOOD	HAYWARD	CA	94545	2741	DRIFTWOOD ST	$ 98.96	$ 50.00	$ 148.96	$ 2.53	$ 151.49
230	CHURCH JOHN T & SANDRA L	272	ELMWOOD LN	HAYWARD	CA	94541	272	ELMWOOD LN	$ 164.25	$ 50.00	$ 214.25	$ 3.64	$ 217.89
231	CISNEROS LUIS A & CHRISTOP	371	BURKE DR	HAYWARD	CA	94544	371	BURKE DR	$ 764.07	$ 50.00	$ 814.07	$ 13.84	$ 827.91
232	CISNEROS MARIO	22104	PERALTA ST	HAYWARD	CA	94541	22104	PERALTA ST	$ 431.37	$ 50.00	$ 481.37	$ 8.18	$ 489.55
233	CLARA CARLOS A & GUADALU	25476	BELMONT AVE	HAYWARD	CA	94542	25476	BELMONT AVE	$ 228.51	$ 50.00	$ 278.51	$ 4.73	$ 283.24
234	CLARK BERNICE M TR	458	MCCALL DR	BENICIA	CA	94510	25873	HUNTWOOD AVE	$ 294.81	$ 50.00	$ 344.81	$ 5.86	$ 350.67
235	CLARK KHAIERSTA	2682	OLIVER DR	HAYWARD	CA	94545	2682	OLIVER DR	$ 343.26	$ 50.00	$ 393.26	$ 6.69	$ 399.95
236	CLINE IRENE E & CHARLES A JF	343	ROTARY ST	HAYWARD	CA	94541	343	ROTARY ST	$ 412.65	$ 50.00	$ 462.65	$ 7.87	$ 470.52
237	COBB SUSAN M	25458	BROOKS WAY	HAYWARD	CA	94544	25458	BROOKS WAY	$ 428.78	$ 50.00	$ 478.78	$ 8.14	$ 486.92
238	COCROFT ANGELA		PO BOX 3205	HAYWARD	CA	94540	24685	DIAMOND RIDGE	$ 197.94	$ 50.00	$ 247.94	$ 4.21	$ 252.15
239	COGLEY GARY J & CLAREVA L	3668	OAKES DR	HAYWARD	CA	94542	3668	OAKES DR	$ 422.11	$ 50.00	$ 472.11	$ 8.03	$ 480.14
240	COLE JANEVETTE	26936	ABERDEEN PL	HAYWARD	CA	94542	26936	ABERDEEN PL	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
241	COLEMAN ENNIS R & DOLORE	26619	CAMPECHE ST	HAYWARD	CA	94545	26619	CAMPECHE ST	$ 416.15	$ 50.00	$ 466.15	$ 7.92	$ 474.07

242	CONANAN LAARNI & ESMERA	976	CHENAULT WAY	HAYWARD	CA	94541	976	CHENAULT WAY	$ 96.22	$ 50.00	$ 146.22	$ 2.49	$ 148.71
243	CONANT DAVID G TR	1866	DOVE WAY	HAYWARD	CA	94545	1866	DOVE WAY	$ 106.55	$ 50.00	$ 156.55	$ 2.66	$ 159.21
244	CONTI ADELINE	22735	WOODRIDGE DR	HAYWARD	CA	94541	22735	WOODRIDGE DR	$ 414.41	$ 50.00	$ 464.41	$ 7.89	$ 472.30
245	CONTI THOMAS A & TERESA A	25525	DEL MAR AVE	HAYWARD	CA	94542	25525	DELMAR AVE	$ 739.30	$ 50.00	$ 789.30	$ 13.42	$ 802.72
246	CONTRERAS GUILLERMO & M	23387	HOPPER RD	HAYWARD	CA	94541	23387	HOPPER RD	$ 188.07	$ 50.00	$ 238.07	$ 4.05	$ 242.12
247	COOPER ADELINE G & STANTC	22259	PEARCE ST	HAYWARD	CA	94541	22259	PEARCE ST	$ 429.66	$ 50.00	$ 479.66	$ 8.15	$ 487.81
248	CORBINS BERNARD P & RUSSE	30074	WOODTHRUSH PL	HAYWARD	CA	94544	30074	WOODTHRUSH PL	$ 340.66	$ 50.00	$ 390.66	$ 6.64	$ 397.30
249	CORETANA MARY E ETAL	2427	OLIVER DR	HAYWARD	CA	94545	2427	OLIVER DR	$ 279.98	$ 50.00	$ 329.98	$ 5.61	$ 335.59
250	CORRAL MIGUEL A & MARTHA	28150	MONTJOY CT	HAYWARD	CA	94544	28150	MONTJOY CT	$ 275.98	$ 50.00	$ 325.98	$ 5.54	$ 331.52
251	CORREA NORMA	28340	E 11TH ST	HAYWARD	CA	94544	28340	E 11TH ST	$ 199.47	$ 50.00	$ 249.47	$ 4.24	$ 253.71
252	CORTEZ LEONARDO JR & ALM	27691	ORLANDO AVE	HAYWARD	CA	94545	27691	ORLANDO AVE	$ 252.49	$ 50.00	$ 302.49	$ 5.14	$ 307.63
253	CORTEZ RICHARD G	28463	THACKERAY AVE	HAYWARD	CA	94544	28463	THACKERAY AVE	$ 427.93	$ 50.00	$ 477.93	$ 8.12	$ 486.05
254	COVARRUBIAS CARLOS	24625	THOMAS AVE	HAYWARD	CA	94544	24625	THOMAS AVE	$ 740.66	$ 50.00	$ 790.66	$ 13.44	$ 804.10
255	COWABUNGA TWO LLC	423	BROADWAY UNIT	MILLBRAE	CA	94030	201	SCHAFER RD	$ 74.56	$ 50.00	$ 124.56	$ 2.12	$ 126.68
256	CRAWFORD JOANN L TR		PO BOX 2915	CASTRO VA	CA	94546	587	SMALLEY AVE	$ 102.33	$ 50.00	$ 152.33	$ 2.59	$ 154.92
257	CRAWFORD JOANN L TR		PO BOX 2915	CASTRO VA	CA	94546	364	SMALLEY AVE	$ 266.96	$ 50.00	$ 316.96	$ 5.39	$ 322.35
258	CRAWFORD JOANN L TR		PO BOX 2915	CASTRO VA	CA	94546	369	SMALLEY AVE	$ 495.78	$ 50.00	$ 545.78	$ 9.28	$ 555.06
259	CREEDEN AGNES A TR & FRAN	569	JANICE AVE	HAYWARD	CA	94544	569	JANICE AVE	$ 752.28	$ 50.00	$ 802.28	$ 13.64	$ 815.92
260	CRUSER TIMOTHY O & DEBRA	26641	LUVENA DR	HAYWARD	CA	94544	26641	LUVENA DR	$ 766.54	$ 50.00	$ 816.54	$ 13.88	$ 830.42
261	CRUZ GLORIA A & HERBERT G	235	VALLE VISTA AVE	HAYWARD	CA	94544	235	VALLE VISTA AVE	$ 854.70	$ 50.00	$ 904.70	$ 15.38	$ 920.08
262	CUEVAS HECTOR C & VILLANU	30587	MIDLOTHIAN WAY	HAYWARD	CA	94544	30587	MIDLOTHIAN WAY	$ 82.95	$ 50.00	$ 132.95	$ 2.26	$ 135.21
263	CUNHA JOSEPH M & ELMORE	170	LAFAYETTE AVE	HAYWARD	CA	94544	170	LAFAYETTE AVE	$ 214.01	$ 50.00	$ 264.01	$ 4.49	$ 268.50
264	CURA CRESENCIO E & CHRISTC	1868	CATALPA WAY	HAYWARD	CA	94545	1868	CATALPA WAY	$ 287.88	$ 50.00	$ 337.88	$ 5.74	$ 343.62
265	CURTIS ROBERT & LINDA	369	E ST	HAYWARD	CA	94541	2645	LEEWARD ST	$ 198.58	$ 50.00	$ 248.58	$ 4.23	$ 252.81
266	CUTLER STEVEN M	473	SCHAFER RD	HAYWARD	CA	94544	473	SCHAFER RD	$ 320.33	$ 50.00	$ 370.33	$ 6.30	$ 376.63
267	DAGNOLO VICTOR	2025	14TH AVE	SAN FRANC	CA	94116	343	LAUREL AVE	$ 433.90	$ 50.00	$ 483.90	$ 8.23	$ 492.13
268	DALCINO CAROLYN H TR	1281	144TH AVE	SAN LEAND	CA	94578	22984	SUTRO ST	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
269	DANIELS DORIS L HEIRS OF ES	26525	PARKSIDE DR	HAYWARD	CA	94542	26525	PARKSIDE DR	$ 625.38	$ 50.00	$ 675.38	$ 11.48	$ 686.86
270	DAROSA MANUEL C & ELMIRE	22261	MAIN ST	HAYWARD	CA	94541	1045	ARMSTRONG ST	$ 54.60	$ 50.00	$ 104.60	$ 1.78	$ 106.38
271	DAVINI JOHN & SANDRA	26992	HALIFAX PL	HAYWARD	CA	94542	1295	COTTER WAY	$ 504.48	$ 50.00	$ 554.48	$ 9.43	$ 563.91
272	DAVIS ELSA C	328	WILLIAMS WAY	HAYWARD	CA	94541	328	WILLIAMS WAY	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
273	DAVIS ERIC G	25948	PETERMAN AVE	HAYWARD	CA	94545	25948	PETERMAN AVE	$ 103.25	$ 50.00	$ 153.25	$ 2.61	$ 155.86
274	DAVIS JIM J & RONA B	25809	BRYN MAWR AVE	HAYWARD	CA	94542	25809	BRYN MAWR AVE	$ 432.72	$ 50.00	$ 482.72	$ 8.21	$ 490.93
275	DAWKINS TIMOTHY & TAYLOF	28870	BAILEY RANCH RD	HAYWARD	CA	94542	28870	BAILEY RANCH RD	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
276	DEALBA HECTOR G & ZAMORA	21680	WESTFIELD AVE	HAYWARD	CA	94541	21680	WESTFIELD AVE	$ 77.30	$ 50.00	$ 127.30	$ 2.16	$ 129.46
277	DEANDA ANITA H & AUGUSTII	389	MEEK AVE	HAYWARD	CA	94541	389	MEEK AVE	$ 599.97	$ 50.00	$ 649.97	$ 11.05	$ 661.02
278	DECOSTE STEVEN D	942	ROSE ST	HAYWARD	CA	94541	942	ROSE ST	$ 126.50	$ 50.00	$ 176.50	$ 3.00	$ 179.50
279	DEGUIA WILLIAM	2689	SPINDRIFT CIR	HAYWARD	CA	94545	2689	SPINDRIFT CIR	$ 479.66	$ 50.00	$ 529.66	$ 9.00	$ 538.66
280	DEGUZMAN EDWARD & GLAD	25651	LEWIS DR	HAYWARD	CA	94544	25651	LEWIS DR	$ 61.87	$ 50.00	$ 111.87	$ 1.90	$ 113.77
281	DEITRICK RICHARD S TR		PO BOX 2248	CASTRO VA	CA	94546	853	LONGWOOD AVE	$ 177.32	$ 50.00	$ 227.32	$ 3.86	$ 231.18
282	DEKIDOS DENNIS P & HELEN C	22637	6TH ST	HAYWARD	CA	94541	22637	6TH ST	$ 398.80	$ 50.00	$ 448.80	$ 7.63	$ 456.43
283	DELACRUZ CROMWELL A & GA	2421	HOMER LN	HAYWARD	CA	94545	2421	HOMER LN	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
284	DELACRUZ JUVENTINO M & G	461	URBANO AVE	HAYWARD	CA	94544	461	URBANO AVE	$ 658.72	$ 50.00	$ 708.72	$ 12.05	$ 720.77
285	DELAMATER LEE	25996	HICKORY AVE	HAYWARD	CA	94544	25996	HICKORY AVE	$ 115.30	$ 50.00	$ 165.30	$ 2.81	$ 168.11
286	DELCASTILLO ANTONIA B HEIR	27721	POMPANO AVE	HAYWARD	CA	94544	27721	POMPANO AVE	$ 434.21	$ 50.00	$ 484.21	$ 8.23	$ 492.44
287	DELEON MARIA V	27524	PONDEROSA CT	HAYWARD	CA	94545	27524	PONDEROSA CT	$ 429.81	$ 50.00	$ 479.81	$ 8.16	$ 487.97
288	DELEON VICTOR & IMELDA	1350	COUNTRY CLUB DI	MILPITAS	CA	95035	32295	ITHACA ST	$ 764.28	$ 50.00	$ 814.28	$ 13.84	$ 828.12
289	DELGADILLO JOSEFINA & RUIZ	28297	CARDINAL ST	HAYWARD	CA	94545	28297	CARDINAL ST	$ 535.00	$ 50.00	$ 585.00	$ 9.95	$ 594.95
290	DELGADO APOLONIO & HORA	26848	GADING RD	HAYWARD	CA	94544	26848	GADING RD	$ 548.81	$ 50.00	$ 598.81	$ 10.18	$ 608.99

291	DELRIO MONICA M & ANGELA	29254	STATES ST	HAYWARD	CA	94544	29254	STATES ST	$ 102.92	$ 50.00	$ 152.92	$ 2.60	$ 155.52
292	DELROSARIO MA N & NEMESI	26642	JOSHUA ST	HAYWARD	CA	94544	26642	JOSHUA ST	$ 428.99	$ 50.00	$ 478.99	$ 8.14	$ 487.13
293	DELSIE JANET M & ARMISTEAI	150	RANKIN WAY # 83	BENICIA	CA	94510	26729	BAHAMA AVE	$ 326.03	$ 50.00	$ 376.03	$ 6.39	$ 382.42
294	DELUZ CHRISTOPHER J	444	SAINT ANDREWS S	HAYWARD	CA	94544	444	ST ANDREWS ST	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
295	DELUZ JAMES V & MARIA D	4270	N LIVERMORE AVE	LIVERMORE	CA	94551	1043	DEVON DR	$ 319.75	$ 50.00	$ 369.75	$ 6.29	$ 376.04
296	DEMIGUEL MIKE	15508	E 14TH ST	SAN LEAND	CA	94578	232	B ST	$ 386.97	$ 50.00	$ 436.97	$ 7.43	$ 444.40
297	DERAS JULIO R & LIDIA C	27824	LANAI CT	HAYWARD	CA	94544	27824	LANAI CT	$ 200.00	$ 50.00	$ 250.00	$ 4.25	$ 254.25
298	DESATURINO MARIA L	562	SIMON ST	HAYWARD	CA	94541	562	SIMON ST	$ 535.86	$ 50.00	$ 585.86	$ 9.96	$ 595.82
299	DEVI MONIKA & ALI ZAHEED	793	CINNAMON CT	HAYWARD	CA	94544	793	CINNAMON CT	$ 305.04	$ 50.00	$ 355.04	$ 6.04	$ 361.08
300	DHA ONKAR & DOSANJH NARI	320	WINTON AVE	HAYWARD	CA	94544	320	WINTON AVE	$ 37.20	$ 50.00	$ 87.20	$ 1.48	$ 88.68
301	DIAMOND REAL ESTATE	28470	ROCHELLE AVE	HAYWARD	CA	94544	27829	ORLANDO AVE	$ 1,054.00	$ 50.00	$ 1,104.00	$ 18.77	$ 1,122.77
302	DIAZ ARTURO M	28133	E 11TH ST	HAYWARD	CA	94544	28133	E 11TH ST	$ 425.32	$ 50.00	$ 475.32	$ 8.08	$ 483.40
303	DIAZ WILFREDO & SERVELLON	29122	HILLVIEW ST	HAYWARD	CA	94544	29122	HILLVIEW ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
304	DIEL IMELDA D	1991	BARTON WAY	HAYWARD	CA	94545	1991	BARTON WAY	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
305	DILLARD RAY & SYBIL	25240	MONTE VISTA DR	HAYWARD	CA	94545	23665	FULLER AVE	$ 299.16	$ 50.00	$ 349.16	$ 5.94	$ 355.10
306	DILLARD RAY & SYBIL	25240	MONTE VISTA DR	HAYWARD	CA	94545	2113	SLEEPY HOLLOW A	$ 666.49	$ 50.00	$ 716.49	$ 12.18	$ 728.67
307	DILLEY JASON & HARA	2450	HIBISCUS DR	HAYWARD	CA	94545	2450	HIBISCUS DR	$ 336.42	$ 50.00	$ 386.42	$ 6.57	$ 392.99
308	DIMALANTA MARLON & ZURI	28315	MUSTANG DR	HAYWARD	CA	94545	28315	MUSTANG DR	$ 732.14	$ 50.00	$ 782.14	$ 13.30	$ 795.44
309	DIMIC GEORGE & JACQUI	2608	HOME AVE	HAYWARD	CA	94542	1210	ACACIA DR	$ 163.87	$ 50.00	$ 213.87	$ 3.64	$ 217.51
310	DING LEI & LI CHUNYI TRS	1621	WELFORD CIR	HAYWARD	CA	94544	1621	WELFORD CIR	$ 419.09	$ 50.00	$ 469.09	$ 7.97	$ 477.06
311	DINGCONG PEDRO G & ESTRE	27547	BAHAMA AVE	HAYWARD	CA	94545	27547	BAHAMA AVE	$ 340.80	$ 50.00	$ 390.80	$ 6.64	$ 397.44
312	DIXIT ANOOP K & VINITA TRS	39819	SAN MORENO CT	FREMONT	CA	94539	1496	WEST ST	$ 578.25	$ 50.00	$ 628.25	$ 10.68	$ 638.93
313	DIXON VICTORIA & RIVERS WI	2464	MISTLETOE DR	HAYWARD	CA	94545	2464	MISTLETOE DR	$ 66.03	$ 50.00	$ 116.03	$ 1.97	$ 118.00
314	DIZON SENEN B	24782	PAPAYA ST	HAYWARD	CA	94545	24782	PAPAYA ST	$ 549.94	$ 50.00	$ 599.94	$ 10.20	$ 610.14
315	DODD D I	350	CARSON DR	HAYWARD	CA	94544	350	CARSON DR	$ 1,004.16	$ 50.00	$ 1,054.16	$ 17.92	$ 1,072.08
316	DODD PATRICIA D	31846	MEDINAH ST	HAYWARD	CA	94544	31846	MEDINAH ST	$ 142.32	$ 50.00	$ 192.32	$ 3.27	$ 195.59
317	DODGE LUCY	921	SNOWBERRY CT	HAYWARD	CA	94544	921	SNOWBERRY CT	$ 229.77	$ 50.00	$ 279.77	$ 4.76	$ 284.53
318	DOMINOBAILEY BLANCH & BA	30576	VANDERBILT ST	HAYWARD	CA	94544	30576	VANDERBILT ST	$ 600.72	$ 50.00	$ 650.72	$ 11.06	$ 661.78
319	DONG AIGUO & LEI MIN	1445	BROOKMILL RD	LOS ALTOS	CA	94024	27593	CAPRI AVE	$ 773.66	$ 50.00	$ 823.66	$ 14.00	$ 837.66
320	DU WEI	1407-5	639 HAMPTON PL	VANCOUVE	0	FORGN	1012	OLD OAK LN	$ 540.13	$ 50.00	$ 590.13	$ 10.03	$ 600.16
321	DUARTE FRANCISCO A & BAN	27810	ORLANDO AVE	HAYWARD	CA	94545	27810	ORLANDO AVE	$ 429.48	$ 50.00	$ 479.48	$ 8.15	$ 487.63
322	DUMONT CHANTAL TR	87	BENMORE DR	HAYWARD	CA	94542	87	BENMORE DR	$ 200.27	$ 50.00	$ 250.27	$ 4.25	$ 254.52
323	DUNCAN KYM A & JAMES M T	26176	CLOVER RD	HAYWARD	CA	94542	26176	CLOVER RD	$ 768.81	$ 50.00	$ 818.81	$ 13.92	$ 832.73
324	DUNN DENNIS M	26746	CALAROGA AVE	HAYWARD	CA	94545	26746	CALAROGA AVE	$ 693.90	$ 50.00	$ 743.90	$ 12.65	$ 756.55
325	DUPES EMILIA & WILLIAM	26849	CALAROGA AVE	HAYWARD	CA	94545	26849	CALAROGA AVE	$ 180.00	$ 50.00	$ 230.00	$ 3.91	$ 233.91
326	DURAN MARTIN R & ARGUETA	360	HYDE DR	HAYWARD	CA	94544	360	HYDE DR	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
327	ECHEVERRIA JOSE A & MARIA	26105	REGAL AVE	HAYWARD	CA	94544	26105	REGAL AVE	$ 1,102.41	$ 50.00	$ 1,152.41	$ 19.59	$ 1,172.00
328	EDMONSON KARL K	2974	SANDPOINT CT	SAN JOSE	CA	95148	24679	ONEIL AVE	$ 374.92	$ 50.00	$ 424.92	$ 7.22	$ 432.14
329	EDWARDS REGINALD E	22706	ATHERTON ST	HAYWARD	CA	94541	22706	ATHERTON ST	$ 429.37	$ 50.00	$ 479.37	$ 8.15	$ 487.52
330	ELDRIDGE LORI J	1462	HIGHLAND BLVD	HAYWARD	CA	94542	1462	HIGHLAND BLVD	$ 430.16	$ 50.00	$ 480.16	$ 8.16	$ 488.32
331	ELLIOTT GARY W & SHARON K	3000	NORBRIDGE AVE	CASTRO VA	CA	94546	26337	HICKORY AVE	$ 529.01	$ 50.00	$ 579.01	$ 9.84	$ 588.85
332	ELLIS GARY & KAREN	916	COLLINS CT	HAYWARD	CA	94544	916	COLLINS CT	$ 440.48	$ 50.00	$ 490.48	$ 8.34	$ 498.82
333	ELONE SIUA P	27922	POMPANO AVE	HAYWARD	CA	94544	27922	POMPANO AVE	$ 300.00	$ 50.00	$ 350.00	$ 5.95	$ 355.95
334	ELONE SIUA P & TUPOU TAKIV	28686	ROANOKE ST	HAYWARD	CA	94544	28686	ROANOKE ST	$ 736.28	$ 50.00	$ 786.28	$ 13.37	$ 799.65
335	ENCINAS JOHN A	91	LANCE WAY	HAYWARD	CA	94544	91	LANCE WAY	$ 183.10	$ 50.00	$ 233.10	$ 3.96	$ 237.06
336	ENGLAND JAMES & CERVANTI	27633	ANDERSON PL	HAYWARD	CA	94544	27633	ANDERSON PL	$ 397.75	$ 50.00	$ 447.75	$ 7.61	$ 455.36
337	ENRIQUEZ JOSEPH M	29895	CHANCE ST	HAYWARD	CA	94544	29895	CHANCE ST	$ 102.85	$ 50.00	$ 152.85	$ 2.60	$ 155.45
338	ERVIN NEOGA U		PO BOX 430	HAYWARD	CA	94557	27746	DEL NORTE CT	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
339	ESCARREOLA ISIDRO & ANA	1857	FLORIDA ST	HAYWARD	CA	94545	1857	FLORIDA ST	$ 131.45	$ 50.00	$ 181.45	$ 3.08	$ 184.53

340	ESPARZA LUIS B & DIAZ JOSE A	69	SCHUYLER AVE	HAYWARD	CA	94544	69	SCHUYLER AVE	$ 322.49	$ 50.00	$ 372.49	$ 6.33	$ 378.82
341	ESPINOLA WILLIAM A	459	OLIVE ST	SAN LEAND	CA	94578	24931	CARLOS BEE BLVD	$ 308.97	$ 50.00	$ 358.97	$ 6.10	$ 365.07
342	ESPINOSA JOSE J & BLANDINA	864	SAINT BEDE LN	HAYWARD	CA	94544-	864	ST BEDE LN	$ 76.25	$ 50.00	$ 126.25	$ 2.15	$ 128.40
343	ESPINOZA FRANCISCO & VALE	28293	CAPITOLA ST	HAYWARD	CA	94545	28293	CAPITOLA ST	$ 409.28	$ 50.00	$ 459.28	$ 7.81	$ 467.09
344	ESPINOZA FRANCISCO G	22808	UPLAND WAY	HAYWARD	CA	94541	22808	UPLAND WAY	$ 196.84	$ 50.00	$ 246.84	$ 4.20	$ 251.04
345	ESPINOZA GILBERT A 3RD & SI	714	BERYL PL	HAYWARD	CA	94544	714	BERYL PL	$ 652.46	$ 50.00	$ 702.46	$ 11.94	$ 714.40
346	ESQUIVEZ GABRIELA	27173	PORTSMOUTH AV	HAYWARD	CA	94545	27173	PORTSMOUTH AV	$ 98.96	$ 50.00	$ 148.96	$ 2.53	$ 151.49
347	ESTRADA RUSTICO A SR & PRI	25634	DONALD AVE	HAYWARD	CA	94544	25632	DONALD AVE	$ 469.07	$ 50.00	$ 519.07	$ 8.82	$ 527.89
348	ESTRELLA LEO B & BECERRA G	25161	SOTO RD	HAYWARD	CA	94544	25161	SOTO RD	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
349	EVANS JUANITA	29983	VANDERBILT ST	HAYWARD	CA	94544	29983	VANDERBILT ST	$ 392.32	$ 50.00	$ 442.32	$ 7.52	$ 449.84
350	EWING MARK & DEMETRIA	25068	JOYCE ST	HAYWARD	CA	94544	25068	JOYCE ST	$ 98.82	$ 50.00	$ 148.82	$ 2.53	$ 151.35
351	FABIANI JOHN & ILLES PAMEL	27216	CONANT CT	HAYWARD	CA	94544	27216	CONANT CT	$ 668.96	$ 50.00	$ 718.96	$ 12.22	$ 731.18
352	FACUNDO LEWIS	25085	SILVERTHORNE PL	HAYWARD	CA	94544	25085	SILVERTHORNE PL	$ 94.10	$ 50.00	$ 144.10	$ 2.45	$ 146.55
353	FADDEN CHRISTOPHER & CAR	727	WIDGEON ST	FOSTER CIT	CA	94404	1247	RIEGER AVE	$ 212.58	$ 50.00	$ 262.58	$ 4.46	$ 267.04
354	FAGGIOLLY JUDAS JR & EDITH	23951	CLAWITER RD	HAYWARD	CA	94545	23951	CLAWITER RD	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
355	FAJARDO ARMANDO S & MAF	1480	HAMRICK LN	HAYWARD	CA	94544	1480	HAMRICK LN	$ 402.62	$ 50.00	$ 452.62	$ 7.69	$ 460.31
356	FANGUPO LESIELI U & OVALEI	26485	UNDERWOOD AVE	HAYWARD	CA	94544	26485	UNDERWOOD AVE	$ 100.00	$ 50.00	$ 150.00	$ 2.55	$ 152.55
357	FARIAS CAROLINA & RALPH R	25499	BELMONT AVE	HAYWARD	CA	94542	25499	BELMONT AVE	$ 303.05	$ 50.00	$ 353.05	$ 6.00	$ 359.05
358	FARINHA RUFUS P & NANCY M	595	EL PINTADO RD	DANVILLE	CA	94526	22281	PERALTA ST	$ 135.05	$ 50.00	$ 185.05	$ 3.15	$ 188.20
359	FAUSTO ADRIAN & MARIA I	27860	MELBOURNE AVE	HAYWARD	CA	94545	27860	MELBOURNE AVE	$ 429.56	$ 50.00	$ 479.56	$ 8.15	$ 487.71
360	FELDER OMAR X & TERESA R	69	FERNRIDGE CT	HAYWARD	CA	94544	69	FERNRIDGE CT	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
361	FELIN AIMEE V & VINCENT R	655	ATHERTON PL	HAYWARD	CA	94541	655	ATHERTON PL	$ 332.45	$ 50.00	$ 382.45	$ 6.50	$ 388.95
362	FELIPE ISABEL I	27672	SEMINOLE WAY	HAYWARD	CA	94544	27672	SEMINOLE WAY	$ 433.84	$ 50.00	$ 483.84	$ 8.23	$ 492.07
363	FERNANDEZ CARLOS	25950	ELDRIDGE AVE	HAYWARD	CA	94544	25950	ELDRIDGE AVE	$ 295.57	$ 50.00	$ 345.57	$ 5.87	$ 351.44
364	FERNANDEZ DINDO & DAVID I	31553	HUGH WAY	HAYWARD	CA	94544	31553	HUGH WAY	$ 289.20	$ 50.00	$ 339.20	$ 5.77	$ 344.97
365	FERNANDEZ FRANCISCO	921	CHENAULT WAY	HAYWARD	CA	94541	921	CHENAULT WAY	$ 402.63	$ 50.00	$ 452.63	$ 7.69	$ 460.32
367	FERREIRA NICANDRA ETAL	27410	TYRRELL AVE	HAYWARD	CA	94544	27410	TYRRELL AVE	$ 778.60	$ 50.00	$ 828.60	$ 14.09	$ 842.69
368	FERREIRA TYSHA	2571	KELLY ST	HAYWARD	CA	94541	2571	KELLY ST	$ 287.78	$ 50.00	$ 337.78	$ 5.74	$ 343.52
369	FIFLES WILLIAM	26845	FREITAS DR	HAYWARD	CA	94544	26845	FREITAS DR	$ 98.31	$ 50.00	$ 148.31	$ 2.52	$ 150.83
370	FIGUEROA JESUS C	1239	GEORGE CIR	HAYWARD	CA	94541	1239	GEORGE CIR	$ 95.79	$ 50.00	$ 145.79	$ 2.48	$ 148.27
371	FIGUEROALOPEZ JORGE & FIG	31332	BURNHAM WAY	HAYWARD	CA	94544	31332	BURNHAM WAY	$ 382.63	$ 50.00	$ 432.63	$ 7.35	$ 439.98
372	FIHAKI EFALAME L & MOHUTA	27376	CAPRI AVE	HAYWARD	CA	94545-	27376	CAPRI AVE	$ 748.18	$ 50.00	$ 798.18	$ 13.57	$ 811.75
373	FINAU KATALINA	26319	ADRIAN AVE	HAYWARD	CA	94545	26319	ADRIAN AVE	$ 250.43	$ 50.00	$ 300.43	$ 5.11	$ 305.54
374	FITZPATRICK LAWRENCE M	25767	FRANKLIN AVE	HAYWARD	CA	94544	25767	FRANKLIN AVE	$ 409.19	$ 50.00	$ 459.19	$ 7.81	$ 467.00
375	FITZPATRICK PAUL N	25645	FRANKLIN AVE	HAYWARD	CA	94544	25645	FRANKLIN AVE	$ 429.74	$ 50.00	$ 479.74	$ 8.16	$ 487.90
376	FIVE ACRES LLC		PO BOX 308	SAN RAMO	CA	94583	29306	MISSION BLVD	$ 132.06	$ 50.00	$ 182.06	$ 3.10	$ 185.16
377	FLITTER ROSA L TR	834	WESTWOOD ST	HAYWARD	CA	94544	834	WESTWOOD ST	$ 774.65	$ 50.00	$ 824.65	$ 14.02	$ 838.67
378	FLORES ALBERTINA	500	W MIDDLEFIELD R	MOUNTAIN	CA	94043	28203	E 13TH ST	$ 493.21	$ 50.00	$ 543.21	$ 9.23	$ 552.44
379	FLORES DAVID	340	LION ST	HAYWARD	CA	94541	340	LION ST	$ 190.18	$ 50.00	$ 240.18	$ 4.08	$ 244.26
380	FLORES WILFREDO E	32164	CARROLL AVE	HAYWARD	CA	94544	32164	CARROLL AVE	$ 101.72	$ 50.00	$ 151.72	$ 2.58	$ 154.30
381	FLYTE MARILYN J	28016	WHITESTONE CT	HAYWARD	CA	94542	28016	WHITESTONE CT	$ 389.34	$ 50.00	$ 439.34	$ 7.47	$ 446.81
382	FOHL LES W	22326	MAIN ST	HAYWARD	CA	94541	23952	MYRTLE ST	$ 173.26	$ 50.00	$ 223.26	$ 3.80	$ 227.06
383	FORTE FRANK & MCNEAL GAY	22770	TEMPLETON ST	HAYWARD	CA	94541	22770	TEMPLETON ST	$ 196.84	$ 50.00	$ 246.84	$ 4.20	$ 251.04
384	FRANCK PAUL J	22303	PERALTA ST	HAYWARD	CA	94541	22303	PERALTA ST	$ 292.73	$ 50.00	$ 342.73	$ 5.83	$ 348.56
385	FRANK BRIAN E & TERESA D	26191	STRYKER ST	HAYWARD	CA	94545	26191	STRYKER ST	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
386	FREEBERG MELANIE & GARCIA	31539	BURNHAM WAY	HAYWARD	CA	94544	31539	BURNHAM WAY	$ 60.38	$ 50.00	$ 110.38	$ 1.88	$ 112.26
387	FREER JANET S TR	27829	HALDANE CT	HAYWARD	CA	94544	27829	HALDANE CT	$ 872.28	$ 50.00	$ 922.28	$ 15.68	$ 937.96
388	FUENTES ARTURO L & JOSEFIN	24237	ALICE ST	HAYWARD	CA	94544	24237	ALICE ST	$ 516.63	$ 50.00	$ 566.63	$ 9.63	$ 576.26
389	FULLER RAY C	357	WHITE DR	HAYWARD	CA	94544	357	WHITE DR	$ 1,535.59	$ 50.00	$ 1,585.59	$ 26.96	$ 1,612.55

390	FUMAR YOLANDA C	26369	REGAL AVE	HAYWARD	CA	94544	26369	REGAL AVE	$ 654.45	$ 50.00	$ 704.45	$ 11.98	$ 716.43
391	FUNG CARL K & PENG REBECC	145	LINMORE DR	FREMONT	CA	94539	576	CELIA ST	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
392	FURAGGANAN ABRAHAM R &	27666	HAVANA AVE	HAYWARD	CA	94544	27666	HAVANA AVE	$ 296.88	$ 50.00	$ 346.88	$ 5.90	$ 352.78
393	FURMANOV YURY	28049	THORUP LN	HAYWARD	CA	94542	28049	THORUP LN	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
394	FURMANOV YURY	1164	TIEGEN DR	HAYWARD	CA	94542	1168	TIEGEN DR	$ 938.64	$ 50.00	$ 988.64	$ 16.81	$ 1,005.45
395	FURTADO HARRY L & GABRIEL	1368	MCBRIDE LN	HAYWARD	CA	94544	1368	MCBRIDE LN	$ 227.00	$ 50.00	$ 277.00	$ 4.71	$ 281.71
396	GALANG JOSELITO P & JANETT	3844	OAKES DR	HAYWARD	CA	94542	3844	OAKES DR	$ 430.25	$ 50.00	$ 480.25	$ 8.16	$ 488.41
397	GALINDO EDGAR	1713	OSAGE AVE	HAYWARD	CA	94545	1713	OSAGE AVE	$ 84.36	$ 50.00	$ 134.36	$ 2.28	$ 136.64
398	GALLEGOS SALLY & SANDOVA	26477	MOCKINGBIRD LN	HAYWARD	CA	94544	26477	MOCKINGBIRD LN	$ 420.56	$ 50.00	$ 470.56	$ 8.00	$ 478.56
399	GALVAN JUAN J & MARIA L	323	COPPERFIELD AVE	HAYWARD	CA	94544	323	COPPERFIELD AVE	$ 97.62	$ 50.00	$ 147.62	$ 2.51	$ 150.13
400	GALVAN, JUAN	2528	21ST AVE	OAKLAND	CA	94606	26528	HICKORY AVE	$ 106.63	$ 50.00	$ 156.63	$ 2.66	$ 159.29
401	GARCIA CARLOS & HORTENSIA	620	GISLER WAY	HAYWARD	CA	94544	620	GISLER WAY	$ 767.72	$ 50.00	$ 817.72	$ 13.90	$ 831.62
402	GARCIA CARLOS C & EDNA P	26245	COLEMAN AVE	HAYWARD	CA	94544	26245	COLEMAN AVE	$ 221.11	$ 50.00	$ 271.11	$ 4.61	$ 275.72
403	GARCIA CONZALO	28125	TAMPA AVE	HAYWARD	CA	94544	28125	TAMPA AVE	$ 100.05	$ 50.00	$ 150.05	$ 2.55	$ 152.60
404	GARCIA OSCAR & EVILLA MAR	559	DEAN ST	HAYWARD	CA	94541	559	DEAN ST	$ 61.20	$ 50.00	$ 111.20	$ 1.89	$ 113.09
405	GARCIA PEDRO V & ARACELI	27714	SEMINOLE WAY	HAYWARD	CA	94544	27714	SEMINOLE WAY	$ 52.35	$ 50.00	$ 102.35	$ 1.74	$ 104.09
406	GARCIA, RODOLFO & SANDRA	26882	BOCA RATON CT	HAYWARD	CA	94545	26882	BOCA RATON CT	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
407	GARCIA VICTOR M & VANESS.	2566	BRADFORD AVE	HAYWARD	CA	94545	2566	BRADFORD AVE	$ 179.41	$ 50.00	$ 229.41	$ 3.90	$ 233.31
408	GARDE EDUARDO & RUSSELLE	30279	WILLOWBROOK RI	HAYWARD	CA	94544	30279	WILLOWBROOK RI	$ 430.43	$ 50.00	$ 480.43	$ 8.17	$ 488.60
409	GARIETZ WALLACE R JR	945	BROADWAY ST	HAYWARD	CA	94544	945	BROADWAY ST	$ 409.19	$ 50.00	$ 459.19	$ 7.81	$ 467.00
410	GARIETZ WALLACE R SR & VIC	921	BROADWAY ST	HAYWARD	CA	94544	921	BROADWAY ST	$ 436.26	$ 50.00	$ 486.26	$ 8.27	$ 494.53
411	GARINGAN CESAR C & FELICID	32084	CHICOINE AVE	HAYWARD	CA	94544	32084	CHICOINE AVE	$ 422.51	$ 50.00	$ 472.51	$ 8.03	$ 480.54
412	GARRETT SHAWN SR & ELECIA	26217	MOCINE AVE	HAYWARD	CA	94544	26217	MOCINE AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
413	GARZA ELY S	320	BEALE DR	HAYWARD	CA	94544	320	BEALE DR	$ 98.70	$ 50.00	$ 148.70	$ 2.53	$ 151.23
414	GATCHALLAN EDWARD L & LIS	2613	BAL HARBOR LN	HAYWARD	CA	94545	2613	BAL HARBOR LN	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
415	GAUTHIER NORA & PAUL	2133	BOCA RATON ST	HAYWARD	CA	94545	2133	BOCA RATON ST	$ 329.30	$ 50.00	$ 379.30	$ 6.45	$ 385.75
416	GAVILANEZ AURELIO E/ESPIN(	1509	S NORFOLK ST	SAN MATEO	CA	94401	22614	MYRTLE ST	$ 1,199.48	$ 50.00	$ 1,249.48	$ 21.24	$ 1,270.72
417	GAWTHROP PATRICIA L	25852	UNDERWOOD AVE	HAYWARD	CA	94544	25852	UNDERWOOD AVE	$ 50.57	$ 50.00	$ 100.57	$ 1.71	$ 102.28
418	GEORGE REGINALD	3629	SEABREEZE CT	HAYWARD	CA	94542	3629	SEABREEZE CT	$ 409.19	$ 50.00	$ 459.19	$ 7.81	$ 467.00
419	GHUMMAN GURCHARAN K	34501	SEVENTH ST	UNION CITY	CA	94587	25827	BEL AIRE DR	$ 154.14	$ 50.00	$ 204.14	$ 3.47	$ 207.61
420	GIANG TRI K & CHAU NHU P	2151	OAKLAND RD # 50	SAN JOSE	CA	95131	1508	FRY LN	$ 51.82	$ 50.00	$ 101.82	$ 1.73	$ 103.55
421	GILL INDERJIT & SARUP SURES	3610	SONIA VIEW CT	HAYWARD	CA	94542	1307	HIGHLAND BLVD	$ 202.99	$ 50.00	$ 252.99	$ 4.30	$ 257.29
422	GILL KULBIR S & KULWINDER I	30717	CATERBURY CT	UNION CITY	CA	94587	1985	FLORIDA ST	$ 69.37	$ 50.00	$ 119.37	$ 2.03	$ 121.40
423	GILL, JAGDIT	1148	TIEGEN DR	HAYWARD	CA	94542-	1148	TIEGEN DR	$ 96.46	$ 50.00	$ 146.46	$ 2.49	$ 148.95
424	GILMORE JAMES R TR	31356	BIRKDALE WAY	HAYWARD	CA	94544	31356	BIRKDALE WAY	$ 384.96	$ 50.00	$ 434.96	$ 7.39	$ 442.35
425	GILMORE RICHARD A	22738	SOUZA CT	HAYWARD	CA	94541	22738	SOUZA CT	$ 281.09	$ 50.00	$ 331.09	$ 5.63	$ 336.72
426	GIRON FRANCISCO ETAL	267	EDWIN WAY	HAYWARD	CA	94544	267	EDWIN WAY	$ 427.92	$ 50.00	$ 477.92	$ 8.12	$ 486.04
427	GLORIA ANDREI F & ELA C	279	EBONY WAY	HAYWARD	CA	94544	279	EBONY WAY	$ 101.68	$ 50.00	$ 151.68	$ 2.58	$ 154.26
428	GO MARIE E	1435	ROOSEVELT AVE	HAYWARD	CA	94544	1435	ROOSEVELT AVE	$ 214.49	$ 50.00	$ 264.49	$ 4.50	$ 268.99
429	GOCO CYNTHIA M & NAKAR C	27935	MIAMI AVE	HAYWARD	CA	94545	27935	MIAMI AVE	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
430	GOMEZ ALMA & LOMELI JESU	26885	PATRICK AVE	HAYWARD	CA	94544	26885	PATRICK AVE	$ 428.19	$ 50.00	$ 478.19	$ 8.13	$ 486.32
431	GOMEZ DENISE D & VINCENT	2535	OAKES DR	HAYWARD	CA	94542	2535	OAKES DR	$ 435.39	$ 50.00	$ 485.39	$ 8.25	$ 493.64
432	GOMEZ RICK S & MAUREEN A	1935	CYCLAMEN CT	HAYWARD	CA	94545	1935	CYCLAMEN CT	$ 434.37	$ 50.00	$ 484.37	$ 8.23	$ 492.60
433	GONSALVES TINA T & JOSEPH	27494	LA PORTE AVE	HAYWARD	CA	94545	27494	LA PORTE AVE	$ 729.44	$ 50.00	$ 779.44	$ 13.25	$ 792.69
434	GONZALES ALBERT & ROBERT.	24516	SYBIL AVE	HAYWARD	CA	94542	24516	SYBIL AVE	$ 763.38	$ 50.00	$ 813.38	$ 13.83	$ 827.21
435	GONZALES GERARDO ETAL	22755	FIRST ST UNIT 3	HAYWARD	CA	94541	22755	1ST ST	$ 328.16	$ 50.00	$ 378.16	$ 6.43	$ 384.59
436	GONZALES MARIA C & AVELAI	384	SYCAMORE AVE	HAYWARD	CA	94544	384	SYCAMORE AVE	$ 42.09	$ 50.00	$ 92.09	$ 1.57	$ 93.66
437	GONZALES PATRICK M TR	2786	CAMINO VENADIL	SAN RAMO	CA	94583	579	BLUEFIELD LN	$ 87.04	$ 50.00	$ 137.04	$ 2.33	$ 139.37
438	GONZALEZ ANDREZ & LUCATE	378	SYCAMORE AVE	ALAMEDA	CA	94544	378	SYCAMORE AVE	$ 728.02	$ 50.00	$ 778.02	$ 13.23	$ 791.25

439	GONZALEZ DELMI P & MARTIN	27822	ORLANDO AVE	HAYWARD	CA	94545	27822	ORLANDO AVE	$	274.61	$	50.00	$	324.61	$	5.52	$	330.13
440	GONZALEZ EDGAR & GLADYS	346	DUTCHESS LN	HAYWARD	CA	94544	346	DUTCHESS LN	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
441	GONZALEZ ERNESTINE	26085	ELDRIDGE AVE	HAYWARD	CA	94544	26085	ELDRIDGE AVE	$	318.45	$	50.00	$	368.45	$	6.26	$	374.71
442	GONZALEZ ERNESTO	234	VIRGINIA ST	HAYWARD	CA	94544	234	VIRGINIA ST	$	420.00	$	50.00	$	470.00	$	7.99	$	477.99
443	GONZALEZ FABIAN C	27963	INGRAM PL	HAYWARD	CA	94544	27963	INGRAM PL	$	100.96	$	50.00	$	150.96	$	2.57	$	153.53
444	GONZALEZ FRANCISCO J & MA	31835	CARROLL AVE	HAYWARD	CA	94544	31835	CARROLL AVE	$	87.16	$	50.00	$	137.16	$	2.33	$	139.49
445	GONZALEZ ROLANDO & WILLI	2158	BOCA RATON ST	HAYWARD	CA	94545	2158	BOCA RATON ST	$	428.76	$	50.00	$	478.76	$	8.14	$	486.90
446	GOODNOUGH TIMOTHY	27750	FALLEN LEAF CT	HAYWARD	CA	94542	27750	FALLEN LEAF CT	$	838.62	$	50.00	$	888.62	$	15.11	$	903.73
447	GOULART EDWARD TR	680	QUINCY WAY	HAYWARD	CA	94541	680	QUINCY WAY	$	309.97	$	50.00	$	359.97	$	6.12	$	366.09
448	GOUNDAR RAMESH & AMAR	24130	ALICE ST	HAYWARD	CA	94544	24130	ALICE ST	$	428.90	$	50.00	$	478.90	$	8.14	$	487.04
449	GRANGER MERCEDES & MIER	1116	HOLMES WAY	HAYWARD	CA	94541	1116	HOLMES WAY	$	1,022.42	$	50.00	$	1,072.42	$	18.23	$	1,090.65
450	GRAVES JOHN H JR & JOHN H	27828	E 15TH ST	HAYWARD	CA	94544	27828	E 15TH ST	$	763.53	$	50.00	$	813.53	$	13.83	$	827.36
451	GREGORIO SHEILA V	27750	DEL NORTE CT	HAYWARD	CA	94545	27750	DEL NORTE CT	$	303.46	$	50.00	$	353.46	$	6.01	$	359.47
452	GRIMES HELEN TR	27533	STROMBERG CT	HAYWARD	CA	94545	27533	STROMBERG CT	$	741.68	$	50.00	$	791.68	$	13.46	$	805.14
453	GRISHAM SHANNON & BEVER	27022	GRANDVIEW AVE	HAYWARD	CA	94542	27022	GRANDVIEW AVE	$	651.90	$	50.00	$	701.90	$	11.93	$	713.83
454	GRISSOM MARGERY H & JAMI	1885	DOVE WAY	HAYWARD	CA	94545	1885	DOVE WAY	$	169.07	$	50.00	$	219.07	$	3.72	$	222.79
455	GUADALUPE RODERICK W	582	MINERVA ST	HAYWARD	CA	94544	582	MINERVA ST	$	316.36	$	50.00	$	366.36	$	6.23	$	372.59
456	GUAN HUA XING	25667	DONALD AVE	HAYWARD	CA	94544	25667	DONALD AVE	$	73.80	$	50.00	$	123.80	$	2.10	$	125.90
457	GUIJARRO HUGO ETAL	27537	DECATUR WAY	HAYWARD	CA	94545	27537	DECATUR WAY	$	314.84	$	50.00	$	364.84	$	6.20	$	371.04
458	GUO FANGSHUO	26059	GUSHUE ST	HAYWARD	CA	94544	26059	GUSHUE ST	$	106.32	$	50.00	$	156.32	$	2.66	$	158.98
459	GURULE HENRY & HENRIETTA	510	CORRINE ST	HAYWARD	CA	94544	510	CORRINE ST	$	97.91	$	50.00	$	147.91	$	2.51	$	150.42
460	GUTIERREZ GUADALUPE & OR	657	CARMAR ST	HAYWARD	CA	94544	657	CARMAR ST	$	193.58	$	50.00	$	243.58	$	4.14	$	247.72
461	GUTIERREZ KATHIE A & JUAN	26585	FLAMINGO AVE	HAYWARD	CA	94544	26585	FLAMINGO AVE	$	428.93	$	50.00	$	478.93	$	8.14	$	487.07
462	GUTIERREZ MANUEL & ESPER	32208	SENECA ST	HAYWARD	CA	94544	32208	SENECA ST	$	430.64	$	50.00	$	480.64	$	8.17	$	488.81
463	GUZMAN BENITO & EMMA TR	16665	FREEMAN ST	ESPARTO	CA	95627	994	ROSE ST	$	162.13	$	50.00	$	212.13	$	3.61	$	215.74
464	GUZMAN LEOPOLDO A	27737	MIAMI AVE	HAYWARD	CA	94545	27737	MIAMI AVE	$	85.94	$	50.00	$	135.94	$	2.31	$	138.25
465	H ESTATEINVESTMENT LLC	1452	N VASCO RD	LIVERMORE	CA	94551-	1183	CENTRAL BLVD	$	431.01	$	50.00	$	481.01	$	8.18	$	489.19
466	HA TAC T & BUI NGA T & TRS	3145	WATER LILY CT	ROSEVILLE	CA	95747	26457	HICKORY AVE	$	332.63	$	50.00	$	382.63	$	6.50	$	389.13
467	HA TAC T & BUI NGA T TRS	3145	WATER LILY CT	ROSEVILLE	CA	95747	26872	GADING RD	$	288.74	$	50.00	$	338.74	$	5.76	$	344.50
468	HADI HAIDAR	31023	OAKHILL WAY	HAYWARD	CA	94544	617	QUINCY WAY	$	445.59	$	50.00	$	495.59	$	8.43	$	504.02
469	HADI HAIDAR & ALABAYECHI I	31023	OAKHILL WAY	HAYWARD	CA	94544	31023	OAKHILL WAY	$	92.10	$	50.00	$	142.10	$	2.42	$	144.52
470	HALLISEY SEAN	25970	CASCADE ST	HAYWARD	CA	94544	25970	CASCADE ST	$	273.97	$	50.00	$	323.97	$	5.51	$	329.48
471	HAMID HEDAYAT U	28200	CAPITOLA ST	HAYWARD	CA	94545	28200	CAPITOLA ST	$	95.10	$	50.00	$	145.10	$	2.47	$	147.57
472	HAMPTON RICHARD TR	31855	VERIL WAY	HAYWARD	CA	94544	31855	VERIL WAY	$	345.17	$	50.00	$	395.17	$	6.72	$	401.89
473	HANNA GREGORY A & LINDA	114	VIRGINIA ST	HAYWARD	CA	94544	114	VIRGINIA ST	$	731.06	$	50.00	$	781.06	$	13.28	$	794.34
474	HANSEN CHARLES D & MITCH	27713	PENSACOLA WAY	HAYWARD	CA	94544	27713	PENSACOLA WAY	$	460.07	$	50.00	$	510.07	$	8.67	$	518.74
475	HANSEN LAWRENCE D & DIAN	1486	ROOSEVELT AVE	HAYWARD	CA	94544	1486	ROOSEVELT AVE	$	430.43	$	50.00	$	480.43	$	8.17	$	488.60
476	HAQUE SYED A ETAL	3220	CONTRERAS PL	HAYWARD	CA	94542	3220	CONTRERAS PL	$	88.94	$	50.00	$	138.94	$	2.36	$	141.30
477	HARDEN, NICOLE	1346	C ST	HAYWARD	CA	94541-	1346	C ST	$	110.32	$	50.00	$	160.32	$	2.73	$	163.05
478	HARDIN JOHN R	1525	HIGHLAND BLVD	HAYWARD	CA	94542	1525	HIGHLAND BLVD	$	72.31	$	50.00	$	122.31	$	2.08	$	124.39
479	HARRIS DENISE	27819	HUMMINGBIRD C	HAYWARD	CA	94545	27819	HUMMINGBIRD C	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
480	HARRIS JESSIE D & DAVISHARI	700-1	OLD OAK LN	HAYWARD	CA	94541	700	OLD OAK LN	$	454.39	$	50.00	$	504.39	$	8.57	$	512.96
481	HARSHAW VICKY	22741	WATKINS ST	HAYWARD	CA	94541	22741	WATKINS ST	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
482	HART ANNASTASIA L	113	CASSIA DR	HAYWARD	CA	94544	113	CASSIA DR	$	615.78	$	50.00	$	665.78	$	11.32	$	677.10
483	HASHIMI MOHAMMAD Z & M	6586	PETUNIA PL	CARLSBAD	CA	92011	25204	CALAROGA AVE	$	169.43	$	50.00	$	219.43	$	3.73	$	223.16
484	HASSON CHERI TR	31341	CARROLL AVE	HAYWARD	CA	94544	31341	CARROLL AVE	$	153.48	$	50.00	$	203.48	$	3.46	$	206.94
485	HATCHEL DEMETRIUS I & ZAN	27138	FIELDING DR	HAYWARD	CA	94542	27138	FIELDING DR	$	400.86	$	50.00	$	450.86	$	7.66	$	458.52
486	HEALD GEORGE ETAL	160	REVERE AVE	HAYWARD	CA	94544	160	REVERE AVE	$	106.84	$	50.00	$	156.84	$	2.67	$	159.51
487	HEDRICK ROBERT W & SANDR	27807	BARCELONA AVE	HAYWARD	CA	94545	27807	BARCELONA AVE	$	526.25	$	50.00	$	576.25	$	9.80	$	586.05

488	HEERING WILLIAM M	23737	WRIGHT DR	HAYWARD	CA	94541	23767	WRIGHT DR	$ 310.12	$ 50.00	$ 360.12	$ 6.12	$ 366.24
489	HENDERSON KIMBERLY	25684	SUBLETT DR	HAYWARD	CA	94544	25684	SUBLETT DR	$ 435.40	$ 50.00	$ 485.40	$ 8.25	$ 493.65
490	HENDERSON SUDHEER V & ED	1146	HIGHLAND BLVD	HAYWARD	CA	94542	1146	HIGHLAND BLVD	$ 169.05	$ 50.00	$ 219.05	$ 3.72	$ 222.77
491	HENRY RACHEL L & RACHEL L	23171	STONEWALL AVE	HAYWARD	CA	94541	23171	STONEWALL AVE	$ 427.12	$ 50.00	$ 477.12	$ 8.11	$ 485.23
492	HENSON OLDEN P & PAULINE	1126	SILVER MAPLE LN	HAYWARD	CA	94544	1126	SILVER MAPLE LN	$ 100.37	$ 50.00	$ 150.37	$ 2.56	$ 152.93
493	HENTEMANN HENRY A & KARI	1345	VALLEY ST	HAYWARD	CA	94541	1345	VALLEY ST	$ 436.50	$ 50.00	$ 486.50	$ 8.27	$ 494.77
494	HERBERT GEORGE W	24652	SANTA CLARA ST	HAYWARD	CA	94544	24652	SANTA CLARA ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
495	HERBERT STEPHANI J	96	CROSSING CT	HAYWARD	CA	94544	96	CROSSING CT	$ 103.10	$ 50.00	$ 153.10	$ 2.60	$ 155.70
496	HEREDIA GABRIEL & JUANITA	628	CHEVY CHASE WA	HAYWARD	CA	94544	628	CHEVY CHASE WA	$ 215.44	$ 50.00	$ 265.44	$ 4.51	$ 269.95
497	HERNANDEZ ALFREDO & SAM	566	CHERRY WAY	HAYWARD	CA	94541	389	SMALLEY AVE	$ 219.54	$ 50.00	$ 269.54	$ 4.58	$ 274.12
498	HERNANDEZ ARTURO H & PAU	22711	6TH ST	HAYWARD	CA	94541	22711	6TH ST	$ 856.29	$ 50.00	$ 906.29	$ 15.41	$ 921.70
499	HERNANDEZ CARLOS & RICAR	22162	WESTERN BLVD	HAYWARD	CA	94541	22162	WESTERN BLVD	$ 416.84	$ 50.00	$ 466.84	$ 7.94	$ 474.78
500	HERNANDEZ CARLOS H & TON	28432	BRIGHTON ST	HAYWARD	CA	94544	28432	BRIGHTON ST	$ 405.69	$ 50.00	$ 455.69	$ 7.75	$ 463.44
501	HERNANDEZ ELISEO	1285	MCFARLANE LN	HAYWARD	CA	94544	1285	MCFARLANE LN	$ 409.82	$ 50.00	$ 459.82	$ 7.82	$ 467.64
502	HERNANDEZ FELIPE E & ANGE	31342	WHEELON AVE	HAYWARD	CA	94544	31342	WHEELON AVE	$ 127.47	$ 50.00	$ 177.47	$ 3.02	$ 180.49
503	HERNANDEZ JAIME & DEHERN	24757	CALAROGA AVE	HAYWARD	CA	94545	24757	CALAROGA AVE	$ 421.82	$ 50.00	$ 471.82	$ 8.02	$ 479.84
504	HERNANDEZ JANET R	31308	BIRKDALE WAY	HAYWARD	CA	94544	31308	BIRKDALE WAY	$ 529.23	$ 50.00	$ 579.23	$ 9.85	$ 589.08
505	HERNANDEZ OBDULIA	1473	C ST	HAYWARD	CA	94541	1473	C ST	$ 98.80	$ 50.00	$ 148.80	$ 2.53	$ 151.33
506	HERNANDEZ REFUGIO M & M	22144	MONTGOMERY ST	HAYWARD	CA	94541	22144	MONTGOMERY ST	$ 441.18	$ 50.00	$ 491.18	$ 8.35	$ 499.53
507	HERNANDEZ ROBERTO	27518	WHITMAN ST	HAYWARD	CA	94544	27518	WHITMAN ST	$ 303.63	$ 50.00	$ 353.63	$ 6.01	$ 359.64
508	HERNANDEZ ROBERTO C	28093	E 11TH ST	HAYWARD	CA	94544	28093	E 11TH ST	$ 202.06	$ 50.00	$ 252.06	$ 4.29	$ 256.35
509	HERRERA DANIEL & SANDRA L	25418	CHARLES AVE	HAYWARD	CA	94544	25418	CHARLES AVE	$ 987.40	$ 50.00	$ 1,037.40	$ 17.64	$ 1,055.04
510	HERRERA EURIEL & MARIA	2773	HAWTHORNE CT	HAYWARD	CA	94545	2773	HAWTHORNE CT	$ 434.26	$ 50.00	$ 484.26	$ 8.23	$ 492.49
511	HERRERA JUAN B	28443	COLE PL	HAYWARD	CA	94544	28443	COLE PL	$ 76.58	$ 50.00	$ 126.58	$ 2.15	$ 128.73
512	HERRERA JULIO C & ANNA G	416	WESTCHESTER ST	HAYWARD	CA	94544	416	WESTCHESTER ST	$ 291.56	$ 50.00	$ 341.56	$ 5.81	$ 347.37
513	HESIA KAREN	1110	THIEL RD	HAYWARD	CA	94544	1110	THIEL RD	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
514	HIGGINS GERALDINE TR & BAI	24694	SANTA CLARA ST	HAYWARD	CA	94544-	24694	SANTA CLARA ST	$ 62.74	$ 50.00	$ 112.74	$ 1.92	$ 114.66
515	HIGHTOWER CHERYL	1023	CENTRAL BLVD	HAYWARD	CA	94542	1023	CENTRAL BLVD	$ 39.26	$ 50.00	$ 89.26	$ 1.52	$ 90.78
516	HIGHTOWER SELINA	3584	SISKIYOU CT	HAYWARD	CA	94542	3584	SISKIYOU CT	$ 299.08	$ 50.00	$ 349.08	$ 5.93	$ 355.01
517	HILL CASEY K	22840	EVANSWOOD RD	HAYWARD	CA	94541	22840	EVANSWOOD RD	$ 436.02	$ 50.00	$ 486.02	$ 8.26	$ 494.28
518	HILL JOANN H	89	CROSSING CT	HAYWARD	CA	94544	89	CROSSING CT	$ 207.76	$ 50.00	$ 257.76	$ 4.38	$ 262.14
519	HILL LOUISE	24644	DIAMOND RIDGE I	HAYWARD	CA	94544	24644	DIAMOND RIDGE I	$ 96.00	$ 50.00	$ 146.00	$ 2.48	$ 148.48
520	HINDENBURG HANSON & DAF	22525	6TH ST	HAYWARD	CA	94541	22525	6TH ST	$ 310.80	$ 50.00	$ 360.80	$ 6.13	$ 366.93
521	HO ANTHONY K	1376	LYTELLE ST	HAYWARD	CA	94544	1376	LYTELLE ST	$ 183.93	$ 50.00	$ 233.93	$ 3.98	$ 237.91
522	HO JEFFREY K & JENNIFER L TF	176	ELDER AVE	MILLBRAE	CA	94030	24621	SOTO RD	$ 397.05	$ 50.00	$ 447.05	$ 7.60	$ 454.65
523	HO KWOK W	2/F	5 TUNG LO LSAN V	SHATIN N T	0	FORGN	389	DOWNEN PL	$ 433.82	$ 50.00	$ 483.82	$ 8.22	$ 492.04
524	HO QUYNH N & LY PHUOC	4485	MORAN DR	SAN JOSE	CA	95129	26583	ELDRIDGE AVE	$ 633.79	$ 50.00	$ 683.79	$ 11.62	$ 695.41
525	HOLLAND PATRICIA B TR	26952	LAKEWOOD WAY	HAYWARD	CA	94544	26952	LAKEWOOD WAY	$ 288.71	$ 50.00	$ 338.71	$ 5.76	$ 344.47
526	HOLMES SCOTT L	24746	STONE CT	HAYWARD	CA	94545	24746	STONE CT	$ 732.07	$ 50.00	$ 782.07	$ 13.30	$ 795.37
527	HOLYOAKE FRANK INCORPOR/	2013	EAST AVE	HAYWARD	CA	94541	1358	VALLEY ST	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
528	HOLYOAKE ROSE M TR	2013	EAST AVE	HAYWARD	CA	94541	25080	VISTA GREENS CT	$ 436.75	$ 50.00	$ 486.75	$ 8.27	$ 495.02
529	HOM GRACE & JACK JR	2708	BEACHWOOD CT	HAYWARD	CA	94545	645	LEBANON ST	$ 30.17	$ 50.00	$ 80.17	$ 1.36	$ 81.53
530	HOOKS HILARY N & DHAWN S	112	DRUMMOND DR	HAYWARD	CA	94542	112	DRUMMOND DR	$ 163.74	$ 50.00	$ 213.74	$ 3.63	$ 217.37
531	HOOMALU MARK C JR	22289	PERALTA ST	HAYWARD	CA	94541	22289	PERALTA ST	$ 317.21	$ 50.00	$ 367.21	$ 6.24	$ 373.45
532	HORNG FWUSHING & WANG	4595	ARIEL AVE	FREMONT	CA	94555	468	LAWTON PL	$ 312.13	$ 50.00	$ 362.13	$ 6.16	$ 368.29
533	HORROCKS BEVERLY K	26174	CASCADE ST	HAYWARD	CA	94544	26174	CASCADE ST	$ 201.26	$ 50.00	$ 251.26	$ 4.27	$ 255.53
534	HOWARD DAWN E	352	LAFAYETTE AVE	HAYWARD	CA	94544	352	LAFAYETTE AVE	$ 63.66	$ 50.00	$ 113.66	$ 1.93	$ 115.59
535	HOWARD JACQUELINE D TR	5365	FLEMING AVE	OAKLAND	CA	94619	24454	MARIE DR	$ 428.17	$ 50.00	$ 478.17	$ 8.13	$ 486.30
536	HSUEH ICHIN E		PO BOX 7775	SAN FRANC	CA	94120	29069	DIXON ST	$ 50.00	$ 50.00	$ 100.00	$ 1.70	$ 101.70

537	HUAJARDO ADAM & COOK JU	181	NEWTON ST	HAYWARD	CA	94544	181	NEWTON ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
538	HUANG ALBERT W	27705	BISCAYNE AVE	HAYWARD	CA	94544	27705	BISCAYNE AVE	$ 761.58	$ 50.00	$ 811.58	$ 13.80	$ 825.38
539	HUANG LUIS M	994	CHENAULT WAY	HAYWARD	CA	94541	994	CHENAULT WAY	$ 434.34	$ 50.00	$ 484.34	$ 8.23	$ 492.57
540	HUFF TERRANCE D TR	2369	BERMUDA LN	HAYWARD	CA	94545	2369	BERMUDA LN	$ 189.69	$ 50.00	$ 239.69	$ 4.07	$ 243.76
541	HUNDLEY BRUCE & JO A	90	BROOKSTONE WA	HAYWARD	CA	94544	90	BROOKSTONE WA	$ 735.92	$ 50.00	$ 785.92	$ 13.36	$ 799.28
542	HUSSAIN MOHAMMED & DEV	27585	LOYOLA AVE	HAYWARD	CA	94545	27524	LOYOLA AVE	$ 513.57	$ 50.00	$ 563.57	$ 9.58	$ 573.15
543	HUTCHINSON JOHN E & MONI	315	FIG TREE CT	HAYWARD	CA	94544	315	FIG TREE CT	$ 415.59	$ 50.00	$ 465.59	$ 7.92	$ 473.51
544	IBARRA JESUS	150	GARDINER AVE # 1	SOUTH SAN	CA	94080	25964	UNDERWOOD AVE	$ 41.09	$ 50.00	$ 91.09	$ 1.55	$ 92.64
545	IBHAWO CHRIS & GRACE	1166	DENTON AVE	HAYWARD	CA	94545	1166	DENTON AVE	$ 439.96	$ 50.00	$ 489.96	$ 8.33	$ 498.29
546	IERENEO LEFIU R	27610	MIAMI AVE	HAYWARD	CA	94545	27610	MIAMI AVE	$ 159.37	$ 50.00	$ 209.37	$ 3.56	$ 212.93
547	IGNACIO JOSEFINA C & PALOR	28357	KARN DR	HAYWARD	CA	94544	28357	KARN DR	$ 289.20	$ 50.00	$ 339.20	$ 5.77	$ 344.97
548	ILDEFONZO JOSE L	26582	MOCINE AVE	HAYWARD	CA	94544	26582	MOCINE AVE	$ 141.27	$ 50.00	$ 191.27	$ 3.25	$ 194.52
549	INDORANTE SAMANTHA & TH	23510	WRIGHT DR	HAYWARD	CA	94541	23510	WRIGHT DR	$ 295.01	$ 50.00	$ 345.01	$ 5.87	$ 350.88
550	INFALD PAUL & GINA L TRS	2740	SPOTORNO CT	PLEASANTC	CA	94566	63	DONADA PL	$ 101.63	$ 50.00	$ 151.63	$ 2.58	$ 154.21
551	INGUANZO JULIO & VIOLA	688	SANDHILL CRANE I	LOS BANOS	CA	93635	27779	E 11TH ST	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
552	JACKSON ANNA J TR	27838	DEL NORTE CT	HAYWARD	CA	94545	27838	DEL NORTE CT	$ 419.29	$ 50.00	$ 469.29	$ 7.98	$ 477.27
553	JACOB LIOR	22595	6TH ST	HAYWARD	CA	94541	22595	6TH ST	$ 434.22	$ 50.00	$ 484.22	$ 8.23	$ 492.45
554	JACUTIN MARIA S	1791	EGRET CT	HAYWARD	CA	94545	1791	EGRET CT	$ 543.57	$ 50.00	$ 593.57	$ 10.09	$ 603.66
555	JAHANGHIR MUSA & YASMIN	1620	HIGHLAND BLVD	HAYWARD	CA	94542	1620	HIGHLAND BLVD	$ 176.53	$ 50.00	$ 226.53	$ 3.85	$ 230.38
556	JAIMAHHUGHES ALICE Y	27494	LEMON TREE CT	HAYWARD	CA	94545	27494	LEMON TREE CT	$ 274.93	$ 50.00	$ 324.93	$ 5.52	$ 330.45
557	JAMBOR GLADYS & TOMIKO	1418	LYTELLE ST	HAYWARD	CA	94544	1418	LYTELLE ST	$ 415.31	$ 50.00	$ 465.31	$ 7.91	$ 473.22
558	JAMES LYNN S ETAL	22676	BEECH ST	HAYWARD	CA	94541	22676	BEECH ST	$ 389.34	$ 50.00	$ 439.34	$ 7.47	$ 446.81
559	JANZEN ERNIE M	22354	WESTERN BLVD	HAYWARD	CA	94541	22354	WESTERN BLVD	$ 103.14	$ 50.00	$ 153.14	$ 2.60	$ 155.74
560	JAVAHERI JEREMY B & DECY N	28818	SANDCREEK DR	HAYWARD	CA	94545	28818	SANDCREEK DR	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
561	JEET SALENDAR & BELLA ETAL	25495	BELMONT AVE	HAYWARD	CA	94542	25495	BELMONT AVE	$ 300.98	$ 50.00	$ 350.98	$ 5.97	$ 356.95
562	JEFFREY DENISE	682	ATHERTON PL	HAYWARD	CA	94541	682	ATHERTON PL	$ 419.08	$ 50.00	$ 469.08	$ 7.97	$ 477.05
563	JENSEN JAMES E & THERESA C	24431	2ND ST	HAYWARD	CA	94541	1214	D ST	$ 267.47	$ 50.00	$ 317.47	$ 5.40	$ 322.87
564	JESUS FRANK & ODILIA	18765	WALNUT RD	CASTRO VA	CA	94546	26347	GADING RD	$ 35.30	$ 50.00	$ 85.30	$ 1.45	$ 86.75
565	JHA SAMIR & PATHAK PRERAN	213	DRUMMOND DR	HAYWARD	CA	94542	213	DRUMMOND DR	$ 298.73	$ 50.00	$ 348.73	$ 5.93	$ 354.66
566	JIANG HAO	1334	MAPLEWOOD DR	LIVERMORE	CA	94551	2601	ARF AVE	$ 183.32	$ 50.00	$ 233.32	$ 3.97	$ 237.29
567	JIMENEZ RICHARD & SHIRLEY	905	CHENAULT WAY	HAYWARD	CA	94541	905	CHENAULT WAY	$ 98.26	$ 50.00	$ 148.26	$ 2.52	$ 150.78
568	JIMENEZ, CARMEN A	880	LEONARDO WAY	HAYWARD	CA	94541	880	LEONARDO WAY	$ 172.68	$ 50.00	$ 222.68	$ 3.79	$ 226.47
569	JIMENEZA FREDY B	191	ORCHARD AVE	HAYWARD	CA	94544	191	ORCHARD AVE	$ 1,525.29	$ 50.00	$ 1,575.29	$ 26.78	$ 1,602.07
570	JOHN PRAMOD C & ELLIS G TR	17	CARRICK DR	HAYWARD	CA	94542	254	ARROWHEAD WA	$ 189.34	$ 50.00	$ 239.34	$ 4.07	$ 243.41
571	JOHN VICTOR & EDNA E	4121	MOUNTAIN VIEW	TURLOCK	CA	95382	2042	SARASOTA LN	$ 226.61	$ 50.00	$ 276.61	$ 4.70	$ 281.31
572	JOHNSON DEETTA V TR	25076	CALAROGA AVE	HAYWARD	CA	94545	25076	CALAROGA AVE	$ 729.53	$ 50.00	$ 779.53	$ 13.25	$ 792.78
573	JOHNSON KEVIN ETAL	1504	D ST	HAYWARD	CA	94541	1502	D ST	$ 471.58	$ 50.00	$ 521.58	$ 8.87	$ 530.45
574	JOHNSON LISA A	27615	MADARIN AVE	HAYWARD	CA	94544	27615	MANDARIN AVE	$ 368.76	$ 50.00	$ 418.76	$ 7.12	$ 425.88
575	JOHNSON SUSAN G	2101	CATALPA WAY	HAYWARD	CA	94545	2101	CATALPA WAY	$ 105.01	$ 50.00	$ 155.01	$ 2.64	$ 157.65
576	JONES KEVIN D	27475	DOBBEL AVE	HAYWARD	CA	94542	27475	DOBBEL AVE	$ 157.49	$ 50.00	$ 207.49	$ 3.53	$ 211.02
577	JOSEPH ESSIE J ETAL	27725	BISCAYNE AVE	HAYWARD	CA	94544	27725	BISCAYNE AVE	$ 670.69	$ 50.00	$ 720.69	$ 12.25	$ 732.94
578	JUNIO ANTONIO & F E	26610	BAHAMA AVE	HAYWARD	CA	94545	26610	BAHAMA AVE	$ 410.50	$ 50.00	$ 460.50	$ 7.83	$ 468.33
579	KALRA KULDIP & POONAM	4313	VICTORIA AVE	UNION CITY	CA	94587	29190	DIXON ST	$ 21.85	$ 50.00	$ 71.85	$ 1.22	$ 73.07
580	KALYAN BHUPENDRA K & BHA	222	SIERRAWOOD AVE	HAYWARD	CA	94544	222	SIERRAWOOD AVE	$ 98.80	$ 50.00	$ 148.80	$ 2.53	$ 151.33
581	KAM CHUN T & ANNIE N	695	FIESTA PL	HAYWARD	CA	94544	695	FIESTA PL	$ 292.34	$ 50.00	$ 342.34	$ 5.82	$ 348.16
582	KANE BRETT R & JOCELYN L TR	31055	HERSHEY WAY	HAYWARD	CA	94544	31055	HERSHEY WAY	$ 428.29	$ 50.00	$ 478.29	$ 8.13	$ 486.42
583	KARIMI HAMID & ASHRAF S TI	1400	CREE RD	FREMONT	CA	94539	30017	VANDERBILT ST	$ 50.30	$ 50.00	$ 100.30	$ 1.71	$ 102.01
584	KAUR INDERJYOT	1891	CHANTILLY LN	HAYWARD	CA	94541	1891	CHANTILLY LN	$ 66.03	$ 50.00	$ 116.03	$ 1.97	$ 118.00
585	KAUR KIRAN J & KULAR GURD	4408	QUEENSBORO WA	UNION CITY	CA	94587	23340	IDA LN	$ 216.52	$ 50.00	$ 266.52	$ 4.53	$ 271.05

586	KAUR SUKHBIR & SINGH NIRM	643	CARMAR ST	HAYWARD	CA	94544	643	CARMAR ST	$ 778.22	$ 50.00	$ 828.22	$ 14.08	$ 842.30
587	KEENAN PAMELA C	24781	JOYCE ST	HAYWARD	CA	94544	24781	JOYCE ST	$ 427.93	$ 50.00	$ 477.93	$ 8.12	$ 486.05
588	KELLY ARTIE	259	BRIDGEWATER RD	HAYWARD	CA	94544	259	BRIDGEWATER RD	$ 1,099.37	$ 50.00	$ 1,149.37	$ 19.54	$ 1,168.91
589	KELSEY MARY	1245	139TH AVE	SAN LEAND	CA	94578	1479	HIGHLAND BLVD	$ 326.54	$ 50.00	$ 376.54	$ 6.40	$ 382.94
590	KEMP, ALICE	24821	PEAR ST	HAYWARD	CA	94545-	24821	PEAR ST	$ 117.40	$ 50.00	$ 167.40	$ 2.85	$ 170.25
591	KENNARD ROBERT	29281	RUUS RD	HAYWARD	CA	94544	29333	RUUS RD	$ 102.18	$ 50.00	$ 152.18	$ 2.59	$ 154.77
592	KENNEDY WENDY	31375	PEBBLE BEACH CT	HAYWARD	CA	94544	31375	PEBBLE BEACH CT	$ 759.96	$ 50.00	$ 809.96	$ 13.77	$ 823.73
593	KEWAL SEJAY K & BASANT K	922	ROCK CANYON CIF	SAN JOSE	CA	95127	727	HARRIS CT	$ 99.63	$ 50.00	$ 149.63	$ 2.54	$ 152.17
594	KHAN OSMAN A	27327	TYRRELL AVE	HAYWARD	CA	94544	27327	TYRRELL AVE	$ 431.19	$ 50.00	$ 481.19	$ 8.18	$ 489.37
595	KHAN REZWANA	26047	WHITMAN ST	HAYWARD	CA	94544	26047	WHITMAN ST	$ 40.20	$ 50.00	$ 90.20	$ 1.53	$ 91.73
596	KHAN ZAIN & ARIF	1484	CHRISTINA CT	HAYWARD	CA	94545	1484	CHRISTINA CT	$ 501.86	$ 50.00	$ 551.86	$ 9.38	$ 561.24
597	KHAN, MOHAMMED	26884	FREITAS DR	HAYWARD	CA	94544	26884	FREITAS DR	$ 166.99	$ 50.00	$ 216.99	$ 3.69	$ 220.68
598	KHANNA POOJA & TANEJA AS	4643	ROUSILLON AVE	FREMONT	CA	94555	1815	OSAGE AVE	$ 102.82	$ 50.00	$ 152.82	$ 2.60	$ 155.42
599	KING DENISE L TR	302	RIVERCREST LN	HAYWARD	CA	94544	302	RIVERCREST LN	$ 311.52	$ 50.00	$ 361.52	$ 6.15	$ 367.67
600	KODE USHASREE/KONERU NA	147	RACOON CT	FREMONT	CA	94539-	486	SHEPHERD AVE	$ 814.07	$ 50.00	$ 864.07	$ 14.69	$ 878.76
601	KOHZAD FATANA	29793	HOLIDAY ST	HAYWARD	CA	94544	29793	HOLIDAY ST	$ 291.05	$ 50.00	$ 341.05	$ 5.80	$ 346.85
602	KOMINEK JOHN	1955	WINGATE WAY	HAYWARD	CA	94541	1955	WINGATE WAY	$ 183.31	$ 50.00	$ 233.31	$ 3.97	$ 237.28
603	KONG GABRIEL W & WU YON(	38302	GLENMOOR DR	FREMONT	CA	94536	852	QUANTAS LN	$ 168.42	$ 50.00	$ 218.42	$ 3.71	$ 222.13
604	KOO ANNA TR	4473	CALYPSO TER	FREMONT	CA	94555	232	SHEPHERD AVE	$ 316.25	$ 50.00	$ 366.25	$ 6.23	$ 372.48
605	KOR INC	1374	OLIVINA AVE	LIVERMORE	CA	94551	1194	HIGHLAND BLVD	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
606	KRALJ CHRISTINE & JAKO	30415	VANDERBILT ST	HAYWARD	CA	94544	30415	VANDERBILT ST	$ 434.47	$ 50.00	$ 484.47	$ 8.24	$ 492.71
607	KRAMBULE GARY L & POON A	35571	ROCA DR	FREMONT	CA	94536	27722	DEL NORTE CT	$ 421.04	$ 50.00	$ 471.04	$ 8.01	$ 479.05
608	KRUGER SILVANA R & SILVAN/	22377	WESTERN BLVD	HAYWARD	CA	94541	22377	WESTERN BLVD	$ 292.02	$ 50.00	$ 342.02	$ 5.81	$ 347.83
609	KRUGER SILVANA R & SILVAN/	22377	WESTERN BLVD	HAYWARD	CA	94541	22367	WESTERN BLVD	$ 302.12	$ 50.00	$ 352.12	$ 5.99	$ 358.11
610	KU O N & IN N TRS	224	N RANCHO PL	EL SOBRAN	CA	94803	424	RAMOS AVE	$ 151.89	$ 50.00	$ 201.89	$ 3.43	$ 205.32
611	KULICK EUGENE M & ELIZABET	26966	ABERDEEN PL	HAYWARD	CA	94542	31158	BIRKDALE WAY	$ 409.82	$ 50.00	$ 459.82	$ 7.82	$ 467.64
612	KUMAR ANUP ETAL	2512	COLUMBINE AVE	HAYWARD	CA	94545	761	SHEPHERD AVE	$ 1,200.98	$ 50.00	$ 1,250.98	$ 21.27	$ 1,272.25
613	KUMAR ARBIN C & CHARMAIN	3390	OTTER CT	HAYWARD	CA	94542	3390	OTTER CT	$ 427.38	$ 50.00	$ 477.38	$ 8.12	$ 485.50
614	KUMAR DEO & SIRANGAM	26711	CALAROGA AVE	HAYWARD	CA	94545	26711	CALAROGA AVE	$ 384.02	$ 50.00	$ 434.02	$ 7.38	$ 441.40
615	KUMAR JITENDRA & ASHLEY S	24199	MONUMENT BLVD	HAYWARD	CA	94545	24199	MONUMENT BLVD	$ 414.14	$ 50.00	$ 464.14	$ 7.89	$ 472.03
616	KUMAR PRADEEP & URMILA	27738	ORLANDO AVE	HAYWARD	CA	94545	27738	ORLANDO AVE	$ 856.62	$ 50.00	$ 906.62	$ 15.41	$ 922.03
617	KUMAR RAKESH		PO BOX 412	SAN BRUNO	CA	94066	27740	E 11TH ST	$ 69.99	$ 50.00	$ 119.99	$ 2.04	$ 122.03
618	KWONG JIMMY B & CINDY Y	29238	CHUTNEY RD	HAYWARD	CA	94544	29238	CHUTNEY RD	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
619	LAFFERTY ELIZABETH S	163	NEWTON ST	HAYWARD	CA	94544	210	VIRGINIA ST	$ 427.92	$ 50.00	$ 477.92	$ 8.12	$ 486.04
620	LAFOND RUTHANN	1975	N DENAIR AVE	TURLOCK	CA	95382	512	SIMON ST	$ 221.69	$ 50.00	$ 271.69	$ 4.62	$ 276.31
621	LAI DANI W	1721	B ST	HAYWARD	CA	94541	1721	B ST	$ 175.67	$ 50.00	$ 225.67	$ 3.84	$ 229.51
622	LAJOIE NORA V & DAVID M ET	91	GENEVA AVE	HAYWARD	CA	94544	91	GENEVA AVE	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
623	LAL BOB A & ANITA D	27425	CAPRI AVE	HAYWARD	CA	94545	27425	CAPRI AVE	$ 421.96	$ 50.00	$ 471.96	$ 8.02	$ 479.98
624	LAL DINESHWAR & SUSAN TRS	258	JACARANDA DR	HAYWARD	CA	94544	25766	DONALD AVE	$ 297.42	$ 50.00	$ 347.42	$ 5.91	$ 353.33
625	LAL KANISHMA	27687	CORONADO WAY	HAYWARD	CA	94545	27687	CORONADO WAY	$ 354.58	$ 50.00	$ 404.58	$ 6.88	$ 411.46
626	LAL SARUJ & URMILA	27748	CORONADO WAY	HAYWARD	CA	94545	27748	CORONADO WAY	$ 390.16	$ 50.00	$ 440.16	$ 7.48	$ 447.64
627	LAM FRANK C & KITTY K TRS	107	BURBANK ST	HAYWARD	CA	94541	107	BURBANK ST	$ 286.20	$ 50.00	$ 336.20	$ 5.72	$ 341.92
628	LAM RYAN & DANDAN	26190	ADRIAN AVE	HAYWARD	CA	94545	26190	ADRIAN AVE	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
629	LAM TRUNG & MAI YI H	28228	ROCHELLE AVE	HAYWARD	CA	94544	28228	ROCHELLE AVE	$ 66.03	$ 50.00	$ 116.03	$ 1.97	$ 118.00
630	LANE MARLON D & CATHERIN	26545	SUNVALE CT	HAYWARD	CA	94544	26545	SUNVALE CT	$ 418.58	$ 50.00	$ 468.58	$ 7.97	$ 476.55
631	LANGI ALANI	24336	GROOM ST	HAYWARD	CA	94544	24336	GROOM ST	$ 408.89	$ 50.00	$ 458.89	$ 7.80	$ 466.69
632	LANGI ANA S & MALIETAU	542	BISHOP AVE	HAYWARD	CA	94544	542	BISHOP AVE	$ 1,103.25	$ 50.00	$ 1,153.25	$ 19.61	$ 1,172.86
633	LAO RAUL L & NINFA I	31837	POTSDAM ST	HAYWARD	CA	94544	31837	POTSDAM ST	$ 413.44	$ 50.00	$ 463.44	$ 7.88	$ 471.32
634	LAPLACE PIER A	31810	MEDINAH ST	HAYWARD	CA	94544	31810	MEDINAH ST	$ 183.58	$ 50.00	$ 233.58	$ 3.97	$ 237.55

635	LARA MARIA D & GONZALEZ D	524	RAMOS AVE	HAYWARD	CA	94544	524	RAMOS AVE	$ 766.61	$ 50.00	$ 816.61	$ 13.88	$ 830.49
636	LAREZ JESUS P & ROBIN	2773	GELDING LN	LIVERMORE	CA	94551	23262	LILLA RD	$ 61.62	$ 50.00	$ 111.62	$ 1.90	$ 113.52
637	LARSEN VERONICA	408	DOWNEN PL	HAYWARD	CA	94544	408	DOWNEN PL	$ 735.47	$ 50.00	$ 785.47	$ 13.35	$ 798.82
638	LARSON AARON & ASANTE DE	24099	MALIBU RD	HAYWARD	CA	94545	24099	MALIBU RD	$ 125.75	$ 50.00	$ 175.75	$ 2.99	$ 178.74
639	LAU, YIN	1551	SYLVIA ST	HAYWARD	CA	94545	1551	SYLVIA ST	$ 99.74	$ 50.00	$ 149.74	$ 2.55	$ 152.29
640	LAVITORIA ROCELLE & EDWIN	29230	EDEN SHORES CT	HAYWARD	CA	94545	29230	EDEN SHORES CT	$ 109.90	$ 50.00	$ 159.90	$ 2.72	$ 162.62
641	LAYTON ALLISON W	22763	MOURA CT	HAYWARD	CA	94541	22763	MOURA CT	$ 92.72	$ 50.00	$ 142.72	$ 2.43	$ 145.15
642	LEBLANC RACHELLE R	684	ATHERTON PL	HAYWARD	CA	94541	684	ATHERTON PL	$ 297.22	$ 50.00	$ 347.22	$ 5.90	$ 353.12
643	LEBON RICHARD L & DORIS C	675	BLUEFIELD LN	HAYWARD	CA	94541	675	BLUEFIELD LN	$ 416.70	$ 50.00	$ 466.70	$ 7.93	$ 474.63
644	LEE ANYU TR	3025	DICKENS CT	FREMONT	CA	94536	715	SCHAFER RD	$ 193.71	$ 50.00	$ 243.71	$ 4.14	$ 247.85
645	LEE CAROLYN P	1136	WALPERT ST	HAYWARD	CA	94541	1136	WALPERT ST	$ 193.24	$ 50.00	$ 243.24	$ 4.14	$ 247.38
646	LEE SONYA	806	VOYAGER WAY	HAYWARD	CA	94544	806	VOYAGER WAY	$ 279.53	$ 50.00	$ 329.53	$ 5.60	$ 335.13
647	LEGARDA NOLBERTO JR & HO	29841	VENTNOR CT	HAYWARD	CA	94544	29841	VENTNOR CT	$ 317.19	$ 50.00	$ 367.19	$ 6.24	$ 373.43
648	LEHAULI TAU	26592	COLETTE ST	HAYWARD	CA	94544	26592	COLETTE ST	$ 803.15	$ 50.00	$ 853.15	$ 14.50	$ 867.65
649	LEI JANET M TR	1247	AMBER CT	SAN LEAND	CA	94577	414	SMALLEY AVE	$ 1,137.47	$ 50.00	$ 1,187.47	$ 20.19	$ 1,207.66
650	LEI SANDY Q	26415	FLAMINGO AVE	HAYWARD	CA	94544	26453	UNDERWOOD AVE	$ 254.36	$ 50.00	$ 304.36	$ 5.17	$ 309.53
651	LEMI MARILOU C	24771	MULBERRY ST	HAYWARD	CA	94545	24771	MULBERRY ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
652	LENG CHINCHUN	27269	PARKSIDE DR	HAYWARD	CA	94542	27269	PARKSIDE DR	$ 440.32	$ 50.00	$ 490.32	$ 8.34	$ 498.66
653	LEUNG JING H & FOR M	463	WILDE AVE	SAN FRANC	CA	94134	1015	FOLSOM AVE	$ 103.14	$ 50.00	$ 153.14	$ 2.60	$ 155.74
654	LEWIS MYRON A TR	31457	HUGH WAY	HAYWARD	CA	94544	31457	HUGH WAY	$ 757.28	$ 50.00	$ 807.28	$ 13.72	$ 821.00
655	LEWIS THERESA & DARREN F	26681	HUNTWOOD AVE	HAYWARD	CA	94544	26681	HUNTWOOD AVE	$ 169.17	$ 50.00	$ 219.17	$ 3.73	$ 222.90
656	LEWMEYER GWENDOLYN	27641	GAINESVILLE AVE	HAYWARD	CA	94545	27641	GAINESVILLE AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
657	LI HONGYU & LIU CHUNMEI	921	OREGON AVE	PALO ALTO	CA	94303	25181	CAMPUS DR	$ 116.03	$ 50.00	$ 166.03	$ 2.82	$ 168.85
658	LIBIAN KATHLEEN P & SULOG	24801	MANGO ST	HAYWARD	CA	94545	24801	MANGO ST	$ 432.63	$ 50.00	$ 482.63	$ 8.20	$ 490.83
659	LIGGINS SHARON	24028	SAN BLAS RD # 41	HAYWARD	CA	94541	24028	SAN BLAS RD	$ 729.91	$ 50.00	$ 779.91	$ 13.26	$ 793.17
660	LIM DAE J & JI J ETAL	3476	PICKENS LN	PLEASANTC	CA	94588	22785	GRAND ST	$ 178.25	$ 50.00	$ 228.25	$ 3.88	$ 232.13
661	LIMON, FANCISCO A	26637	JOSHUA ST	HAYWARD	CA	94544-	26637	JOSHUA ST	$ 472.26	$ 50.00	$ 522.26	$ 8.88	$ 531.14
662	LIN ALEXANDER J		PO BOX 640204	SAN JOSE	CA	95164	1889	CHANTILLY LN	$ 370.41	$ 50.00	$ 420.41	$ 7.15	$ 427.56
663	LIN MICHAEL H & YIN HSIULAN	43575	MISSION BLVD # 4	FREMONT	CA	94539	29949	BELLO VIEW PL	$ 521.49	$ 50.00	$ 571.49	$ 9.72	$ 581.21
664	LINCICOME MICHAEL T	22693	HESPERIAN BLVD #	HAYWARD	CA	94541	2469	ARF AVE	$ 421.54	$ 50.00	$ 471.54	$ 8.02	$ 479.56
665	LINCOLN TRUST CO	107	SEBASTIAN CT	LOS GATOS	CA	95032	27820	LANAI CT	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
666	LIRIO JUANITO G & ADRINELA	224	LOVERIN CT	HAYWARD	CA	94544	224	LOVERIN CT	$ 409.82	$ 50.00	$ 459.82	$ 7.82	$ 467.64
667	LIU KAI M & LI YING X TRS	30274	BROOKSIDE LN	HAYWARD	CA	94544	2519	ARF AVE	$ 34.70	$ 50.00	$ 84.70	$ 1.44	$ 86.14
668	LIU KAI M & LI YING X TRS	30274	BROOKSIDE LN	HAYWARD	CA	94544	2425	ARF AVE	$ 86.45	$ 50.00	$ 136.45	$ 2.32	$ 138.77
669	LOEDER, EUGENE	586	BLUEFIELD LN	HAYWARD	CA	94541	586	BLUEFIELD LN	$ 395.40	$ 50.00	$ 445.40	$ 7.57	$ 452.97
670	LOGAN HELEN ETAL	24645	MISSION BLVD	HAYWARD	CA	94544	24645	MISSION BLVD	$ 1,053.24	$ 50.00	$ 1,103.24	$ 18.76	$ 1,122.00
671	LOLOHEA SIONE F & FOLOLEN	25769	DONALD AVE	HAYWARD	CA	94544	25769	DONALD AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
672	LOMAS JESSE & BERNICE	1218	HIGHLAND BLVD	HAYWARD	CA	94542	1218	HIGHLAND BLVD	$ 409.10	$ 50.00	$ 459.10	$ 7.80	$ 466.90
673	LOMELI MARTIN J & GONZALE	27604	GAINESVILLE AVE	HAYWARD	CA	94545	27604	GAINESVILLE AVE	$ 169.31	$ 50.00	$ 219.31	$ 3.73	$ 223.04
674	LOPES ROBERT L & JOANN TRS	159	ARENDS DR	BLACKHAW	CA	94506	27007	PARKSIDE DR	$ 762.01	$ 50.00	$ 812.01	$ 13.80	$ 825.81
675	LOPEZ ALVARO	22860	5TH ST	HAYWARD	CA	94541	22860	5TH ST	$ 148.80	$ 50.00	$ 198.80	$ 3.38	$ 202.18
676	LOPEZ DANIEL & MARIA	676	ELIZABETH WAY	HAYWARD	CA	94544	676	ELIZABETH WAY	$ 297.43	$ 50.00	$ 347.43	$ 5.91	$ 353.34
677	LOPEZ ELIDA R	28063	E 11TH ST	HAYWARD	CA	94544	28063	E 11TH ST	$ 136.42	$ 50.00	$ 186.42	$ 3.17	$ 189.59
678	LOPEZ ELMER	32019	CARROLL AVE	HAYWARD	CA	94544	32019	CARROLL AVE	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
679	LOPEZ FERNANDO & FLORENC	11	LANCE WAY	ALAMEDA	CA	94544	11	LANCE WAY	$ 101.36	$ 50.00	$ 151.36	$ 2.57	$ 153.93
680	LOPEZ JESUS M & MARTHA S	25887	STANWOOD AVE	HAYWARD	CA	94544	25887	STANWOOD AVE	$ 294.38	$ 50.00	$ 344.38	$ 5.85	$ 350.23
681	LOPEZ RAFAEL A & LILIAN	23321	AMADOR ST	HAYWARD	CA	94541	23321	AMADOR ST	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
682	LOPEZ RAYMUNDO S & MELAI	1343	LINFIELD LN	HAYWARD	CA	94545	1343	LINFIELD LN	$ 415.81	$ 50.00	$ 465.81	$ 7.92	$ 473.73
683	LOVRE TRUST	100	SOUTH ST # 208	SAUSALITO	CA	94965	2404	OLIVER DR	$ 80.00	$ 50.00	$ 130.00	$ 2.21	$ 132.21

684	LOWE EDWARD A TR	24017	EDLOE DR	HAYWARD	CA	94541	24017	EDLOE DR	$	293.48	$	50.00	$	343.48	$	5.84	$	349.32
685	LOYA VERONICA & MIGUEL	1005	CURRANT WAY	HAYWARD	CA	94545	1005	CURRANT WAY	$	461.75	$	50.00	$	511.75	$	8.70	$	520.45
686	LUCAS MARIA M & MAIA MAI	1787	EAST AVE	HAYWARD	CA	94541	1169	C ST	$	66.83	$	50.00	$	116.83	$	1.99	$	118.82
687	LUCAS MARIA M & MAIA MAI	1787	EAST AVE	HAYWARD	CA	94541	25795	KAY AVE	$	308.16	$	50.00	$	358.16	$	6.09	$	364.25
688	LUER NICHOLAS S & DRABEK K	756	PINEDALE CT	HAYWARD	CA	94544	756	PINEDALE CT	$	428.69	$	50.00	$	478.69	$	8.14	$	486.83
689	LUGO WILSON M & ESTHER N	27916	BISCAYNE AVE	HAYWARD	CA	94544	27916	BISCAYNE AVE	$	200.00	$	50.00	$	250.00	$	4.25	$	254.25
690	LUNA JOSE & ANNA M	5339	CASTLEFORD CT	NEWARK	CA	94560	26280	UNDERWOOD AVE	$	427.62	$	50.00	$	477.62	$	8.12	$	485.74
691	LUNA JOSE M & ROSA B	1828	FLORIDA ST	HAYWARD	CA	94545	1828	FLORIDA ST	$	416.84	$	50.00	$	466.84	$	7.94	$	474.78
692	LUNA MARIA TR	903	HANOVER ST	DALY CITY	CA	94014	22327	FLAGG ST	$	286.20	$	50.00	$	336.20	$	5.72	$	341.92
693	LUNADAMIAN ANA M	26700	PETERMAN AVE	HAYWARD	CA	94545	26700	PETERMAN AVE	$	282.91	$	50.00	$	332.91	$	5.66	$	338.57
694	LUU AUSTIN	26777	CALAROGA AVE	HAYWARD	CA	94545	26777	CALAROGA AVE	$	229.00	$	50.00	$	279.00	$	4.74	$	283.74
695	LUVIANO EVERARDO & JAVIEF	369	CORNELL AVE	HAYWARD	CA	94544	369	CORNELL AVE	$	292.75	$	50.00	$	342.75	$	5.83	$	348.58
696	LY PHUOC & HO QUYNH N	4485	MORAN DR	SAN JOSE	CA	95129	25691	LEWIS DR	$	393.90	$	50.00	$	443.90	$	7.55	$	451.45
697	LYONS RICHARD A	2517	CARISBROOK CT	HAYWARD	CA	94542	2517	CARISBROOK CT	$	350.70	$	50.00	$	400.70	$	6.81	$	407.51
698	MACFIGGEN SCOTT	703	VERANDA CIR	HAYWARD	CA	94541	703	VERANDA CIR	$	414.56	$	50.00	$	464.56	$	7.90	$	472.46
699	MACHADO JULIE K	22244	MAIN ST	HAYWARD	CA	94541	22244	MAIN ST	$	92.63	$	50.00	$	142.63	$	2.42	$	145.05
700	MACHADO LORETTA	28107	TAMPA AVE	HAYWARD	CA	94544	28107	TAMPA AVE	$	334.73	$	50.00	$	384.73	$	6.54	$	391.27
701	MACIEL ALEX J	22831	FIRST ST	HAYWARD	CA	94541	22831	1ST ST	$	293.60	$	50.00	$	343.60	$	5.84	$	349.44
702	MACIEL CARL & AIDA	2906	E BROOKWOOD C	PHOENIX	AZ	85048	1627	D ST	$	315.29	$	50.00	$	365.29	$	6.21	$	371.50
703	MADERA DANIEL A & HERNAN	820	LEONARDO WAY	HAYWARD	CA	94541	820	LEONARDO WAY	$	745.51	$	50.00	$	795.51	$	13.52	$	809.03
704	MADERA FILBERTO & SYLVIA	25968	TARRAGON ST	HAYWARD	CA	94544	25968	TARRAGON ST	$	33.51	$	50.00	$	83.51	$	1.42	$	84.93
705	MADINA VERONICA	474	OCIE WAY	HAYWARD	CA	94541	474	OCIE WAY	$	295.34	$	50.00	$	345.34	$	5.87	$	351.21
706	MADISON CONNIE R & TURNE	3507	SKYLINE DR	HAYWARD	CA	94542	3507	SKYLINE DR	$	654.11	$	50.00	$	704.11	$	11.97	$	716.08
707	MAGANA JOSE A & LETICIA	24863	ARVILLA LN	HAYWARD	CA	94544	24863	ARVILLA LN	$	434.46	$	50.00	$	484.46	$	8.24	$	492.70
708	MAGNANI INVESTMENTS LLC	2644	PONCE AVE	BELMONT	CA	94002	26738	CLARKFORD ST	$	417.29	$	50.00	$	467.29	$	7.94	$	475.23
709	MAHARAJ LATCHMI C & SUSI	255	EDWIN WAY	HAYWARD	CA	94544	255	EDWIN WAY	$	98.74	$	50.00	$	148.74	$	2.53	$	151.27
710	MAHARAJ SHALVIN	29338	CHANCE ST	HAYWARD	CA	94544	29338	CHANCE ST	$	98.55	$	50.00	$	148.55	$	2.53	$	151.08
711	MAHARAY, LATIKA & ABINENI	24378	CALAVERAS RD	HAYWARD	CA	94545	2012	SARASOTA LN	$	128.38	$	50.00	$	178.38	$	3.03	$	181.41
712	MAHC LLC	2468	MEEKLAND AVE	HAYWARD	CA	94541-	22464	MEEKLAND AVE	$	183.00	$	50.00	$	233.00	$	3.96	$	236.96
713	MAHE SIONE L HEIRS OF EST	24690	WILLIMET WAY	HAYWARD	CA	94544	24690	WILLIMET WAY	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
714	MAITHAS ETHYLIND HEIRS OF	24625	WATERSON CT	HAYWARD	CA	94544	24625	WATERSON CT	$	413.60	$	50.00	$	463.60	$	7.88	$	471.48
715	MALHOTRA PRATIPAL S TR & I	18731	MOUNT LASSEN D	CASTRO VA	CA	94552	344	SCHAFER RD	$	22.93	$	50.00	$	72.93	$	1.24	$	74.17
716	MALIK ABDUL	22880	GRAND ST	HAYWARD	CA	94541	22880	GRAND ST	$	278.00	$	50.00	$	328.00	$	5.58	$	333.58
717	MALKANI SHYAM & DEEPA	2775	SEADRIFT LN	HAYWARD	CA	94545	2775	SEADRIFT LN	$	63.03	$	50.00	$	113.03	$	1.92	$	114.95
718	MAMARIL BERNARD A & AME	1198	DENTON AVE	HAYWARD	CA	94545	1198	DENTON AVE	$	293.10	$	50.00	$	343.10	$	5.83	$	348.93
719	MANANSALA ELIZA C & ESTEL	24541	PONTIAC ST	HAYWARD	CA	94544	24541	PONTIAC ST	$	431.84	$	50.00	$	481.84	$	8.19	$	490.03
720	MANGAT AMANDEEP S & HAF	26019	TARRAGON ST	HAYWARD	CA	94544	26019	TARRAGON ST	$	289.20	$	50.00	$	339.20	$	5.77	$	344.97
721	MANGAT PARAMJEET & AMRI	28060	ZIELE CREEK DR	HAYWARD	CA	94542	28060	ZIELE CREEK DR	$	264.26	$	50.00	$	314.26	$	5.34	$	319.60
722	MANZO MARIA H TR	26605	JOSHUA ST	HAYWARD	CA	94544	3401	BRIDGE RD	$	422.56	$	50.00	$	472.56	$	8.03	$	480.59
723	MAPALO KRYSTLE & VAN T	1352	THAIS LN	HAYWARD	CA	94544	1352	THAIS LN	$	755.90	$	50.00	$	805.90	$	13.70	$	819.60
724	MAR ANTONIO JR & MARIA C	1263	D ST	HAYWARD	CA	94541	1265	D ST	$	547.99	$	50.00	$	597.99	$	10.17	$	608.16
725	MARCOS GASPAR & MARIA E	27652	CORONADO WAY	HAYWARD	CA	94545	27652	CORONADO WAY	$	642.99	$	50.00	$	692.99	$	11.78	$	704.77
726	MARINAI JEFFREY & DANIELLE	3643	OAKES DR	HAYWARD	CA	94542	3643	OAKES DR	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
727	MARINDA REBECCA F & REBE(	31537	HUGH WAY	HAYWARD	CA	94544	31537	HUGH WAY	$	778.87	$	50.00	$	828.87	$	14.09	$	842.96
728	MARLEY MILO & NINA	27859	DICKENS AVE	HAYWARD	CA	94544	27859	DICKENS AVE	$	219.00	$	50.00	$	269.00	$	4.57	$	273.57
729	MARQUETTE DAVID	22825	KINGS CT	HAYWARD	CA	94541	22825	KINGS CT	$	113.14	$	50.00	$	163.14	$	2.77	$	165.91
730	MARQUEZ ARTEMIO Q & MAF	27692	LA PORTE AVE	HAYWARD	CA	94545	27692	LA PORTE AVE	$	727.64	$	50.00	$	777.64	$	13.22	$	790.86
731	MARQUEZ JOSEPH S & NIRMA	24055	MONUMENT BLVI	HAYWARD	CA	94545	24055	MONUMENT BLVI	$	348.63	$	50.00	$	398.63	$	6.78	$	405.41
732	MARQUEZ PATRICIA A & GAR'	31588	BURNHAM WAY	HAYWARD	CA	94544	31588	BURNHAM WAY	$	190.20	$	50.00	$	240.20	$	4.08	$	244.28

733	MARQUEZ ROBERT M TRUST	524	EVANGELINE WAY	HAYWARD	CA	94544	22321	FLAGG ST	$ 165.85	$ 50.00	$ 215.85	$ 3.67	$ 219.52
734	MARQUEZ ROSE TR ETAL	31901	CHICOINE AVE	HAYWARD	CA	94544	31901	CHICOINE AVE	$ 239.85	$ 50.00	$ 289.85	$ 4.93	$ 294.78
735	MARTIN ABEL	715	PINEDALE CT	HAYWARD	CA	94544	715	PINEDALE CT	$ 291.03	$ 50.00	$ 341.03	$ 5.80	$ 346.83
736	MARTIN ANTONIO G JR & LUC	29026	HILLVIEW ST	HAYWARD	CA	94544	29026	HILLVIEW ST	$ 507.21	$ 50.00	$ 557.21	$ 9.47	$ 566.68
737	MARTINEZ BLANCA	27375	MARIGOLD CT	HAYWARD	CA	94545	27375	MARIGOLD CT	$ 51.03	$ 50.00	$ 101.03	$ 1.72	$ 102.75
738	MARTINEZ CAROLINA A	28010	ORMOND AVE	HAYWARD	CA	94544	28010	ORMOND AVE	$ 316.92	$ 50.00	$ 366.92	$ 6.24	$ 373.16
739	MARTINEZ EMA	32224	PAYNE ST	HAYWARD	CA	94544	32224	PAYNE ST	$ 420.46	$ 50.00	$ 470.46	$ 8.00	$ 478.46
740	MARTINEZ FRANCISCO N	27677	MIAMI AVE	HAYWARD	CA	94545	27677	MIAMI AVE	$ 1,118.15	$ 50.00	$ 1,168.15	$ 19.86	$ 1,188.01
741	MARTINEZ JOHNNY C & ELAIN	28041	TAMPA AVE	HAYWARD	CA	94544	28041	TAMPA AVE	$ 768.30	$ 50.00	$ 818.30	$ 13.91	$ 832.21
742	MARTINEZ JORGE M	27895	BISCAYNE AVE	HAYWARD	CA	94544	27895	BISCAYNE AVE	$ 410.54	$ 50.00	$ 460.54	$ 7.83	$ 468.37
743	MARTINEZ LORENA & RICHAR	816	PINEDALE CT	HAYWARD	CA	94544	816	PINEDALE CT	$ 98.97	$ 50.00	$ 148.97	$ 2.53	$ 151.50
744	MARTINEZ MACK & LISA J	27625	HAVANA AVE	HAYWARD	CA	94544	27625	HAVANA AVE	$ 629.71	$ 50.00	$ 679.71	$ 11.56	$ 691.27
745	MARTINEZ MARIO	26894	BOCA RATON CT	HAYWARD	CA	94545	26894	BOCA RATON CT	$ 177.21	$ 50.00	$ 227.21	$ 3.86	$ 231.07
746	MARTINEZ PETER G JR & FRAN	2627	SLEEPY HOLLOW A	HAYWARD	CA	94545	2627	SLEEPY HOLLOW A	$ 430.30	$ 50.00	$ 480.30	$ 8.17	$ 488.47
747	MARTINEZ ROBERT & JANET A	27769	E 11TH ST	HAYWARD	CA	94544	27769	E 11TH ST	$ 103.31	$ 50.00	$ 153.31	$ 2.61	$ 155.92
748	MASHRIQUE DAVID M	28851	TUCKER ST	HAYWARD	CA	94544	28851	TUCKER ST	$ 773.64	$ 50.00	$ 823.64	$ 14.00	$ 837.64
749	MASHRIQUE NAEM & MASHR	1970	BARTON WAY	HAYWARD	CA	94545	1970	BARTON WAY	$ 26.23	$ 50.00	$ 76.23	$ 1.30	$ 77.53
750	MASHRIQUE NAJIA	3244	OAKES DR	HAYWARD	CA	94542	3244	OAKES DR	$ 54.38	$ 50.00	$ 104.38	$ 1.77	$ 106.15
751	MATHEWS TANNA R	65	GRESEL ST	HAYWARD	CA	94544	65	GRESEL ST	$ 103.10	$ 50.00	$ 153.10	$ 2.60	$ 155.70
752	MATIONG EDGARDO & ALETA	4271	COMET CIR	UNION CITY	CA	94587	3180	ARDEN RD	$ 90.14	$ 50.00	$ 140.14	$ 2.38	$ 142.52
753	MATTEO JENNIFER ETAL	2069	BOLERO AVE	HAYWARD	CA	94545	2069	BOLERO AVE	$ 758.13	$ 50.00	$ 808.13	$ 13.74	$ 821.87
754	MATTHEWS SHERRY A	805	HANCOCK ST # 1	HAYWARD	CA	94544	805	HANCOCK ST	$ 427.62	$ 50.00	$ 477.62	$ 8.12	$ 485.74
755	MATTICE SHELLEY	3258	SAN PABLO WAY	UNION CITY	CA	94587	24034	GRAND ST	$ 294.14	$ 50.00	$ 344.14	$ 5.85	$ 349.99
756	MAW THIDAR	31953	TREVOR AVE	HAYWARD	CA	94544	31953	TREVOR AVE	$ 412.79	$ 50.00	$ 462.79	$ 7.87	$ 470.66
757	MAY PHYLLIS K TR	24985	CALAROGA AVE	HAYWARD	CA	94545	24985	CALAROGA AVE	$ 277.67	$ 50.00	$ 327.67	$ 5.57	$ 333.24
758	MAY PHYLLIS K TR	24985	CALAROGA AVE	HAYWARD	CA	94545	1588	SOUTHGATE ST	$ 419.16	$ 50.00	$ 469.16	$ 7.98	$ 477.14
759	MAYAR MOHAMMAD W	769	W A ST	HAYWARD	CA	94541	1240	TIEGEN DR	$ 102.91	$ 50.00	$ 152.91	$ 2.60	$ 155.51
760	MCCLENDON AILEEN TR ETAL	18596	HAVEN ST	HAYWARD	CA	94541	22877	7TH ST	$ 321.90	$ 50.00	$ 371.90	$ 6.32	$ 378.22
761	MCDANIEL HOPE	1299	HOMESTEAD LN	HAYWARD	CA	94545	1299	HOMESTEAD LN	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
762	MCENTIRE ROBERT L & WREA	16082	VIA CONEJO	SAN LOREN	CA	94580	27347	PARKSIDE DR	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
763	MCINTOSH GWENDOLYN I	372	THORNE DR	HAYWARD	CA	94544	372	THORNE DR	$ 371.69	$ 50.00	$ 421.69	$ 7.17	$ 428.86
764	MCIVOR ROBERT B TR	46281	KLAMATH ST	FREMONT	CA	94539	735	GRACE ST	$ 265.52	$ 50.00	$ 315.52	$ 5.36	$ 320.88
765	MCLAUGHLIN DARRELL S & DE	637	EVANGELINE WAY	HAYWARD	CA	94544	637	EVANGELINE WAY	$ 414.94	$ 50.00	$ 464.94	$ 7.90	$ 472.84
766	MEDINA BENJAMIN S JR & CH	2109	CRYER PL	HAYWARD	CA	94545	2109	CRYER PL	$ 312.97	$ 50.00	$ 362.97	$ 6.17	$ 369.14
767	MEDINA NESTOR G & ADELAIL	2587	TAHOE AVE	HAYWARD	CA	94545	2587	TAHOE AVE	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
768	MEDINA YVETTE M	32278	PULASKI DR	HAYWARD	CA	94544	32278	PULASKI DR	$ 231.09	$ 50.00	$ 281.09	$ 4.78	$ 285.87
769	MEGALLAA MINA & WASFY N	22137	MONTGOMERY ST	HAYWARD	CA	94541	22137	MONTGOMERY ST	$ 435.65	$ 50.00	$ 485.65	$ 8.26	$ 493.91
770	MEHRIZI HOSSIEN		PO BOX 2062	SAN LEAND	CA	94577	24073	SILVA AVE	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
771	MEHRIZI HOSSIEN		PO BOX 2062	SAN LEAND	CA	94577	24103	SILVA AVE	$ 735.44	$ 50.00	$ 785.44	$ 13.35	$ 798.79
772	MEHRIZI HOSSIEN A		PO BOX 2062	SAN LEAND	CA	94577	682	MEEK AVE	$ 219.71	$ 50.00	$ 269.71	$ 4.59	$ 274.30
773	MEHTAB SHAFIO A	2026	BOCA RATON ST	HAYWARD	CA	94545	2026	BOCA RATON ST	$ 467.88	$ 50.00	$ 517.88	$ 8.80	$ 526.68
774	MEJIA ELENA M	3415	OTTER CT	HAYWARD	CA	94542	3415	OTTER CT	$ 66.03	$ 50.00	$ 116.03	$ 1.97	$ 118.00
775	MELENDEZ JULIAN F & MIRAN	148	BERRY AVE	HAYWARD	CA	94544	148	BERRY AVE	$ 298.72	$ 50.00	$ 348.72	$ 5.93	$ 354.65
776	MELENDEZ MICHAEL A & CRIS	32186	CARROLL AVE	HAYWARD	CA	94544	32186	CARROLL AVE	$ 762.82	$ 50.00	$ 812.82	$ 13.82	$ 826.64
777	MENDOZA IMELDA	27750	MELBOURNE AVE	HAYWARD	CA	94545	27750	MELBOURNE AVE	$ 763.57	$ 50.00	$ 813.57	$ 13.83	$ 827.40
778	MERAZ GUADALUPE P & MAR	255	STANISLAUS WAY	HAYWARD	CA	94544	255	STANISLAUS WAY	$ 279.27	$ 50.00	$ 329.27	$ 5.60	$ 334.87
779	MERRITT WILLIE C & BARBARA	694	CORRINE ST	HAYWARD	CA	94544	694	CORRINE ST	$ 993.12	$ 50.00	$ 1,043.12	$ 17.73	$ 1,060.85
780	MESMA LLC	715	EL CAMINO REAL #	SAN BRUNO	CA	94066	442	SMALLEY AVE	$ 708.06	$ 50.00	$ 758.06	$ 12.89	$ 770.95
781	MICHEL MANUEL Q HEIRS OF	2535	DENNING CT	CASTRO VA	CA	94546	24383	SILVA AVE	$ 183.06	$ 50.00	$ 233.06	$ 3.96	$ 237.02

782	MILANI MICHAEL & SUSANNE	30512	HOYLAKE ST	HAYWARD	CA	94544	30512	HOYLAKE ST	$	92.10	$	50.00	$	142.10	$	2.42	$	144.52
783	MILBURN LINDA L	7331	YORK LN	LINCOLN	NE	68505	611	SIMON ST	$	317.80	$	50.00	$	367.80	$	6.25	$	374.05
784	MILES GREGORY T & MARY S	3390	PINEWOOD CT	HAYWARD	CA	94542	3390	PINEWOOD CT	$	396.12	$	50.00	$	446.12	$	7.58	$	453.70
785	MILLAN MIGUEL & MILLAN VI	23700	NEVADA RD	HAYWARD	CA	94541	23700	NEVADA RD	$	195.95	$	50.00	$	245.95	$	4.18	$	250.13
786	MILLEMAN PETER M & CYNTH	26521	FLAMINGO AVE	HAYWARD	CA	94544	26521	FLAMINGO AVE	$	288.76	$	50.00	$	338.76	$	5.76	$	344.52
787	MILLER ELIZABETH U	775	SUNSET BLVD	HAYWARD	CA	94541	775	SUNSET BLVD	$	363.47	$	50.00	$	413.47	$	7.03	$	420.50
788	MILLER JOAN L	24838	BROADMORE AVE	HAYWARD	CA	94544	24838	BROADMORE AVE	$	322.11	$	50.00	$	372.11	$	6.33	$	378.44
789	MILLS PHYLLIS K	20	LIMA TER	FREMONT	CA	94539	727	BROADWAY ST	$	35.27	$	50.00	$	85.27	$	1.45	$	86.72
790	MINTER KIMBERLY A	27824	HUMMINGBIRD C	HAYWARD	CA	94545	27824	HUMMINGBIRD C	$	431.23	$	50.00	$	481.23	$	8.18	$	489.41
791	MIRBAGHERI ALIREZA	200	AVERY LN # 23	LOS GATOS	CA	95032	25526	HUNTWOOD AVE	$	398.70	$	50.00	$	448.70	$	7.63	$	456.33
792	MIRONOFF LUDMILLA	24058	PARK ST	HAYWARD	CA	94541	24058	PARK ST	$	63.03	$	50.00	$	113.03	$	1.92	$	114.95
793	MISHRA ABINESH P & PRASAD	1580	RIEGER AVE	HAYWARD	CA	94544	1580	RIEGER AVE	$	398.80	$	50.00	$	448.80	$	7.63	$	456.43
794	MISKE PABLO A	24449	MARGARET DR	HAYWARD	CA	94542-	24449	MARGARET DR	$	750.88	$	50.00	$	800.88	$	13.61	$	814.49
795	MITCHELL ROBERT F JR & LIND	27806	DOBBEL AVE	HAYWARD	CA	94542	27806	DOBBEL AVE	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
796	MITCHELL VERNON L	25658	ELDRIDGE AVE	HAYWARD	CA	94544	25658	ELDRIDGE AVE	$	430.64	$	50.00	$	480.64	$	8.17	$	488.81
797	MOHAJER MARIA A & KEYVAN	2783	BREAKER CIR	HAYWARD	CA	94545	2783	BREAKER CIR	$	437.83	$	50.00	$	487.83	$	8.29	$	496.12
798	MOJADDIDI, FAWADA	25240	MONTE VISTA DR	HAYWARD	CA	94545	25240	MONTE VISTA DR	$	187.20	$	50.00	$	237.20	$	4.03	$	241.23
799	MOLINA HECTOR & LUCERO	725	LONGWOOD AVE	HAYWARD	CA	94541	725	LONGWOOD AVE	$	410.54	$	50.00	$	460.54	$	7.83	$	468.37
800	MOLINA HECTOR & LUCERO	725	LONGWOOD AVE	HAYWARD	CA	94541	22640	HESPERIAN BLVD	$	427.98	$	50.00	$	477.98	$	8.13	$	486.11
801	MOLNAR JOHN J	24276	BROADMORE AVE	HAYWARD	CA	94544	24276	BROADMORE AVE	$	289.20	$	50.00	$	339.20	$	5.77	$	344.97
802	MONTENEGRO ANAIS A & WY	2756	BAL HARBOR LN	HAYWARD	CA	94545	2756	BAL HARBOR LN	$	317.37	$	50.00	$	367.37	$	6.25	$	373.62
803	MONTEZ BENJAMIN P & LUISI	2739	OAK TREE CT	UNION CIT	CA	94587	27569	GAINESVILLE AVE	$	99.00	$	50.00	$	149.00	$	2.53	$	151.53
804	MONTIEL MARIO & CLARA	27719	PENSACOLA WAY	HAYWARD	CA	94544	27719	PENSACOLA WAY	$	412.79	$	50.00	$	462.79	$	7.87	$	470.66
805	MONTOYA EMMA I	170	B ST	HAYWARD	CA	94541	170	B ST	$	409.19	$	50.00	$	459.19	$	7.81	$	467.00
806	MOORE CHARLES W & LINDA	27178	FIELDING DR	HAYWARD	CA	94542	27178	FIELDING DR	$	663.55	$	50.00	$	713.55	$	12.13	$	725.68
807	MOORE G W & ADDIE C	26571	COLETTE ST	HAYWARD	CA	94544	26571	COLETTE ST	$	187.20	$	50.00	$	237.20	$	4.03	$	241.23
808	MOORE GERALDINE T	24446	BROADMORE AVE	HAYWARD	CA	94544	24446	BROADMORE AVE	$	764.64	$	50.00	$	814.64	$	13.85	$	828.49
809	MOORE JACKIE & JACKIE	24451	PLUMMER CT	HAYWARD	CA	94545	24451	PLUMMER CT	$	409.19	$	50.00	$	459.19	$	7.81	$	467.00
810	MOORE PATRICIA A	366	BURKE DR	HAYWARD	CA	94544	366	BURKE DR	$	311.91	$	50.00	$	361.91	$	6.15	$	368.06
811	MOORE SHERMAN	10906	MCINTYRE ST	OAKLAND	CA	94605	1345	A ST	$	879.20	$	50.00	$	929.20	$	15.80	$	945.00
812	MORA FEDERICO G	24753	WILLIMET WAY	HAYWARD	CA	94544	24753	WILLIMET WAY	$	413.55	$	50.00	$	463.55	$	7.88	$	471.43
813	MORALES ELISA	28750	ROANOKE ST	HAYWARD	CA	94544	28750	ROANOKE ST	$	409.10	$	50.00	$	459.10	$	7.80	$	466.90
814	MORALES IVETTE	2770	HIDDEN LN	HAYWARD	CA	94541	24577	DIAMOND RIDGE I	$	274.85	$	50.00	$	324.85	$	5.52	$	330.37
815	MOREIRA ADRIAN L & GLORIA	27698	BARCELONA AVE	HAYWARD	CA	94545	27698	BARCELONA AVE	$	263.26	$	50.00	$	313.26	$	5.33	$	318.59
816	MORENO ELVARO	418	DUTCHESS LN	HAYWARD	CA	94544	418	DUTCHESS LN	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
817	MORENO NOEL & VERONICA	23824	CLAWITER RD	HAYWARD	CA	94545	23770	CLAWITER RD	$	161.74	$	50.00	$	211.74	$	3.60	$	215.34
818	MORGAN JOSHUA D & KELLIE	639	JILLIENE WAY	HAYWARD	CA	94544	639	JILLIENE WAY	$	740.26	$	50.00	$	790.26	$	13.43	$	803.69
819	MORRISON DENNIS JR & CORI	564	SMALLEY AVE	HAYWARD	CA	94541	564	SMALLEY AVE	$	410.54	$	50.00	$	460.54	$	7.83	$	468.37
820	MORROW DONALD D II & LEA	309	BROOKDALE WAY	HAYWARD	CA	94544	309	BROOKDALE WAY	$	417.55	$	50.00	$	467.55	$	7.95	$	475.50
821	MORROW TIM D & POLLY J	4140	FOREST HILL CT	HAYWARD	CA	94542	4140	FOREST HILL CT	$	296.87	$	50.00	$	346.87	$	5.90	$	352.77
822	MORSILLI STEVEN A & JULIE L	420	SAN DIEGO PL	SAN RAMO	CA	94583	24226	CLARENDALE ST	$	114.29	$	50.00	$	164.29	$	2.79	$	167.08
823	MORSILLI STEVEN A & JULIE L	420	SAN DIEGO PL	SAN RAMO	CA	94583	26021	GADING RD	$	378.73	$	50.00	$	428.73	$	7.29	$	436.02
824	MOSCA NOEL J & CABALLERO	31069	MEADOWBROOK /	HAYWARD	CA	94544	31069	MEADOWBROOK /	$	191.08	$	50.00	$	241.08	$	4.10	$	245.18
825	MOSLEMPOOR SCHWALI	24411	ANNA ST	HAYWARD	CA	94545	24411	ANNA ST	$	409.14	$	50.00	$	459.14	$	7.81	$	466.95
826	MOSLEMPOOR SCHWALI	24136	MONUMENT BLVI	HAYWARD	CA	94545	24136	MONUMENT BLVI	$	737.72	$	50.00	$	787.72	$	13.39	$	801.11
827	MOTA ARACELI	25057	MOHR DR	HAYWARD	CA	94545	25057	MOHR DR	$	400.38	$	50.00	$	450.38	$	7.66	$	458.04
828	MOTEN, HARRY	26735	ELDRIDGE AVE	HAYWARD	CA	94544-	26735	ELDRIDGE AVE	$	398.98	$	50.00	$	448.98	$	7.63	$	456.61
829	MUNOZ BLANCA F	11968	WEST VOMAC RD	DUBLIN	CA	94568	22115	MONTGOMERY ST	$	730.97	$	50.00	$	780.97	$	13.28	$	794.25
830	MUNOZ BLANCA F	11968	W VOMAC RD	DUBLIN	CA	94568	407	RIVERCREST LN	$	776.77	$	50.00	$	826.77	$	14.06	$	840.83

831	MUNOZ CARLOS A & CRUZ M/	27412	LYFORD ST	HAYWARD	CA	94544	27412	LYFORD ST	$ 410.18	$ 50.00	$ 460.18	$ 7.82	$ 468.00
832	MUNOZ JOSEPH A	26709	PETERMAN AVE	HAYWARD	CA	94545	26709	PETERMAN AVE	$ 99.02	$ 50.00	$ 149.02	$ 2.53	$ 151.55
833	MUNOZ ROBERT & PAULA I	241	TAMARACK DR	UNION CIT\	CA	94587	31530	MEDINAH ST	$ 161.13	$ 50.00	$ 211.13	$ 3.59	$ 214.72
834	MURCH ROSEANN	31733	CARROLL AVE	HAYWARD	CA	94544	31733	CARROLL AVE	$ 353.18	$ 50.00	$ 403.18	$ 6.85	$ 410.03
835	NACAR IVAN	393	LAFAYETTE AVE	HAYWARD	CA	94544	393	LAFAYETTE AVE	$ 300.86	$ 50.00	$ 350.86	$ 5.96	$ 356.82
836	NAIR CHANDRA K & PUSHPA \	27990	HESSE DR	HAYWARD	CA	94545	27990	HESSE DR	$ 164.10	$ 50.00	$ 214.10	$ 3.64	$ 217.74
837	NALAGAN FABIAN K & FABIAN	2784	SHELLGATE CIR	HAYWARD	CA	94545	2784	SHELLGATE CIR	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
838	NALIPINSKI MATTHEW J & SU/	2852	MISSION LN	LIVERMORE	CA	94550	2841	TRIMBLE CT	$ 747.95	$ 50.00	$ 797.95	$ 13.57	$ 811.52
839	NAND ROHINI L	1579	HOPKINS DR	SAN JOSE	CA	95122	25785	FRANKLIN AVE	$ 1,289.27	$ 50.00	$ 1,339.27	$ 22.77	$ 1,362.04
840	NARAIN SHIU & CHANDRA	146	N DELAWARE ST	SAN MATE(	CA	94401	319	BERRY AVE	$ 436.30	$ 50.00	$ 486.30	$ 8.27	$ 494.57
841	NARANG HARMEET S & AMAF	4040	MALVA TER	FREMONT	CA	94536	27810	POMPANO AVE	$ 734.83	$ 50.00	$ 784.83	$ 13.34	$ 798.17
842	NARAYAN RUP TR	11	BELHAVEN CT	DALY CITY	CA	94015	2567	TAHOE AVE	$ 58.61	$ 50.00	$ 108.61	$ 1.85	$ 110.46
843	NARAYAN SATREKHA TR	24720	THOMAS AVE	HAYWARD	CA	94544	24720	THOMAS AVE	$ 68.01	$ 50.00	$ 118.01	$ 2.01	$ 120.02
844	NAVARRO SANDRA	31835	TREVOR AVE	HAYWARD	CA	94544	31835	TREVOR AVE	$ 431.33	$ 50.00	$ 481.33	$ 8.18	$ 489.51
845	NEUPANE, BIKRANP	251	BRIDGEWATER RD	HAYWARD	CA	94544-	251	BRIDGEWATER RD	$ 63.03	$ 50.00	$ 113.03	$ 1.92	$ 114.95
846	NEWCOMB VALERIE R	24774	SOTO RD	HAYWARD	CA	94544	24774	SOTO RD	$ 623.11	$ 50.00	$ 673.11	$ 11.44	$ 684.55
847	NGUY CINDY	362	RAYMOND AVE	SAN FRANC	CA	94134	782	DEAN PL	$ 70.63	$ 50.00	$ 120.63	$ 2.05	$ 122.68
848	NGUYEN CHAU TR	28472	E 12TH ST	HAYWARD	CA	94544	28767	COLE PL	$ 761.68	$ 50.00	$ 811.68	$ 13.80	$ 825.48
849	NGUYEN CHUONG & PHAN JO	27868	HUMMINGBIRD C	HAYWARD	CA	94545	27868	HUMMINGBIRD C	$ 401.48	$ 50.00	$ 451.48	$ 7.68	$ 459.16
850	NGUYEN DAT	26285	VENTURA AVE	HAYWARD	CA	94544	26285	VENTURA AVE	$ 298.51	$ 50.00	$ 348.51	$ 5.92	$ 354.43
851	NGUYEN PHI H	642	FOLSOM AVE	HAYWARD	CA	94544	642	FOLSOM AVE	$ 463.47	$ 50.00	$ 513.47	$ 8.73	$ 522.20
852	NGUYEN PHU D	1211	BROADWAY	ALAMEDA	CA	94501	27415	PONDEROSA CT	$ 28.07	$ 50.00	$ 78.07	$ 1.33	$ 79.40
853	NGUYEN THUTIEN N & THUYT	2557	OLIVER DR	HAYWARD	CA	94545	2557	OLIVER DR	$ 244.01	$ 50.00	$ 294.01	$ 5.00	$ 299.01
854	NICHOLSON LYNNE A	1815	CEDAR ST	HAYWARD	CA	94541	1815	CEDAR ST	$ 283.25	$ 50.00	$ 333.25	$ 5.67	$ 338.92
855	NISAR SAMINA	36	BROOKSTONE WA	HAYWARD	CA	94544	36	BROOKSTONE WA	$ 349.04	$ 50.00	$ 399.04	$ 6.78	$ 405.82
856	NORMILE JAMES M & LESLIE F	26931	LAKEWOOD WAY	HAYWARD	CA	94544	26931	LAKEWOOD WAY	$ 693.90	$ 50.00	$ 743.90	$ 12.65	$ 756.55
857	NORTHERN CALIFORNIA COM	1027	W TENNYSON RD	HAYWARD	CA	94544	27721	TYRRELL AVE	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
858	NUNES DENNIS A	271	GINU LN	BRENTWOC	CA	94513	25135	HUNTWOOD AVE	$ 222.76	$ 50.00	$ 272.76	$ 4.64	$ 277.40
859	NUNEZ CARLOS A	2680	WARWICK PL	HAYWARD	CA	94542	2680	WARWICK PL	$ 409.56	$ 50.00	$ 459.56	$ 7.81	$ 467.37
860	OCARANZA DAVID	25682	LEWIS DR	HAYWARD	CA	94544	25682	LEWIS DR	$ 652.38	$ 50.00	$ 702.38	$ 11.94	$ 714.32
861	OCHOA JOSE O & SANDRA L	28921	RUUS RD	HAYWARD	CA	94544	28921	RUUS RD	$ 617.99	$ 50.00	$ 667.99	$ 11.36	$ 679.35
862	OCONNOR RICHARD W	3492	SKYLINE DR	HAYWARD	CA	94542	3492	SKYLINE DR	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
863	OFFNER JENNIFER L & JONES F	31283	CARROLL AVE	HAYWARD	CA	94544	31283	CARROLL AVE	$ 407.86	$ 50.00	$ 457.86	$ 7.78	$ 465.64
864	OJASCASTRO ARTURO & VIRG	27897	DOLPHIN LN	HAYWARD	CA	94545	27897	DOLPHIN LN	$ 737.36	$ 50.00	$ 787.36	$ 13.39	$ 800.75
865	OLACHEA MELINDA K & GILBE	25659	LEWIS DR	HAYWARD	CA	94544	25659	LEWIS DR	$ 38.18	$ 50.00	$ 88.18	$ 1.50	$ 89.68
866	OLIVAS ELISA M & SCARBORO	378	MACKENZIE PL	HAYWARD	CA	94544	378	MACKENZIE PL	$ 427.62	$ 50.00	$ 477.62	$ 8.12	$ 485.74
867	OLIVIER SNEH L	24378	WILLIMET WAY	HAYWARD	CA	94544	24378	WILLIMET WAY	$ 434.27	$ 50.00	$ 484.27	$ 8.23	$ 492.50
868	ORECCHIA WILLIAM T & TERR'	24773	PEAR ST	HAYWARD	CA	94545	24773	PEAR ST	$ 767.62	$ 50.00	$ 817.62	$ 13.90	$ 831.52
869	OREJEL JESUS M	24486	EDEN AVE B	HAYWARD	CA	94545	1689	WEST ST	$ 73.26	$ 50.00	$ 123.26	$ 2.10	$ 125.36
870	ORNELAS ANTINETTE G	951	CHENAULT WAY	HAYWARD	CA	94541	951	CHENAULT WAY	$ 66.03	$ 50.00	$ 116.03	$ 1.97	$ 118.00
871	OROZCO BERNARDO	26280	ADRIAN AVE	HAYWARD	CA	94545	26280	ADRIAN AVE	$ 563.55	$ 50.00	$ 613.55	$ 10.43	$ 623.98
872	ORTEGA CHARLES I TR	26730	GADING RD	HAYWARD	CA	94544	26730	GADING RD	$ 258.92	$ 50.00	$ 308.92	$ 5.25	$ 314.17
873	ORTEGA JUAN	1965	LILAC AVE	HAYWARD	CA	94545	1965	LILAC AVE	$ 192.72	$ 50.00	$ 242.72	$ 4.13	$ 246.85
874	ORTEGA TANIA M	27775	TAMPA AVE	HAYWARD	CA	94544	27775	TAMPA AVE	$ 421.24	$ 50.00	$ 471.24	$ 8.01	$ 479.25
875	ORTIZ JESUINA	1113	D ST	HAYWARD	CA	94541	1113	D ST	$ 218.18	$ 50.00	$ 268.18	$ 4.56	$ 272.74
876	ORTIZ JO A & AMADOR	26667	COLETTE CT	HAYWARD	CA	94544	26667	COLETTE ST	$ 407.98	$ 50.00	$ 457.98	$ 7.79	$ 465.77
877	ORTIZ PAULA	28072	POMPANO AVE	HAYWARD	CA	94544	28072	POMPANO AVE	$ 284.50	$ 50.00	$ 334.50	$ 5.69	$ 340.19
878	ORTIZ ROMAN & MARISA	676	LEBANON ST	HAYWARD	CA	94541	676	LEBANON ST	$ 737.27	$ 50.00	$ 787.27	$ 13.38	$ 800.65
879	ORTIZ SUSANA TR	2018	DEPOT RD	HAYWARD	CA	94545	2018	DEPOT RD	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81

880	ORTIZ TONY J & MICHELLE D	32043	AMELIA AVE	HAYWARD	CA	94544	32043	AMELIA AVE	$ 263.36	$ 50.00	$ 313.36	$ 5.33	$ 318.69
881	OSAYANDE ANGELA	23640	ODOM DR	HAYWARD	CA	94541	23640	ODOM DR	$ 201.16	$ 50.00	$ 251.16	$ 4.27	$ 255.43
882	OSIAS LEONARDO A & VIRGIN	27576	CALAROGA AVE	HAYWARD	CA	94545	27576	CALAROGA AVE	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
883	OTUHIVA MOSESE & SAKALIA	1046	AVONDALE LN	HAYWARD	CA	94545	1046	AVONDALE LN	$ 87.20	$ 50.00	$ 137.20	$ 2.33	$ 139.53
884	OWENS DEANNA	22709	SOUZA CT	HAYWARD	CA	94541	22709	SOUZA CT	$ 169.17	$ 50.00	$ 219.17	$ 3.73	$ 222.90
885	PADFIELD DANIELLE R & HEWI	1264	HOMESTEAD LN	HAYWARD	CA	94545	1264	HOMESTEAD LN	$ 137.08	$ 50.00	$ 187.08	$ 3.18	$ 190.26
886	PADILLA JUAN M & MANUELA	32032	CARROLL AVE	HAYWARD	CA	94544	32032	CARROLL AVE	$ 69.40	$ 50.00	$ 119.40	$ 2.03	$ 121.43
887	PADILLA VICTOR	24315	ALVES ST	HAYWARD	CA	94544	24315	ALVES ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
888	PADUA ANNA R & JOSE R	29884	VENTNOR CT	HAYWARD	CA	94544	29884	VENTNOR CT	$ 290.21	$ 50.00	$ 340.21	$ 5.78	$ 345.99
889	PAGTALUNAN ALLAN P	664	GRAND TER	HAYWARD	CA	94541	664	GRAND TER	$ 430.77	$ 50.00	$ 480.77	$ 8.17	$ 488.94
890	PAHULU FUSI & OLIVER	335	MILLWOOD DR	MILLBRAE	CA	94030	27673	SEMINOLE WAY	$ 275.32	$ 50.00	$ 325.32	$ 5.53	$ 330.85
891	PAINE JACK D TR	742	2ND AVE # 3	GOLD HILL	OR	97525	25561	UNIVERSITY CT	$ 166.99	$ 50.00	$ 216.99	$ 3.69	$ 220.68
892	PAKWAN PROPERTIES HAYWA	41068	FREMONT BLVD	FREMONT	CA	94538	25466	DELMAR AVE	$ 42.09	$ 50.00	$ 92.09	$ 1.57	$ 93.66
893	PAL RAKESH & JYOTIKA R	909	4TH AVE	SAN BRUNC	CA	94066	27158	BELVEDERE CT	$ 775.26	$ 50.00	$ 825.26	$ 14.03	$ 839.29
894	PALAGANAS RONALD & URDU	21838	WESTERN BLVD	HAYWARD	CA	94541	21838	WESTERN BLVD	$ 437.17	$ 50.00	$ 487.17	$ 8.28	$ 495.45
895	PANESCU RAZVAN & DORINA	1617	D ST	HAYWARD	CA	94541	1615	D ST	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
896	PANNU AMANDEEP & SIDDHU	1788	RUUS LN	HAYWARD	CA	94544	1788	RUUS LN	$ 63.03	$ 50.00	$ 113.03	$ 1.92	$ 114.95
897	PANTOJA ENRIQUE	40	SCHUYLER AVE	HAYWARD	CA	94544	40	SCHUYLER AVE	$ 129.06	$ 50.00	$ 179.06	$ 3.04	$ 182.10
898	PANTOJA JULIO C SR & LIDIA	26896	LAKEWOOD WAY	HAYWARD	CA	94544	26896	LAKEWOOD WAY	$ 314.09	$ 50.00	$ 364.09	$ 6.19	$ 370.28
899	PARADA ENRIQUE S & DOMIN	24761	MAGNOLIA ST	HAYWARD	CA	94545	24761	MAGNOLIA ST	$ 289.20	$ 50.00	$ 339.20	$ 5.77	$ 344.97
900	PARFELKIN VALENTINA	349	LAFAYETTE AVE	HAYWARD	CA	94544	349	LAFAYETTE AVE	$ 103.14	$ 50.00	$ 153.14	$ 2.60	$ 155.74
901	PARWEZ MOHSENI	26716	CALAROGA	HAYWARD	CA	94545	26716	CALAROGA AVE	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
902	PATEL KOMAL & PARAG B	5585	LONDON WAY	SAN RAMO	CA	94582	1468	THORNWALL LN	$ 31.97	$ 50.00	$ 81.97	$ 1.39	$ 83.36
903	PATEL SHAILESH	28868	BAILEY RANCH RD	HAYWARD	CA	94542	27711	DEL NORTE CT	$ 467.91	$ 50.00	$ 517.91	$ 8.80	$ 526.71
904	PATERSON DAVE	620	MEEK AVE	HAYWARD	CA	94541	620	MEEK AVE	$ 177.66	$ 50.00	$ 227.66	$ 3.87	$ 231.53
905	PATRICK ODELL L	25849	BRYN MAWR AVE	HAYWARD	CA	94542	25849	BRYN MAWR AVE	$ 427.66	$ 50.00	$ 477.66	$ 8.12	$ 485.78
906	PAULEY BARBARA J	2647	NAPLES ST	HAYWARD	CA	94545	2647	NAPLES ST	$ 102.48	$ 50.00	$ 152.48	$ 2.59	$ 155.07
907	PAYLADO CORAZON J	24378	CHANDLER RD	HAYWARD	CA	94545	24378	CHANDLER RD	$ 395.75	$ 50.00	$ 445.75	$ 7.58	$ 453.33
908	PAYNE CHERYL	615	WOODLAND AVE	HAYWARD	CA	94544	615	WOODLAND AVE	$ 64.37	$ 50.00	$ 114.37	$ 1.94	$ 116.31
909	PENA JOSE & CAROZZI CARLO	24738	WILLIMET WAY	HAYWARD	CA	94544	24738	WILLIMET WAY	$ 96.86	$ 50.00	$ 146.86	$ 2.50	$ 149.36
910	PERALES SARA	2828	OLIVER DR	HAYWARD	CA	94545	2828	OLIVER DR	$ 67.55	$ 50.00	$ 117.55	$ 2.00	$ 119.55
911	PEREZ ALFREDO C & MARIA D	26510	MONTANA WAY	HAYWARD	CA	94544	26510	TYRRELL AVE	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
912	PEREZ EDUARDO & VELAZQUE	182	NEWTON ST	HAYWARD	CA	94544	182	NEWTON ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
913	PEREZ GREGORIO G & CYNTHI	346	BARBARA CT	HAYWARD	CA	94544	346	BARBARA CT	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
914	PEREZ JOSE A & SALGADO AN	363	FREDERIC AVE	HAYWARD	CA	94544	897	LONGWOOD AVE	$ 295.62	$ 50.00	$ 345.62	$ 5.88	$ 351.50
915	PEREZ JOSE R & GRACIELA M T	2929	SUGARHILL TER	DUBLIN	CA	94568	977	LONGWOOD AVE	$ 430.96	$ 50.00	$ 480.96	$ 8.18	$ 489.14
916	PEREZ NICOLAS P	651	JILLIENE WAY	HAYWARD	CA	94544	651	JILLIENE WAY	$ 409.01	$ 50.00	$ 459.01	$ 7.80	$ 466.81
917	PEREZ ROBERTO	27774	ORLANDO AVE	HAYWARD	CA	94545	27774	ORLANDO AVE	$ 67.78	$ 50.00	$ 117.78	$ 2.00	$ 119.78
918	PERKINS LEE & GERALD L	21650	WESTERN BLVD	HAYWARD	CA	94541	21650	WESTERN BLVD	$ 289.59	$ 50.00	$ 339.59	$ 5.77	$ 345.36
919	PERSONA GUSTAVO A & YOLA	27667	CLIFFWOOD AVE	HAYWARD	CA	94545	27667	CLIFFWOOD AVE	$ 99.38	$ 50.00	$ 149.38	$ 2.54	$ 151.92
920	PHAN PHUOC V ETAL	501	TEASDALE PL	HAYWARD	CA	94544	501	TEASDALE PL	$ 96.24	$ 50.00	$ 146.24	$ 2.49	$ 148.73
921	PHAN VAN & NGUYEN BE T TR	24816	TOWNSEND AVE	HAYWARD	CA	94544	24816	TOWNSEND AVE	$ 422.51	$ 50.00	$ 472.51	$ 8.03	$ 480.54
922	PHUNG TUONG	214	GOODRICH ST	HAYWARD	CA	94544	214	GOODRICH ST	$ 456.64	$ 50.00	$ 506.64	$ 8.61	$ 515.25
923	PIGRUM BRENDA & JOSEPH	323	MEDITERRANEAN	HAYWARD	CA	94544	323	MEDITERRANEAN	$ 325.54	$ 50.00	$ 375.54	$ 6.38	$ 381.92
924	PIMENTEL JOSEPH	2135	THAYER AVE	HAYWARD	CA	94545	2135	THAYER AVE	$ 415.91	$ 50.00	$ 465.91	$ 7.92	$ 473.83
925	POH TONY Y & LI CINDY Y	24803	MUIR ST	HAYWARD	CA	94544	24803	MUIR ST	$ 324.12	$ 50.00	$ 374.12	$ 6.36	$ 380.48
926	POLLARD DENNIS L & JEAN	3707	ROXBURY LN	HAYWARD	CA	94542	548	BISHOP AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
927	POLLARD RACHELLE L	31220	FAIRCLIFF ST	HAYWARD	CA	94544	31220	FAIRCLIFF ST	$ 67.48	$ 50.00	$ 117.48	$ 2.00	$ 119.48
928	PORTEA CRISTINO M & CRISTI	26670	JOSHUA ST	HAYWARD	CA	94544	26670	JOSHUA ST	$ 99.54	$ 50.00	$ 149.54	$ 2.54	$ 152.08

929	PORTERAINER LACHELLE D & /	27386	GRANDVIEW AVE	HAYWARD	CA	94542	27386	GRANDVIEW AVE	$ 699.05	$ 50.00	$ 749.05	$ 12.73	$ 761.78
930	PORTILLO MARIA G & VILMA \	27763	ORLANDO AVE	HAYWARD	CA	94545	27763	ORLANDO AVE	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
931	POWELLLEE NYKEYA	22656	HESPERIAN BLVD	HAYWARD	CA	94541	22656	HESPERIAN BLVD	$ 98.00	$ 50.00	$ 148.00	$ 2.52	$ 150.52
932	PRADO JOSEPH A JR & ELIZABI	141	GENEVA AVE	HAYWARD	CA	94544	141	GENEVA AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
933	PRASAD DINESH	27310	GRANDVIEW AVE	HAYWARD	CA	94542	27310	GRANDVIEW AVE	$ 778.58	$ 50.00	$ 828.58	$ 14.09	$ 842.67
934	PRASAD MAHESH	2764	SLEEPY HOLLOW A	HAYWARD	CA	94545	2764	SLEEPY HOLLOW A	$ 293.93	$ 50.00	$ 343.93	$ 5.85	$ 349.78
935	PRASAD RAKESH & KAMNI L	28550	COLERIDGE AVE	HAYWARD	CA	94544	28514	RUUS RD	$ 134.37	$ 50.00	$ 184.37	$ 3.13	$ 187.50
936	PRASAD RAMESH & SHAKUNT	25719	FRANKLIN AVE	HAYWARD	CA	94544	25719	FRANKLIN AVE	$ 97.62	$ 50.00	$ 147.62	$ 2.51	$ 150.13
937	PRASAD RAMESH & SHAKUNT	25719	FRANKLIN AVE	HAYWARD	CA	94544	26548	CHISHOLM CT	$ 1,409.64	$ 50.00	$ 1,459.64	$ 24.81	$ 1,484.45
938	PRASAD RAVINDRA & ANGELI	26599	MOCINE AVE	HAYWARD	CA	94544	26599	MOCINE AVE	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
939	PRASAD REYNOLD	23227	REED WAY	HAYWARD	CA	94541	23227	REED WAY	$ 433.93	$ 50.00	$ 483.93	$ 8.23	$ 492.16
940	PRASAD SAILENDRA N	843	POINCIANA ST	HAYWARD	CA	94545	843	POINCIANA ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
941	PRASAD SUNJESH & SUNJESH	1461	FRY LN	HAYWARD	CA	94545	1461	FRY LN	$ 618.31	$ 50.00	$ 668.31	$ 11.36	$ 679.67
942	PRATAP NARENDRA & URMAI	567	DEAN AVE	HAYWARD	CA	94541	567	DEAN ST	$ 208.45	$ 50.00	$ 258.45	$ 4.39	$ 262.84
943	PRATER ROBERT E & WILLA J	788	HALL CT	BENICIA	CA	94510	27560	LA PORTE AVE	$ 507.27	$ 50.00	$ 557.27	$ 9.47	$ 566.74
944	PRATT ERIC J	2776	OCALA ST	HAYWARD	CA	94545	2776	OCALA ST	$ 256.78	$ 50.00	$ 306.78	$ 5.22	$ 312.00
945	PRESTON LINSEY	613	MINERVA ST	HAYWARD	CA	94544	613	MINERVA ST	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
946	QUARRY CRAIG W	1181	ROXANNE AVE	HAYWARD	CA	94542	1181	ROXANNE AVE	$ 762.29	$ 50.00	$ 812.29	$ 13.81	$ 826.10
947	QUINT THERESA M TR	871	FOLSOM AVE	HAYWARD	CA	94544	871	FOLSOM AVE	$ 297.00	$ 50.00	$ 347.00	$ 5.90	$ 352.90
948	QUINTERO LUIS A & PATRICIA	3555	SKYLINE DR	HAYWARD	CA	94542	3555	SKYLINE DR	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
949	RAFAEL ANNE M	29420	HOLYOKE AVE	HAYWARD	CA	94544	29420	HOLYOKE AVE	$ 760.01	$ 50.00	$ 810.01	$ 13.77	$ 823.78
950	RAHMANY KHALIL & SKEENA	2013	TIOGA PASS WAY	ANTIOCH	CA	94531	27404	HAYWARD BLVD	$ 54.22	$ 50.00	$ 104.22	$ 1.77	$ 105.99
951	RAJO JOSE A & DURANRAJO Z	24817	WILLIMET WAY	HAYWARD	CA	94544	24817	WILLIMET WAY	$ 21.77	$ 50.00	$ 71.77	$ 1.22	$ 72.99
952	RAM REETA L ETAL	24668	WOODACRE AVE	HAYWARD	CA	94544	24668	WOODACRE AVE	$ 69.81	$ 50.00	$ 119.81	$ 2.04	$ 121.85
953	RAMASAMY VENKAT	833	N SAN ANTONIO R	LOS ALTOS	CA	94022	22225	PERALTA ST	$ 881.95	$ 50.00	$ 931.95	$ 15.84	$ 947.79
954	RAMILO RUSTY & MARIA S	25292	IRONWOOD CT	HAYWARD	CA	94545	25292	IRONWOOD CT	$ 413.87	$ 50.00	$ 463.87	$ 7.89	$ 471.76
955	RAMIREZ MARIELA & ARECHI(	170	ORCHARD AVE	HAYWARD	CA	94544	180	ORCHARD AVE	$ 75.53	$ 50.00	$ 125.53	$ 2.13	$ 127.66
956	RAMIREZ MODESTO M	896	COTTONWOOD A\	HAYWARD	CA	94541	896	COTTONWOOD A\	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
957	RAMON, RAMON	642	HARRIS RD	HAYWARD	CA	94544-	642	HARRIS RD	$ 90.58	$ 50.00	$ 140.58	$ 2.39	$ 142.97
958	RAMOS WENCHIE L	2014	FLORIDA ST	HAYWARD	CA	94545	2014	FLORIDA ST	$ 132.06	$ 50.00	$ 182.06	$ 3.10	$ 185.16
959	RANESES ANTONIO I & MARY	26095	TARRAGON ST	HAYWARD	CA	94544	26095	TARRAGON ST	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
960	RANGEL ELVA & LUIS M	27570	CLIFFWOOD AVE	HAYWARD	CA	94545	27570	CLIFFWOOD AVE	$ 297.84	$ 50.00	$ 347.84	$ 5.91	$ 353.75
961	RANGEL RAFAEL	26730	PETERMAN AVE	HAYWARD	CA	94545	26730	PETERMAN AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
962	RECINOS EDGARD E & ANA E	26748	WAUCHULA WAY	HAYWARD	CA	94545	26748	WAUCHULA WAY	$ 427.76	$ 50.00	$ 477.76	$ 8.12	$ 485.88
963	REDDY GEGE N	124	RUSSIA AVE	SAN FRANC	CA	94112	22809	5TH ST	$ 808.45	$ 50.00	$ 858.45	$ 14.59	$ 873.04
964	REED CASSAUNDRA D	332	THORNE DR	HAYWARD	CA	94544	332	THORNE DR	$ 212.59	$ 50.00	$ 262.59	$ 4.46	$ 267.05
965	REED SIDNEY D TR	22755	6TH ST	HAYWARD	CA	94541	22755	6TH ST	$ 393.70	$ 50.00	$ 443.70	$ 7.54	$ 451.24
966	RELIFORD JOEY & BEVERLY E	27474	SLEEPY HOLLOW A	HAYWARD	CA	94545	27474	SLEEPY HOLLOW A	$ 439.80	$ 50.00	$ 489.80	$ 8.33	$ 498.13
967	REX JERRY T & MARY T	27588	CALAROGA AVE	HAYWARD	CA	94545	27588	CALAROGA AVE	$ 316.15	$ 50.00	$ 366.15	$ 6.22	$ 372.37
968	REYES ALMA & ORTIZ PEDRO	1540	FOLSOM AVE	HAYWARD	CA	94544	1540	FOLSOM AVE	$ 141.48	$ 50.00	$ 191.48	$ 3.26	$ 194.74
969	REYES MATTHEW	30264	CEDARBROOK RD	HAYWARD	CA	94544	30264	CEDARBROOK RD	$ 774.56	$ 50.00	$ 824.56	$ 14.02	$ 838.58
970	REYES VIVIEN C & EVELYN C	28200	THACKERAY AVE	HAYWARD	CA	94544	28200	THACKERAY AVE	$ 453.85	$ 50.00	$ 503.85	$ 8.57	$ 512.42
971	REYNOLDS MICHAEL JR	27564	ORLANDO AVE	HAYWARD	CA	94545	27564	ORLANDO AVE	$ 410.54	$ 50.00	$ 460.54	$ 7.83	$ 468.37
972	RICAFORT ROBERT R & SERRA	26673	HUNTWOOD AVE	HAYWARD	CA	94544	26673	HUNTWOOD AVE	$ 84.35	$ 50.00	$ 134.35	$ 2.28	$ 136.63
973	RICE DANA M	25843	BEL AIRE DR	HAYWARD	CA	94542	25843	BEL AIRE DR	$ 401.07	$ 50.00	$ 451.07	$ 7.67	$ 458.74
974	RICE JEFFREY V & ROBIN L	24601	WILLIMET WAY	HAYWARD	CA	94544	24601	WILLIMET WAY	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
975	RICH CHARLES J JR & BERNAD	24667	WOODACRE AVE	HAYWARD	CA	94544	24667	WOODACRE AVE	$ 329.74	$ 50.00	$ 379.74	$ 6.46	$ 386.20
976	RICHARD JAMES A II & RANDI	300	OLD OAK LN 1	HAYWARD	CA	94541	300	OLD OAK LN	$ 277.70	$ 50.00	$ 327.70	$ 5.57	$ 333.27
977	RICHMAN BRUCE E	315	INWOOD LN	HAYWARD	CA	94544	315	INWOOD LN	$ 420.46	$ 50.00	$ 470.46	$ 8.00	$ 478.46

978	RICKLE PATRICIA M & RAMIRE	22532	HESPERIAN BLVD	HAYWARD	CA	94541	22532	HESPERIAN BLVD	$ 754.53	$ 50.00	$ 804.53	$ 13.68	$ 818.21
979	RILEY MELVIN E	25053	DANIA LN	HAYWARD	CA	94545	25053	DANIA LN	$ 325.35	$ 50.00	$ 375.35	$ 6.38	$ 381.73
980	RIOS RICHARD A & DERIOS CA	27430	LEMON TREE CT	HAYWARD	CA	94545	27430	LEMON TREE CT	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
981	RITONA GLORIA B	27045	CAPRI AVE	HAYWARD	CA	94545	27045	CAPRI AVE	$ 83.28	$ 50.00	$ 133.28	$ 2.27	$ 135.55
982	RIVERA ALEJANDRO & RAMIRI	588	HANCOCK ST	HAYWARD	CA	94544	588	HANCOCK ST	$ 650.46	$ 50.00	$ 700.46	$ 11.91	$ 712.37
983	RIVERA JOHNNY & SUAREZ GR	510	SYCAMORE AVE	HAYWARD	CA	94544	510	SYCAMORE AVE	$ 190.92	$ 50.00	$ 240.92	$ 4.10	$ 245.02
984	RIVERA JORGE A & EVELYN	570	FAIRWAY ST	HAYWARD	CA	94544	570	FAIRWAY ST	$ 430.42	$ 50.00	$ 480.42	$ 8.17	$ 488.59
985	RIVERA JOSE M & BELEN	345	CARSON DR	HAYWARD	CA	94544	345	CARSON DR	$ 409.06	$ 50.00	$ 459.06	$ 7.80	$ 466.86
986	RIVERA JUAN & CORINA	2732	OLIVER DR	HAYWARD	CA	94545	2732	OLIVER DR	$ 427.08	$ 50.00	$ 477.08	$ 8.11	$ 485.19
987	ROBERTSON CAROLYN	27660	E 15TH ST	HAYWARD	CA	94544	27660	E 15TH ST	$ 430.36	$ 50.00	$ 480.36	$ 8.17	$ 488.53
988	ROBINSON RANDY & MIRIAM	22626	AMADOR ST UNIT	HAYWARD	CA	94541	22626	AMADOR ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
989	ROBLES HERIBERTO & CATALII	872	DOUGLAS ST	HAYWARD	CA	94544	872	DOUGLAS ST	$ 98.84	$ 50.00	$ 148.84	$ 2.53	$ 151.37
990	ROBLETO SANTIAGO A	1598	FOLSOM AVE	HAYWARD	CA	94544	1598	FOLSOM AVE	$ 62.64	$ 50.00	$ 112.64	$ 1.91	$ 114.55
991	ROCHA ANTONIO D & MARIA	28265	HESSE DR	HAYWARD	CA	94545	1859	DOVE WAY	$ 525.70	$ 50.00	$ 575.70	$ 9.79	$ 585.49
992	RODEZNO RENE & ANGELA D	2888	SPANISH BAY DR	BRENTWOO	CA	94513	1858	HIGHLAND BLVD	$ 124.25	$ 50.00	$ 174.25	$ 2.96	$ 177.21
993	RODRIGUES ILDA TR	23953	2ND ST	HAYWARD	CA	94541	1081	ARMSTRONG ST	$ 103.04	$ 50.00	$ 153.04	$ 2.60	$ 155.64
994	RODRIGUEZ ANASTACIO M & .	2282	LAGUNA DR	HAYWARD	CA	94545	2282	LAGUNA DR	$ 427.16	$ 50.00	$ 477.16	$ 8.11	$ 485.27
995	RODRIGUEZ DOMINGO & NYD	25144	MUIR ST	HAYWARD	CA	94544	170	LUND AVE	$ 275.65	$ 50.00	$ 325.65	$ 5.54	$ 331.19
996	RODRIGUEZ DOMINGO & NYD	256	GLORIA ST	HAYWARD	CA	94544	373	BERRY AVE	$ 466.03	$ 50.00	$ 516.03	$ 8.77	$ 524.80
997	RODRIGUEZ FERNANDO L JR	669	BLAINE WAY	HAYWARD	CA	94544	669	BLAINE WAY	$ 35.29	$ 50.00	$ 85.29	$ 1.45	$ 86.74
998	RODRIGUEZ MADELINE TR	27854	HAVANA AVE	HAYWARD	CA	94544	27854	HAVANA AVE	$ 295.67	$ 50.00	$ 345.67	$ 5.88	$ 351.55
999	RODRIGUEZ SAUL	28960	VAGABOND LN	HAYWARD	CA	94544	28960	VAGABOND LN	$ 762.49	$ 50.00	$ 812.49	$ 13.81	$ 826.30
1000	RODRIQUEZ JUAN J & RODRIG	27662	LA PORTE AVE	HAYWARD	CA	94545	27662	LA PORTE AVE	$ 100.00	$ 50.00	$ 150.00	$ 2.55	$ 152.55
1001	ROGERS LUCI	11	CRYSTAL GATE CM	HAYWARD	CA	94544	11	CRYSTAL GATE CT	$ 137.08	$ 50.00	$ 187.08	$ 3.18	$ 190.26
1002	ROGERS MICHAEL R	22329	ROCKAWAY LN	HAYWARD	CA	94541	22329	ROCKAWAY LN	$ 431.22	$ 50.00	$ 481.22	$ 8.18	$ 489.40
1003	ROJAS EUGENE L & ANNE M E	28638	COLE PL	HAYWARD	CA	94544	28638	COLE PL	$ 318.18	$ 50.00	$ 368.18	$ 6.26	$ 374.44
1004	ROMERO GABRIEL & CELIA TR	24229	CLARENDALE ST	HAYWARD	CA	94544	24080	PARK ST	$ 203.55	$ 50.00	$ 253.55	$ 4.31	$ 257.86
1005	ROMERO IGNACIO & JENNE	28029	COLONY CT	HAYWARD	CA	94544	28029	COLONY CT	$ 560.89	$ 50.00	$ 610.89	$ 10.39	$ 621.28
1006	ROMERO JAVIER ETAL	31162	CARROLL AVE	HAYWARD	CA	94544	31162	CARROLL AVE	$ 427.51	$ 50.00	$ 477.51	$ 8.12	$ 485.63
1007	ROMERO JUAN M & RECHELLE	1044	FOLSOM AVE	HAYWARD	CA	94544	1044	FOLSOM AVE	$ 304.10	$ 50.00	$ 354.10	$ 6.02	$ 360.12
1008	ROMERO LORI	27609	E 12TH ST	HAYWARD	CA	94544	27609	E 12TH ST	$ 297.06	$ 50.00	$ 347.06	$ 5.90	$ 352.96
1009	ROMO MIRIAM & JOSEPH	28108	COLE PL	HAYWARD	CA	94544	28108	COLE PL	$ 309.71	$ 50.00	$ 359.71	$ 6.12	$ 365.83
1010	RONQUILLO RAUL T & LUCIA M	2681	HILLCREST AVE	HAYWARD	CA	94542	22862	GRAND ST	$ 2,299.16	$ 50.00	$ 2,349.16	$ 39.94	$ 2,389.10
1011	RORICK MICHAEL R & HEAD M	126	MEDITERRANEAN	HAYWARD	CA	94544	126	MEDITERRANEAN	$ 32.11	$ 50.00	$ 82.11	$ 1.40	$ 83.51
1012	ROSS WINDELL & CHRISTINE	27008	UNDERWOOD AVE	HAYWARD	CA	94544	27008	UNDERWOOD AVE	$ 305.32	$ 50.00	$ 355.32	$ 6.04	$ 361.36
1013	ROTHROCK EUGENE	25914	MADELINE LN	HAYWARD	CA	94545	25914	MADELINE LN	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
1014	RUANO GLORIA TR	27525	STROMBERG CT	HAYWARD	CA	94545	27525	STROMBERG CT	$ 318.72	$ 50.00	$ 368.72	$ 6.27	$ 374.99
1015	RUBENAKER JIANG J	27030	PARKSIDE DR	HAYWARD	CA	94542	27030	PARKSIDE DR	$ 161.08	$ 50.00	$ 211.08	$ 3.59	$ 214.67
1016	RUIZ FRANCISCO & GLORIA C	1230	N CABRILLO HWY	HALF MOO	CA	94019	25010	YOSHIDA DR	$ 644.22	$ 50.00	$ 694.22	$ 11.80	$ 706.02
1017	RUIZ JESUS & MARIA E	25561	SOTO RD	HAYWARD	CA	94544	25561	SOTO RD	$ 763.49	$ 50.00	$ 813.49	$ 13.83	$ 827.32
1018	RUIZ JUAN & AURORA	371	RIVERCREST LN	HAYWARD	CA	94544	371	RIVERCREST LN	$ 960.31	$ 50.00	$ 1,010.31	$ 17.18	$ 1,027.49
1019	RUIZ MIGUEL A & MARISELA	27754	WHITMAN ST	HAYWARD	CA	94544	27754	WHITMAN ST	$ 472.13	$ 50.00	$ 522.13	$ 8.88	$ 531.01
1020	RUIZ RAUL	27798	ORLANDO AVE	HAYWARD	CA	94545	27798	ORLANDO AVE	$ 283.16	$ 50.00	$ 333.16	$ 5.66	$ 338.82
1021	RUPAN RONICA	27425	LYFORD ST	HAYWARD	CA	94544	27425	LYFORD ST	$ 334.86	$ 50.00	$ 384.86	$ 6.54	$ 391.40
1022	RUSSELL DOROTHY L & JACOB	24565	SURREY WAY	HAYWARD	CA	94544	24565	SURREY WAY	$ 331.58	$ 50.00	$ 381.58	$ 6.49	$ 388.07
1023	SABILY INVESTMENT LLC	25087	OAKRIDGE CT	HAYWARD	CA	94541	25087	OAKRIDGE CT	$ 406.67	$ 50.00	$ 456.67	$ 7.76	$ 464.43
1024	SABIN DON	8	BUNKER LN	PLEASANTO	CA	94566	27625	MANDARIN AVE	$ 1,070.57	$ 50.00	$ 1,120.57	$ 19.05	$ 1,139.62
1025	SAGALA EONA	32	CRYSTAL GATE CT	HAYWARD	CA	94544	32	CRYSTAL GATE CO	$ 27.01	$ 50.00	$ 77.01	$ 1.31	$ 78.32
1026	SAGRAN VINILTA R	27549	STROMBERG CT	HAYWARD	CA	94545	27549	STROMBERG CT	$ 63.03	$ 50.00	$ 113.03	$ 1.92	$ 114.95

1027	SAKAL SUSEN Y & USHA K	27525	VERONA AVE	HAYWARD	CA	94545	27525	VERONA AVE	$	428.14	$	50.00	$	478.14	$	8.13	$	486.27
1028	SALAS SANTOS & GUTIERREZ /	348	MURRAY DR	HAYWARD	CA	94544	348	MURRAY DR	$	490.87	$	50.00	$	540.87	$	9.19	$	550.06
1029	SALAZAR ROSE R TR	937	NEIL WAY	HAYWARD	CA	94545	937	NEIL WAY	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
1030	SALEH TALIB A & SANOBER T	1160	BOULDER CREEK D	HAYWARD	CA	94544	27787	ORLANDO AVE	$	180.55	$	50.00	$	230.55	$	3.92	$	234.47
1031	SALGADO ANGELA & JUAN C	132	SNAPDRAGON WA	HAYWARD	CA	94544	132	SNAPDRAGON WA	$	733.53	$	50.00	$	783.53	$	13.32	$	796.85
1032	SALGADO FRANK JR & WIENA	22710	6TH ST	HAYWARD	CA	94541	22710	6TH ST	$	429.97	$	50.00	$	479.97	$	8.16	$	488.13
1033	SALGADO RENE S	25507	BELMONT AVE	HAYWARD	CA	94542	25507	BELMONT AVE	$	341.86	$	50.00	$	391.86	$	6.66	$	398.52
1034	SALINAS FERNANDO JR	28590	BARN ROCK DR	HAYWARD	CA	94542	28066	DOBBEL AVE	$	264.38	$	50.00	$	314.38	$	5.34	$	319.72
1035	SALWAN RAJNEESH TR	37177	FREMONT BLVD #	FREMONT	CA	94536	1135	C ST	$	73.07	$	50.00	$	123.07	$	2.09	$	125.16
1036	SALWAN RAJNEESH TR	37177	FREMONT BLVD #	FREMONT	CA	94536	1137	C ST	$	165.32	$	50.00	$	215.32	$	3.66	$	218.98
1037	SAMAROO NOEL K & BURCE A	2832	HILLCREST AVE	HAYWARD	CA	94542	2832	HILLCREST AVE	$	282.60	$	50.00	$	332.60	$	5.65	$	338.25
1038	SANCHEZ AARON P & ELVERA	31168	CARROLL AVE	HAYWARD	CA	94544	31168	CARROLL AVE	$	434.46	$	50.00	$	484.46	$	8.24	$	492.70
1039	SANCHEZ ARNEL & ARNEL	1933	LILAC AVE	HAYWARD	CA	94545	1933	LILAC AVE	$	297.26	$	50.00	$	347.26	$	5.90	$	353.16
1040	SANCHEZ JOSE D & RAMIREZ /	158	ISABELLA ST	HAYWARD	CA	94544	158	ISABELLA ST	$	192.69	$	50.00	$	242.69	$	4.13	$	246.82
1041	SANCHEZ JOSE M & CARMEN '	26816	ELDRIDGE AVE	HAYWARD	CA	94544	26816	ELDRIDGE AVE	$	428.17	$	50.00	$	478.17	$	8.13	$	486.30
1042	SANCHEZ SEBASTIAN & ZENAI	542	BEECHMONT LN	HAYWARD	CA	94544	542	BEECHMONT LN	$	294.52	$	50.00	$	344.52	$	5.86	$	350.38
1043	SANCHEZ SEBASTIAN & ZENAI	394	B ST	HAYWARD	CA	94541	394	B ST	$	406.77	$	50.00	$	456.77	$	7.77	$	464.54
1044	SANDLAND KENNETH K & PAM	27542	VERONA AVE	HAYWARD	CA	94545	27542	VERONA AVE	$	320.61	$	50.00	$	370.61	$	6.30	$	376.91
1045	SANDOVAL JOSE E SR & ADRIA	2299	BENNINGTON LN	HAYWARD	CA	94545	2299	BENNINGTON LN	$	739.61	$	50.00	$	789.61	$	13.42	$	803.03
1046	SANDOVAL JUAN M	369	NASSAU LN	HAYWARD	CA	94544	369	NASSAU LN	$	420.57	$	50.00	$	470.57	$	8.00	$	478.57
1047	SANTOS AMERICO & FLORIND	26871	FREITAS DR	HAYWARD	CA	94544	26871	FREITAS DR	$	436.36	$	50.00	$	486.36	$	8.27	$	494.63
1048	SANTOS HECTOR & ESTELA	4387	GLEN CAYON CIR	PITTSBURG	CA	94565	24187	PARK ST	$	410.00	$	50.00	$	460.00	$	7.82	$	467.82
1049	SANTOS JOHN J & MARIA D	28837	BAY HEIGHTS RD	HAYWARD	CA	94542	27511	MISSION BLVD	$	64.85	$	50.00	$	114.85	$	1.95	$	116.80
1050	SANTOS MANUEL	29552	CHANCE ST	HAYWARD	CA	94544	29552	CHANCE ST	$	427.39	$	50.00	$	477.39	$	8.12	$	485.51
1051	SARWARY PARWIN W & MOHAMMEI	PO BOX 1514		UNION CIT	CA	94587	2019	ALDENGATE WAY	$	423.85	$	50.00	$	473.85	$	8.06	$	481.91
1052	SCHAFER ROAD APARTMENTS LLC	PO BOX 308		SAN RAMO	CA	94583	561	SCHAFER RD	$	336.41	$	50.00	$	386.41	$	6.57	$	392.98
1053	SCHLARB JEREMY	59	DONADA PL	HAYWARD	CA	94544	59	DONADA PL	$	92.34	$	50.00	$	142.34	$	2.42	$	144.76
1054	SCHMITT LYNN	1149	TIEGEN DR	HAYWARD	CA	94542	1149	TIEGEN DR	$	427.93	$	50.00	$	477.93	$	8.12	$	486.05
1055	SCHWARTZ CINTHIA A	980	DEVON DR	HAYWARD	CA	94542	980	DEVON DR	$	469.96	$	50.00	$	519.96	$	8.84	$	528.80
1056	SCOTT CHARLES R	27702	SEMINOLE WAY	HAYWARD	CA	94544	27702	SEMINOLE WAY	$	127.46	$	50.00	$	177.46	$	3.02	$	180.48
1057	SCOTT FRANKIE R	30095	BRIDGEVIEW WAY	HAYWARD	CA	94544	30095	BRIDGEVIEW WAY	$	409.46	$	50.00	$	459.46	$	7.81	$	467.27
1058	SCOTT RHONDA T	30243	AUDUBON ST	HAYWARD	CA	94544	30243	AUDUBON ST	$	420.07	$	50.00	$	470.07	$	7.99	$	478.06
1059	SCOTT RICHARD H & RADONN	26615	CALL AVE	HAYWARD	CA	94542	26615	CALL AVE	$	177.40	$	50.00	$	227.40	$	3.87	$	231.27
1060	SEAH BENSON & GEOK L TRUS	24351	CHANDLER RD	HAYWARD	CA	94545	1187	FOLSOM AVE	$	122.19	$	50.00	$	172.19	$	2.93	$	175.12
1061	SEALS STEPHANIE	2855	DARWIN ST	HAYWARD	CA	94545	2855	DARWIN ST	$	139.32	$	50.00	$	189.32	$	3.22	$	192.54
1062	SEARCY NANCY E & EDIERULIF	677	ELIZABETH WAY	HAYWARD	CA	94544	677	ELIZABETH WAY	$	710.63	$	50.00	$	760.63	$	12.93	$	773.56
1063	SEARLE KENT C	1204	D ST	HAYWARD	CA	94541	1204	D ST	$	187.20	$	50.00	$	237.20	$	4.03	$	241.23
1064	SEGARRA LEVINO C & SALVAC	2462	HIBISCUS DR	HAYWARD	CA	94545	2462	HIBISCUS DR	$	542.92	$	50.00	$	592.92	$	10.08	$	603.00
1065	SELBY EIRWIN F INC	384	JACKSON ST # 16	HAYWARD	CA	94544	391	WINTON AVE	$	419.65	$	50.00	$	469.65	$	7.98	$	477.63
1066	SELLERS DAVID B & JUDY A	24941	DIADON DR	HAYWARD	CA	94544	24941	DIADON DR	$	430.64	$	50.00	$	480.64	$	8.17	$	488.81
1067	SEVILLA MARIA & GONZALEZ /	27687	BARCELONA AVE	HAYWARD	CA	94545	27687	BARCELONA AVE	$	425.62	$	50.00	$	475.62	$	8.09	$	483.71
1068	SHAMIM MOHAMMED	2788	LEEWARD ST	HAYWARD	CA	94545	2788	LEEWARD ST	$	67.62	$	50.00	$	117.62	$	2.00	$	119.62
1069	SHARMA HEMANT	29035	HILLVIEW ST	HAYWARD	CA	94544	29035	HILLVIEW ST	$	430.54	$	50.00	$	480.54	$	8.17	$	488.71
1070	SHARMA NILESH C & JOTISHN	25885	SCRIPPS ST	HAYWARD	CA	94545	25885	SCRIPPS ST	$	82.42	$	50.00	$	132.42	$	2.25	$	134.67
1071	SHARMA RAJESH P & PRAKASI	23739	IDA LN	HAYWARD	CA	94541	23739	IDA LN	$	21.54	$	50.00	$	71.54	$	1.22	$	72.76
1072	SHARMA RANJESHNI L & PRAI	532	ELLERY PL	HAYWARD	CA	94544	532	ELLERY PL	$	42.55	$	50.00	$	92.55	$	1.57	$	94.12
1073	SHARMA SANDEEP R & DEVI A	28469	ETTA AVE	HAYWARD	CA	94544	28469	ETTA AVE	$	303.78	$	50.00	$	353.78	$	6.01	$	359.79
1074	SHARMA SOM K & INDU	27613	DECATUR WAY	HAYWARD	CA	94545	27613	DECATUR WAY	$	713.02	$	50.00	$	763.02	$	12.97	$	775.99
1075	SHEHADEH ALI & ABDALLAH M	26934	CLAIBORNE CT	HAYWARD	CA	94542	26934	CLAIBORNE CT	$	107.13	$	50.00	$	157.13	$	2.67	$	159.80

1076	SHERIDAN CAROLYN E	357	BEALE DR	HAYWARD	CA	94544	357	BEALE DR	$ 638.06	$ 50.00	$ 688.06	$ 11.70	$ 699.76
1077	SHIELER LINDA F TR & DELCON	100	WILDFLOWER VAL	SAN RAMO	CA	94582	23364	CLAWITER RD	$ 395.70	$ 50.00	$ 445.70	$ 7.58	$ 453.28
1078	SHORT PETER E & SCHMIT PET	17903	S HOBART BLVD	GARDENA	CA	90248	1352	D ST	$ 176.55	$ 50.00	$ 226.55	$ 3.85	$ 230.40
1079	SHRECKENGOST JAMES D & AI	1808	MODOC AVE	HAYWARD	CA	94542	1808	MODOC AVE	$ 1,058.93	$ 50.00	$ 1,108.93	$ 18.85	$ 1,127.78
1080	SHUPP DONALD R	9	ORMINDALE CT	OAKLAND	CA	94611	7	NEWHALL ST	$ 584.62	$ 50.00	$ 634.62	$ 10.79	$ 645.41
1081	SIDA MAXIMINO & EVANGELII	27631	HAVANA AVE	HAYWARD	CA	94544	27631	HAVANA AVE	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
1082	SIEGER PROPERTY DEVELOPM	260	LOYOLA DR	MILLBRAE	CA	94030	28344	BEATRON WAY	$ 29.96	$ 50.00	$ 79.96	$ 1.36	$ 81.32
1083	SILVA ELIZABETH & MARIN LO	258	NEWHALL ST	HAYWARD	CA	94544	258	NEWHALL ST	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
1084	SILVA GERALDINE H TR	32250	PULASKI DR	HAYWARD	CA	94544	32250	PULASKI DR	$ 315.33	$ 50.00	$ 365.33	$ 6.21	$ 371.54
1085	SILVA JOE E & JOAN L	31988	KENNET ST	HAYWARD	CA	94544	31988	KENNET ST	$ 139.32	$ 50.00	$ 189.32	$ 3.22	$ 192.54
1086	SILVA LORRAINE N	394	BERRY AVE	HAYWARD	CA	94544	394	BERRY AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
1087	SILVA MA L ETAL	26394	UNDERWOOD AVE	HAYWARD	CA	94544	26394	UNDERWOOD AVE	$ 267.99	$ 50.00	$ 317.99	$ 5.41	$ 323.40
1088	SILVA MARIA F	391	C ST	HAYWARD	CA	94541	391	C ST	$ 96.35	$ 50.00	$ 146.35	$ 2.49	$ 148.84
1089	SILVA, DANIEL & MICHAEL	2415	SAN CARLOS AVE	CASTRO VA	CA	94546	2515	DUNN RD	$ 117.40	$ 50.00	$ 167.40	$ 2.85	$ 170.25
1090	SIMPSON EULA TR	27934	POMPANO AVE	HAYWARD	CA	94544	27934	POMPANO AVE	$ 396.04	$ 50.00	$ 446.04	$ 7.58	$ 453.62
1091	SIMS LARRY D	28681	HARVEY AVE	HAYWARD	CA	94544	28681	HARVEY AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
1092	SINGH AKLESHNI	27591	LA PORTE AVE	HAYWARD	CA	94545	27591	LA PORTE AVE	$ 433.26	$ 50.00	$ 483.26	$ 8.22	$ 491.48
1093	SINGH BUTA & KAUR MANJIT	27933	BISCAYNE AVE	HAYWARD	CA	94544	27933	BISCAYNE AVE	$ 502.35	$ 50.00	$ 552.35	$ 9.39	$ 561.74
1094	SINGH KAMAL & SUMAN L ET/	1290	BAYSHORE HIGHW	BURLINGAM	CA	94010	27778	MIAMI AVE	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
1095	SINGH KAMAL & SUMAN L ET/	27731	LA PORTE AVE	HAYWARD	CA	94545	27731	LA PORTE AVE	$ 409.02	$ 50.00	$ 459.02	$ 7.80	$ 466.82
1096	SINGH NAZMA D ETAL	27929	MANDARIN AVE	HAYWARD	CA	94544	27929	MANDARIN AVE	$ 315.77	$ 50.00	$ 365.77	$ 6.22	$ 371.99
1097	SINGH PRANEEL	2668	SLEEPY HOLLOW A	HAYWARD	CA	94545	2668	SLEEPY HOLLOW A	$ 430.07	$ 50.00	$ 480.07	$ 8.16	$ 488.23
1098	SINGH RAKESH & RITA	27518	LA PORTE AVE	HAYWARD	CA	94545	27518	LA PORTE AVE	$ 428.89	$ 50.00	$ 478.89	$ 8.14	$ 487.03
1099	SINGH RAMENDRA & SUMAN	19036	DALMATIA PL	CASTRO VA	CA	94546	25654	FRANKLIN AVE	$ 183.43	$ 50.00	$ 233.43	$ 3.97	$ 237.40
1100	SINGH RANBIR & KAUR GITINI	5656	SHADOW DR	CASTRO VA	CA	94552	23353	JORGENSEN LN	$ 97.41	$ 50.00	$ 147.41	$ 2.51	$ 149.92
1101	SINGH SHARMILA	27869	BALDWIN ST	HAYWARD	CA	94544	27869	BALDWIN ST	$ 427.37	$ 50.00	$ 477.37	$ 8.12	$ 485.49
1102	SLAYYEH KHALED A & HASHEN	838	TOLLEY CT	SAN RAMO	CA	94582	23953	SAKLAN RD	$ 1,080.26	$ 50.00	$ 1,130.26	$ 19.21	$ 1,149.47
1103	SMITH CANDY E & RONALD A	29159	CHUTNEY RD	HAYWARD	CA	94544	29159	CHUTNEY RD	$ 109.97	$ 50.00	$ 159.97	$ 2.72	$ 162.69
1104	SMITH CAROLYN M TR	4618	CARMEN WAY	UNION CIT	CA	94587	24805	WHITMAN ST	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
1105	SMITH CHARLENE	27841	BISCAYNE AVE	HAYWARD	CA	94544	27841	BISCAYNE AVE	$ 763.55	$ 50.00	$ 813.55	$ 13.83	$ 827.38
1106	SMITH DARLENE		PO BOX 700283	SAN JOSE	CA	95170	530	MILDRED PL	$ 125.94	$ 50.00	$ 175.94	$ 2.99	$ 178.93
1107	SMITH JAMES C TR	336	HARDER RD	HAYWARD	CA	94544	336	HARDER RD	$ 98.46	$ 50.00	$ 148.46	$ 2.52	$ 150.98
1108	SMITH ROBERT N & KELLI A	175	MAY CT	HAYWARD	CA	94544	175	MAY CT	$ 427.93	$ 50.00	$ 477.93	$ 8.12	$ 486.05
1109	SOARES JOSE D ETAL	3194	ISHERWOOD WAY	FREMONT	CA	94536	465	C ST	$ 289.30	$ 50.00	$ 339.30	$ 5.77	$ 345.07
1110	SOLEDAD LORENZO	31479	CARROLL AVE	HAYWARD	CA	94544	31479	CARROLL AVE	$ 398.80	$ 50.00	$ 448.80	$ 7.63	$ 456.43
1111	SOMOZA ORLANDO & BERTHA	28359	CAPITOLA ST	HAYWARD	CA	94545	28359	CAPITOLA ST	$ 169.17	$ 50.00	$ 219.17	$ 3.73	$ 222.90
1112	SONG BING & LU YILI	1682	WHISPERING OAK	PLEASANTC	CA	94566	27589	STROMBERG CT	$ 114.20	$ 50.00	$ 164.20	$ 2.79	$ 166.99
1113	SONG SHUXING & GUAN XIUJI	7551	KIRWIN LN	CUPERTINC	CA	95014	27759	BARCELONA AVE	$ 32.06	$ 50.00	$ 82.06	$ 1.40	$ 83.46
1114	SONI CHANDRA S	38271	PASEO PADRE PKV	FREMONT	CA	94536	27826	DEL NORTE CT	$ 434.93	$ 50.00	$ 484.93	$ 8.24	$ 493.17
1115	SORNET TEY & MASCARENASS	26476	TAFT ST	HAYWARD	CA	94544	26476	TAFT ST	$ 99.00	$ 50.00	$ 149.00	$ 2.53	$ 151.53
1116	STALLINGS MARVIN C JR & YO	3590	SENTINEL CT	HAYWARD	CA	94542	3590	SENTINEL CT	$ 798.97	$ 50.00	$ 848.97	$ 14.43	$ 863.40
1117	STANTON CONNIE C & MICHEI	29932	VANDERBILT ST	HAYWARD	CA	94544	29932	VANDERBILT ST	$ 428.30	$ 50.00	$ 478.30	$ 8.13	$ 486.43
1118	STANTON DANNIE & HILARY	27628	GAINESVILLE AVE	HAYWARD	CA	94545	27628	GAINESVILLE AVE	$ 103.47	$ 50.00	$ 153.47	$ 2.61	$ 156.08
1119	STAPPER GEORGIA S TR	28445	ETTA AVE	HAYWARD	CA	94544	28445	ETTA AVE	$ 294.93	$ 50.00	$ 344.93	$ 5.86	$ 350.79
1120	STATE OF CALIFORNIA		PO BOX 23440	OAKLAND	CA	94623-	962	BROADWAY ST	$ 95.10	$ 50.00	$ 145.10	$ 2.47	$ 147.57
1121	STEELE ROBERT & MATTHEW	1640	WARD ST	HAYWARD	CA	94541	1640	WARD ST	$ 289.28	$ 50.00	$ 339.28	$ 5.77	$ 345.05
1122	STEPHENS CARMELITA J & VIG	792	O'NEIL CMN	HAYWARD	CA	94544	792	ONEIL COMMONS	$ 429.09	$ 50.00	$ 479.09	$ 8.14	$ 487.23
1123	SUAREZ ANGELICA M	24948	CALAROGA AVE	HAYWARD	CA	94545	24948	CALAROGA AVE	$ 315.52	$ 50.00	$ 365.52	$ 6.21	$ 371.73
1124	SUAREZ BENICIO	28959	RUUS RD	HAYWARD	CA	94544	28959	RUUS RD	$ 62.30	$ 50.00	$ 112.30	$ 1.91	$ 114.21

1125	SUH CHONG K & EUNSOOK	22702	ATHERTON ST	HAYWARD	CA	94541	22702	ATHERTON ST	$	518.32	$	50.00	$	568.32	$	9.66	$	577.98
1126	SUN DAVID C	27886	ORLANDO AVE	HAYWARD	CA	94545	27886	ORLANDO AVE	$	507.72	$	50.00	$	557.72	$	9.48	$	567.20
1127	SUPNET ZAIDA E & ISAAC E	27808	GAINESVILLE AVE	HAYWARD	CA	94545	27808	GAINESVILLE AVE	$	427.93	$	50.00	$	477.93	$	8.12	$	486.05
1128	SWIMMER LARRY L & SANDRA	24841	WILLIMET WAY	HAYWARD	CA	94544	24841	WILLIMET WAY	$	762.94	$	50.00	$	812.94	$	13.82	$	826.76
1129	SWOPES DAVID R & GWEN B T	2061	TRAFALGAR AVE	HAYWARD	CA	94545	2061	TRAFALGAR AVE	$	710.63	$	50.00	$	760.63	$	12.93	$	773.56
1130	SY DIANA J & EDUARDO C ETA	4588	OAKDALE ST	UNION CITY	CA	94587	27740	PISTACHIO CT	$	474.80	$	50.00	$	524.80	$	8.92	$	533.72
1131	SYCAMORE SQUARE HOUSING	409	JACKSON ST	HAYWARD	CA	94544	502	C ST	$	430.54	$	50.00	$	480.54	$	8.17	$	488.71
1132	SYLVAN INVESTMENTS INC	4877	ESSEX WAY	FREMONT	CA	94538-	688	BERRY AVE	$	368.40	$	50.00	$	418.40	$	7.11	$	425.51
1133	SZETO CLEMENT	2049	MEDALLION DR	UNION CITY	CA	94587	164	ORCHARD AVE	$	105.37	$	50.00	$	155.37	$	2.64	$	158.01
1134	SZETO MAN T & JENNY Y	7172	REGIONAL ST # 15	DUBLIN	CA	94568	23703	AMADOR ST	$	304.08	$	50.00	$	354.08	$	6.02	$	360.10
1135	TAHA ALYA Q & QASED H	24348	ANNA ST	HAYWARD	CA	94545	24348	ANNA ST	$	422.56	$	50.00	$	472.56	$	8.03	$	480.59
1136	TAIRA MAURICE E & KAREN S	25753	WHITMAN ST	HAYWARD	CA	94544	25753	WHITMAN ST	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
1137	TAMONDONG NATIVIDAD C	29212	MARSHBROOK DR	HAYWARD	CA	94545	29212	MARSHBROOK DR	$	298.28	$	50.00	$	348.28	$	5.92	$	354.20
1138	TAN XUE & LIU PEI F ETAL	418	WYETH RD	HAYWARD	CA	94544	418	WYETH RD	$	187.20	$	50.00	$	237.20	$	4.03	$	241.23
1139	TANG HON P	24660	WOODACRE AVE	HAYWARD	CA	94544	24660	WOODACRE AVE	$	380.31	$	50.00	$	430.31	$	7.32	$	437.63
1140	TANG JINRONG & WANG TRIC	2447	LOCKWOOD AVE	FREMONT	CA	94539	26575	LUVENA DR	$	95.00	$	50.00	$	145.00	$	2.47	$	147.47
1141	TANG LYDIA & SUK T	925	SNOWBERRY CT	HAYWARD	CA	94544	925	SNOWBERRY CT	$	430.54	$	50.00	$	480.54	$	8.17	$	488.71
1142	TANSKI MICHAEL C & SZU REN	24036	CARMELITA DR	HAYWARD	CA	94541	24036	CARMELITA DR	$	66.03	$	50.00	$	116.03	$	1.97	$	118.00
1143	TAUMOEPEAU MELE T TR	27678	SEMINOLE WAY	HAYWARD	CA	94544	27678	SEMINOLE WAY	$	281.31	$	50.00	$	331.31	$	5.63	$	336.94
1144	TAVAKE LOLO	26616	COLETTE ST	HAYWARD	CA	94544	26616	COLETTE ST	$	759.68	$	50.00	$	809.68	$	13.76	$	823.44
1145	TAYLOR CASSONERIS & WRIGI	30174	BRIDGEVIEW WAY	HAYWARD	CA	94544	30174	BRIDGEVIEW WAY	$	745.66	$	50.00	$	795.66	$	13.53	$	809.19
1146	TAYLOR DIANE	1147	GOMER ST	HAYWARD	CA	94544	1147	GOMER ST	$	142.38	$	50.00	$	192.38	$	3.27	$	195.65
1147	TAYLOR KENNETH	2987	SUNNYBANK LN	HAYWARD	CA	94541	2116	DEPOT RD	$	430.64	$	50.00	$	480.64	$	8.17	$	488.81
1148	TEJIDOR JACLYN A & JONHSOI	27079	PORTSMOUTH AV	HAYWARD	CA	94545	27079	PORTSMOUTH AV	$	288.37	$	50.00	$	338.37	$	5.75	$	344.12
1149	TEKESTE AKBERET	1030	JOLEEN CT	HAYWARD	CA	94544	1030	JOLEEN CT	$	142.10	$	50.00	$	192.10	$	3.27	$	195.37
1150	THENY HENRY B & SUSANTY S	97	FAIRWAY DR	DALY CITY	CA	94015	27826	POMPANO AVE	$	693.26	$	50.00	$	743.26	$	12.64	$	755.90
1151	THIES RODNEY J & CHERYL S	22826	1ST ST	HAYWARD	CA	94541-	22828	1ST ST	$	631.28	$	50.00	$	681.28	$	11.58	$	692.86
1152	THOMAS DEBORAH D ETAL	29328	CHANCE ST	HAYWARD	CA	94544	29328	CHANCE ST	$	166.61	$	50.00	$	216.61	$	3.68	$	220.29
1153	THOMAS MONICA K & EMMA	25836	GETTYSBURG AVE	HAYWARD	CA	94545	25836	GETTYSBURG AVE	$	51.90	$	50.00	$	101.90	$	1.73	$	103.63
1154	THOMAS RICHARD & BAIN DELBERT		PO BOX 877	SAN LEAND	CA	94577	25675	DONALD AVE	$	98.91	$	50.00	$	148.91	$	2.53	$	151.44
1155	THOMAS VICTORIA B		PO BOX 877	SAN LEAND	CA	94577-	28089	HARVEY AVE	$	95.10	$	50.00	$	145.10	$	2.47	$	147.57
1156	THOMPSON GWENDOLYN F	1345	MANTILLA AVE	HAYWARD	CA	94544	1345	MANTILLA AVE	$	336.91	$	50.00	$	386.91	$	6.58	$	393.49
1157	THURMAN ALANNA S	1220	D ST	HAYWARD	CA	94541	1220	D ST	$	188.11	$	50.00	$	238.11	$	4.05	$	242.16
1158	TIM WANG LLC	1526	FAIRWAY GREEN C	SAN JOSE	CO	95131	1226	MCFARLANE LN	$	427.26	$	50.00	$	477.26	$	8.11	$	485.37
1159	TOM VINCENT	2074	LAGUNA DR	HAYWARD	CA	94545	2074	LAGUNA DR	$	417.42	$	50.00	$	467.42	$	7.95	$	475.37
1160	TOOR HARBANS S & SWARN K	27148	GADING RD	HAYWARD	CA	94544	27148	GADING RD	$	403.82	$	50.00	$	453.82	$	7.71	$	461.53
1161	TOOR LOVEDEEP S & MANDEE	26061	ELDRIDGE AVE	HAYWARD	CA	94544	26061	ELDRIDGE AVE	$	76.21	$	50.00	$	126.21	$	2.15	$	128.36
1162	TOPONCE MELVIN L & SANDR	578	CORTE CALA	VACAVILLE	CA	95688	26573	HICKORY AVE	$	158.82	$	50.00	$	208.82	$	3.55	$	212.37
1163	TORRES GUADALUPE & MELV	27847	BALDWIN ST	HAYWARD	CA	94544	27847	BALDWIN ST	$	147.78	$	50.00	$	197.78	$	3.36	$	201.14
1164	TORRES JORGE A & NOFUENTI	27703	ORLANDO AVE	HAYWARD	CA	94545	27703	ORLANDO AVE	$	224.29	$	50.00	$	274.29	$	4.66	$	278.95
1165	TORRES JOSE C & VICTOR S	403	SMALLEY AVE	HAYWARD	CA	94541	403	SMALLEY AVE	$	39.09	$	50.00	$	89.09	$	1.51	$	90.60
1166	TORRES LAURA	27470	LEMON TREE CT	HAYWARD	CA	94545	27470	LEMON TREE CT	$	416.36	$	50.00	$	466.36	$	7.93	$	474.29
1167	TORRES MARION & JERRY	1063	D ST	HAYWARD	CA	94541	1063	D ST	$	763.55	$	50.00	$	813.55	$	13.83	$	827.38
1168	TORRES RICHARD R & SYLVIA	25077	JOYCE ST	HAYWARD	CA	94544	25077	JOYCE ST	$	428.98	$	50.00	$	478.98	$	8.14	$	487.12
1169	TRAN PAUL	1168	W TENNYSON RD	HAYWARD	CA	94544	22620	7TH ST	$	739.88	$	50.00	$	789.88	$	13.43	$	803.31
1170	TREVINO MARCY G & ZAMOR	24766	BROADMORE AVE	HAYWARD	CA	94544	24766	BROADMORE AVE	$	541.96	$	50.00	$	591.96	$	10.06	$	602.02
1171	TSANG CHI W TR	1535	YOSEMITE DR	MILPITAS	CA	95035	24612	WOODACRE AVE	$	290.07	$	50.00	$	340.07	$	5.78	$	345.85
1172	TSANG ERIC H & WENDY	22847	CHARING ST	HAYWARD	CA	94541	22847	CHARING ST	$	291.56	$	50.00	$	341.56	$	5.81	$	347.37
1173	TSUKERMAN ALEXANDER & ZI	30	PORT ROYAL	FOSTER CIT	CA	94404	29042	HILLVIEW ST	$	199.11	$	50.00	$	249.11	$	4.23	$	253.34

1174	TSUKERMAN ALEXANDER & ZI	30	PORT ROYAL	FOSTER CIT	CA	94404	1450	ROOSEVELT AVE	$ 429.90	$ 50.00	$ 479.90	$ 8.16	$ 488.06
1175	TUAVAO FAKATOUMAFI	526	PALM AVE # C	SEASIDE	CA	93955	1535	SEAVER CT	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
1176	TUGADI HERMAN P & ALANA	27778	PISTACHIO CT	HAYWARD	CA	94544	27778	PISTACHIO CT	$ 302.55	$ 50.00	$ 352.55	$ 5.99	$ 358.54
1177	TUIPULOTU PENISIMANI C & F	30526	PRESTWICK AVE	HAYWARD	CA	94544	30526	PRESTWICK AVE	$ 422.87	$ 50.00	$ 472.87	$ 8.04	$ 480.91
1178	TUITA SAMIUELA & MALIA	27876	LA PORTE AVE	HAYWARD	CA	94545	27876	LA PORTE AVE	$ 442.77	$ 50.00	$ 492.77	$ 8.38	$ 501.15
1179	TUSZEWSKI JOSEPH J	671	LAURETTE PL	HAYWARD	CA	94544	671	LAURETTE PL	$ 212.13	$ 50.00	$ 262.13	$ 4.46	$ 266.59
1180	UDAVE GLORIA E & GLORIA E	24840	DIADON DR	HAYWARD	CA	94544	24840	DIADON DR	$ 283.10	$ 50.00	$ 333.10	$ 5.66	$ 338.76
1181	UNGA LUCIA ADMIN	25919	GETTYSBURG AVE	HAYWARD	CA	94545	25919	GETTYSBURG AVE	$ 838.12	$ 50.00	$ 888.12	$ 15.10	$ 903.22
1182	V A TRAGNI DEVELOPMENT LL	1928	VIA DI SALERNO	PLEASANTC	CA	94566	24234	MAGNA AVE	$ 118.14	$ 50.00	$ 168.14	$ 2.86	$ 171.00
1183	VALDEZ JOEL V	27740	LA PORTE AVE	HAYWARD	CA	94545	27740	LA PORTE AVE	$ 409.19	$ 50.00	$ 459.19	$ 7.81	$ 467.00
1184	VALENCIA MARTHA & MARTH	26610	CALL AVE	HAYWARD	CA	94542	26610	CALL AVE	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
1185	VALIDO EDILBERTO D & LOLIT/	24999	YOSHIDA DR	HAYWARD	CA	94545	24999	YOSHIDA DR	$ 150.09	$ 50.00	$ 200.09	$ 3.40	$ 203.49
1186	VALIENTE HECTOR & GARCIA J	371	WARNER AVE	HAYWARD	CA	94544	371	WARNER AVE	$ 176.55	$ 50.00	$ 226.55	$ 3.85	$ 230.40
1187	VANDENBROEK DAVID	2230	LAGUNA DR	HAYWARD	CA	94545	2230	LAGUNA DR	$ 308.83	$ 50.00	$ 358.83	$ 6.10	$ 364.93
1188	VANMASTRIGT CARMA	32310	PULASKI DR	HAYWARD	CA	94544	32310	PULASKI DR	$ 767.25	$ 50.00	$ 817.25	$ 13.89	$ 831.14
1189	VANMETRE MARK G & DEBRA	25242	MEREDITH CT	HAYWARD	CA	94545	423	WESTCHESTER ST	$ 66.83	$ 50.00	$ 116.83	$ 1.99	$ 118.82
1190	VARGAS AURORA H & SERGIO	27967	TAMPA AVE	HAYWARD	CA	94544	27967	TAMPA AVE	$ 731.06	$ 50.00	$ 781.06	$ 13.28	$ 794.34
1191	VARGAS IRENE ETAL	25699	LEWIS DR	HAYWARD	CA	94544	25699	LEWIS DR	$ 518.32	$ 50.00	$ 568.32	$ 9.66	$ 577.98
1192	VARGAS MARISELA & JUAN	27462	VERONA AVE	HAYWARD	CA	94545	27462	VERONA AVE	$ 342.81	$ 50.00	$ 392.81	$ 6.68	$ 399.49
1193	VARGAS OSCAR JR	22792	MOURA CT	HAYWARD	CA	94541	22792	MOURA CT	$ 141.97	$ 50.00	$ 191.97	$ 3.26	$ 195.23
1194	VARGAS SARA A ETAL	324	AMBROSE CT	HAYWARD	CA	94544	324	AMBROSE CT	$ 98.18	$ 50.00	$ 148.18	$ 2.52	$ 150.70
1195	VARO SILVANO M & LUA ROS/	2239	SLEEPY HOLLOW A	HAYWARD	CA	94545	2239	SLEEPY HOLLOW A	$ 354.97	$ 50.00	$ 404.97	$ 6.88	$ 411.85
1196	VASQUEZ LEONARD G & PATR	22807	ALICE ST	HAYWARD	CA	94541	22807	ALICE ST	$ 660.37	$ 50.00	$ 710.37	$ 12.08	$ 722.45
1197	VASQUEZ MARTINO	24074	DOTSON CT	HAYWARD	CA	94544	24074	DOTSON CT	$ 871.92	$ 50.00	$ 921.92	$ 15.67	$ 937.59
1198	VASQUEZ MARY M	25742	ELDRIDGE AVE	HAYWARD	CA	94544	25742	ELDRIDGE AVE	$ 144.42	$ 50.00	$ 194.42	$ 3.31	$ 197.73
1199	VAUGHN RICHARD G	1617	C ST	HAYWARD	CA	94541	1617	C ST	$ 564.33	$ 50.00	$ 614.33	$ 10.44	$ 624.77
1200	VAZQUEZ ARTURO	23968	CARMELITA DR	HAYWARD	CA	94541	23968	CARMELITA DR	$ 133.42	$ 50.00	$ 183.42	$ 3.12	$ 186.54
1201	VELASCO JAVIER H	27744	ORLANDO AVE	HAYWARD	CA	94545	27744	ORLANDO AVE	$ 427.53	$ 50.00	$ 477.53	$ 8.12	$ 485.65
1202	VELASCO RAUL G & MARY F	368	ROUSSEAU ST	HAYWARD	CA	94544	368	ROUSSEAU ST	$ 428.47	$ 50.00	$ 478.47	$ 8.13	$ 486.60
1203	VELASQUEZ ALONZO	23344	RONALD LN	HAYWARD	CA	94541	23344	RONALD LN	$ 278.61	$ 50.00	$ 328.61	$ 5.59	$ 334.20
1204	VELASQUEZ JESUS & ESTELA	952	JEAN WAY	HAYWARD	CA	94545	952	JEAN WAY	$ 177.38	$ 50.00	$ 227.38	$ 3.87	$ 231.25
1205	VELAZQUEZ ANDRES & GONZ/	27839	DECATUR WAY	HAYWARD	CA	94545	27839	DECATUR WAY	$ 103.14	$ 50.00	$ 153.14	$ 2.60	$ 155.74
1206	VELAZQUEZ JUDITH A & MELV	27228	WHITMAN ST	HAYWARD	CA	94544	27228	WHITMAN ST	$ 286.97	$ 50.00	$ 336.97	$ 5.73	$ 342.70
1207	VELILLA WENDELL L & TIMOTH	31389	WHEELON AVE	HAYWARD	CA	94544	31389	WHEELON AVE	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
1208	VELOZ ISMAEL & MARTHA	28295	FOX HOLLOW DR	HAYWARD	CA	94542	28295	FOX HOLLOW DR	$ 764.03	$ 50.00	$ 814.03	$ 13.84	$ 827.87
1209	VELOZA HENRY & ELIZABETH	25650	LEWIS DR	HAYWARD	CA	94544	25650	LEWIS DR	$ 429.01	$ 50.00	$ 479.01	$ 8.14	$ 487.15
1210	VERDUZCO ALFREDO A	24251	MAGNA AVE	HAYWARD	CA	94544	24251	MAGNA AVE	$ 267.07	$ 50.00	$ 317.07	$ 5.39	$ 322.46
1211	VEREAU AUGUSTO L & AUGUS	2206	THAYER AVE	HAYWARD	CA	94545	2206	THAYER AVE	$ 762.58	$ 50.00	$ 812.58	$ 13.81	$ 826.39
1212	VERGARA EDUARDO A	2626	HANOVER ST	PALO ALTO	CA	94304	385	BERRY AVE	$ 63.03	$ 50.00	$ 113.03	$ 1.92	$ 114.95
1213	VEST GRANT F JR & RUTH E &	326	COOPER AVE	HAYWARD	CA	94544	326	COOPER WAY	$ 293.69	$ 50.00	$ 343.69	$ 5.84	$ 349.53
1214	VICENTE DELMA	1271	TERRACE AVE	HAYWARD	CA	94541	1271	TERRACE AVE	$ 109.71	$ 50.00	$ 159.71	$ 2.72	$ 162.43
1215	VIDALES DAVID B & BALTAZAF	1970	CATALPA WAY	HAYWARD	CA	94545	1970	CATALPA WAY	$ 536.77	$ 50.00	$ 586.77	$ 9.98	$ 596.75
1216	VILLAFRANCO ANTONIO & CATALIN		PO BOX 494205	REDDING	CA	96049	22452	MEEKLAND AVE	$ 229.78	$ 50.00	$ 279.78	$ 4.76	$ 284.54
1217	VILLALBA LEOPOLDO & ALICIA	27854	MANDARIN AVE	HAYWARD	CA	94544	27854	MANDARIN AVE	$ 766.76	$ 50.00	$ 816.76	$ 13.88	$ 830.64
1218	VILLANUEVA RUPERTO & RUP	2046	FLORIDA ST	HAYWARD	CA	94545	2046	FLORIDA ST	$ 753.37	$ 50.00	$ 803.37	$ 13.66	$ 817.03
1219	VILLASENOR BEN & GLORIA	385	C ST	HAYWARD	CA	94541	385	C ST	$ 98.59	$ 50.00	$ 148.59	$ 2.53	$ 151.12
1220	VILLEGAS, CARLOS	26048	ELDRIDGE AVE	HAYWARD	CA	94544-	26048	ELDRIDGE AVE	$ 257.97	$ 50.00	$ 307.97	$ 5.24	$ 313.21
1221	VILLICANA JESUS	22819	KIWANIS ST	HAYWARD	CA	94541	22819	KIWANIS ST	$ 433.97	$ 50.00	$ 483.97	$ 8.23	$ 492.20
1222	VINCENT JOEL ETAL	28722	ROANOKE ST	HAYWARD	CA	94544	28722	ROANOKE ST	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27

1223	VIRAY CARMENCITA M	27855	NORWICH WAY	HAYWARD	CA	94545	27855	NORWICH WAY	$ 209.91	$ 50.00	$ 259.91	$ 4.42	$ 264.33
1224	VIRGEN JAIME & GABRIELA	27722	MAIMI AVE	HAYWARD	CA	94545	27722	MIAMI AVE	$ 199.38	$ 50.00	$ 249.38	$ 4.24	$ 253.62
1225	VIVEIROS FILOMENA P ETAL	27175	FIELDING DR	HAYWARD	CA	94542	27175	FIELDING DR	$ 423.00	$ 50.00	$ 473.00	$ 8.04	$ 481.04
1226	VO DUKE H & AMY L	20485	VIA CALDERON	YORBA LIN	CA	92886	288	EBONY WAY	$ 767.81	$ 50.00	$ 817.81	$ 13.90	$ 831.71
1227	VU SON & NGUYEN JENNY ET/	1090	CENTRAL BLVD	HAYWARD	CA	94542	1090	CENTRAL BLVD	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
1228	WAHAB ABDUL W & AHMADI	719	VERANDA CIR	HAYWARD	CA	94541	719	VERANDA CIR	$ 173.04	$ 50.00	$ 223.04	$ 3.79	$ 226.83
1229	WAINWRIGHT T C & J A	26739	GADING RD	HAYWARD	CA	94544	26739	GADING RD	$ 289.20	$ 50.00	$ 339.20	$ 5.77	$ 344.97
1230	WALKER NORMA	107	LAFAYETTE AVE	HAYWARD	CA	94544	107	LAFAYETTE AVE	$ 293.69	$ 50.00	$ 343.69	$ 5.84	$ 349.53
1231	WALKER ROBERT L JR & KIRST	28006	NOB HILL CT	HAYWARD	CA	94542	28006	NOB HILL CT	$ 738.78	$ 50.00	$ 788.78	$ 13.41	$ 802.19
1232	WALKER ROMAINE & CHRISTI/	28030	FALLBROOK DR	HAYWARD	CA	94542	28030	FALLBROOK DR	$ 176.24	$ 50.00	$ 226.24	$ 3.85	$ 230.09
1233	WALKERBRELAND FELICIA D &	30973	BRAE BURN AVE	HAYWARD	CA	94544	30973	BRAE BURN AVE	$ 59.67	$ 50.00	$ 109.67	$ 1.86	$ 111.53
1234	WALLACE MALCOLM S TR	25399	CAMPUS DR	HAYWARD	CA	94542	25399	CAMPUS DR	$ 772.95	$ 50.00	$ 822.95	$ 13.99	$ 836.94
1235	WALSH RONALD W	962	LEONARDO WAY	HAYWARD	CA	94541	962	LEONARDO WAY	$ 284.06	$ 50.00	$ 334.06	$ 5.68	$ 339.74
1236	WANG HUIBING & ZHAO CHAI	1	DEER OAKS DR	PLEASANTC	CA	94588	27446	MANON AVE	$ 267.95	$ 50.00	$ 317.95	$ 5.41	$ 323.36
1237	WANG HUIBING & ZHAO CHAI	1	DEER OAKS DR	PLEASANTC	CA	94588	27462	MANON AVE	$ 297.40	$ 50.00	$ 347.40	$ 5.91	$ 353.31
1238	WANG YUEMING & LIN JIAME	3042	MADSEN ST	HAYWARD	CA	94541	3042	MADSEN ST	$ 92.10	$ 50.00	$ 142.10	$ 2.42	$ 144.52
1239	WANG, QIAN	2005	PARKHURST ST	HAYWARD	CA	94541	2005	PARKHURST ST	$ 319.34	$ 50.00	$ 369.34	$ 6.28	$ 375.62
1240	WARAN LALITA K	27465	BERENDA WAY	HAYWARD	CA	94544	27465	BERENDA WAY	$ 143.84	$ 50.00	$ 193.84	$ 3.30	$ 197.14
1241	WARD ROBERT J & WILMA C T	927	JEAN WAY	HAYWARD	CA	94545	927	JEAN WAY	$ 291.72	$ 50.00	$ 341.72	$ 5.81	$ 347.53
1242	WEAVER KATHERYN G	24741	CALAROGA AVE	HAYWARD	CA	94545	24741	CALAROGA AVE	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
1243	WEERASINGHE DHANANJA S &	27666	ORLANDO AVE	HAYWARD	CA	94545	27687	DEL NORTE CT	$ 145.74	$ 50.00	$ 195.74	$ 3.33	$ 199.07
1244	WELCH JAY JR & YU	32263	ITHACA ST	HAYWARD	CA	94544	32263	ITHACA ST	$ 434.37	$ 50.00	$ 484.37	$ 8.23	$ 492.60
1245	WESLEY JAMES H JR & BELOY	25573	SOTO RD	HAYWARD	CA	94544	25573	SOTO RD	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
1246	WHITE CRANDELL R	28174	DOBBEL AVE	HAYWARD	CA	94542	28174	DOBBEL AVE	$ 744.09	$ 50.00	$ 794.09	$ 13.50	$ 807.59
1247	WHITFIELD CLAUDE L & DERE	1378	THORNWALL LN	HAYWARD	CA	94545	1378	THORNWALL LN	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
1248	WILKERSONNOBLE JOYCE A TF	710	1ST ST	ESCALON	CA	95320	26047	HICKORY AVE	$ 217.23	$ 50.00	$ 267.23	$ 4.54	$ 271.77
1249	WILKS DANIELLE	1016	DEVON DR	HAYWARD	CA	94542	1016	DEVON DR	$ 191.34	$ 50.00	$ 241.34	$ 4.10	$ 245.44
1250	WILLIAMS CASSANDRA	27958	EL PORTAL DR	HAYWARD	CA	94542	27958	EL PORTAL DR	$ 634.55	$ 50.00	$ 684.55	$ 11.64	$ 696.19
1251	WILLIAMS HARRIET W	2478	OAKES DR	HAYWARD	CA	94542	2478	OAKES DR	$ 428.14	$ 50.00	$ 478.14	$ 8.13	$ 486.27
1252	WILLIAMS JANAYA	173	BURBANK ST	HAYWARD	CA	94541	173	BURBANK ST	$ 408.57	$ 50.00	$ 458.57	$ 7.80	$ 466.37
1253	WILLIAMS MARI Y	27703	PERSIMMON DR	HAYWARD	CA	94544	27703	PERSIMMON DR	$ 429.70	$ 50.00	$ 479.70	$ 8.15	$ 487.85
1254	WILLIAMS OSCAR & GUARDIN	1349	M L KING DR	HAYWARD	CA	94541	1349	MARTIN LUTHER K	$ 159.25	$ 50.00	$ 209.25	$ 3.56	$ 212.81
1255	WILLIOUS ROBERT	24629	MISSION BLVD	HAYWARD	CA	94544	24629	MISSION BLVD	$ 1,071.46	$ 50.00	$ 1,121.46	$ 19.06	$ 1,140.52
1256	WIMBISH JAMES D & HADAS T	24855	WHITMAN ST	HAYWARD	CA	94544	24855	WHITMAN ST	$ 70.63	$ 50.00	$ 120.63	$ 2.05	$ 122.68
1257	WINTON GROVE HOMES INC	4157	HAZELHURST CT	PLEASANTC	CA	94566	428	CRAVEN CT	$ 98.42	$ 50.00	$ 148.42	$ 2.52	$ 150.94
1258	WINTON GROVE HOMES INC	463	CRAVEN CT	HAYWARD	CA	94541	463	CRAVEN CT	$ 404.50	$ 50.00	$ 454.50	$ 7.73	$ 462.23
1259	WINTON GROVE HOMES INC	5909	KIFISIA WAY	FAIR OAKS	CA	95628	413	CRAVEN CT	$ 548.51	$ 50.00	$ 598.51	$ 10.17	$ 608.68
1260	WOFFORD TIMOTHY K	27420	PALMWOOD AVE	HAYWARD	CA	94545	27420	PALMWOOD AVE	$ 98.23	$ 50.00	$ 148.23	$ 2.52	$ 150.75
1261	WONG JONATHAN S ETAL	29955	RED MAPLE CT	HAYWARD	CA	94544	29955	RED MAPLE CT	$ 66.76	$ 50.00	$ 116.76	$ 1.98	$ 118.74
1262	WONG MARY T & WINSTON K	99	BROOKSTONE WA	HAYWARD	CA	94544	99	BROOKSTONE WA	$ 409.19	$ 50.00	$ 459.19	$ 7.81	$ 467.00
1263	WONG THOMAS F & MARIA H	5220	SUSSEX PL	NEWARK	CA	94560	22628	6TH ST	$ 46.27	$ 50.00	$ 96.27	$ 1.64	$ 97.91
1264	WOOSTER KIM A	24419	MARIE DR	HAYWARD	CA	94542	24419	MARIE DR	$ 349.54	$ 50.00	$ 399.54	$ 6.79	$ 406.33
1265	WRIGHT BETTY S	29567	HOLYOKE AVE	HAYWARD	CA	94544-	29391	STATES ST	$ 118.45	$ 50.00	$ 168.45	$ 2.86	$ 171.31
1266	WU YUEHER	28	EDGEVALLEY PL N\	CALGARY, A	0A	FORGN	521	STALEY AVE	$ 422.51	$ 50.00	$ 472.51	$ 8.03	$ 480.54
1267	WU YUXIANG & WANG LI	1620	NORVELL ST	EL CERRITO	CA	94530	22353	MAIN ST	$ 55.93	$ 50.00	$ 105.93	$ 1.80	$ 107.73
1268	WU, NANCY T	26889	PARKSIDE DR	HAYWARD	CA	94542-	26889	PARKSIDE DR	$ 96.15	$ 50.00	$ 146.15	$ 2.48	$ 148.63
1269	XUE ALBERT Y & TANG ZHENG	4420	SUZANNE DR	PALO ALTO	CA	94303	27480	PONDEROSA CT	$ 414.42	$ 50.00	$ 464.42	$ 7.90	$ 472.32
1270	YAMAMOTO ROSALYN & WILL	1813	CATALPA WAY	HAYWARD	CA	94545	1813	CATALPA WAY	$ 856.29	$ 50.00	$ 906.29	$ 15.41	$ 921.70
1271	YAMASHITA SAEKO	26960	CREOLE PL	HAYWARD	CA	94545	26960	CREOLE PL	$ 422.39	$ 50.00	$ 472.39	$ 8.03	$ 480.42

1272	YANEZ ANTONIO	1654	D ST	HAYWARD	CA	94541	2162	BRANDYWINE PL	$ 292.98	$ 50.00	$ 342.98	$ 5.83	$ 348.81
1273	YBOA CARLOS & ISELA	24147	MAGNA AVE	HAYWARD	CA	94544	24145	MAGNA AVE	$ 598.09	$ 50.00	$ 648.09	$ 11.02	$ 659.11
1274	YEE JAMES E & SHEILA L	28102	DOBBEL AVE	HAYWARD	CA	94542	28102	DOBBEL AVE	$ 295.62	$ 50.00	$ 345.62	$ 5.88	$ 351.50
1275	YI SANG H & HEE S	30245	CEDARBROOK RD	HAYWARD	CA	94544	30245	CEDARBROOK RD	$ 767.99	$ 50.00	$ 817.99	$ 13.91	$ 831.90
1276	YOSHIOKA SUSIE		PO BOX 55490	HAYWARD	CA	94545	24001	LA PAZ WAY	$ 132.06	$ 50.00	$ 182.06	$ 3.10	$ 185.16
1277	YOUNG WARREN M TR	206	AIRPORT BLVD	SO. SAN FR	CA	94080	29402	CHANCE ST	$ 433.99	$ 50.00	$ 483.99	$ 8.23	$ 492.22
1278	YU BENNY E & LILIAN L	22494	WOODROE AVE	HAYWARD	CA	94541	28011	SANDLEWOOD DR	$ 366.64	$ 50.00	$ 416.64	$ 7.08	$ 423.72
1279	YUAN, SHAO Z & LAI, ZHI Y TR	335	SHOTWELL ST	SAN FRANC	CA	94110	28431	PACIFIC ST	$ 39.61	$ 50.00	$ 89.61	$ 1.52	$ 91.13
1280	ZALDANA JUAN I & SILVIA E ET	51	TROY PL	HAYWARD	CA	94544	51	TROY PL	$ 428.17	$ 50.00	$ 478.17	$ 8.13	$ 486.30
1281	ZANOTELLIDELGADO OSCAR &	347	BURKE DR	HAYWARD	CA	94544	347	BURKE DR	$ 273.57	$ 50.00	$ 323.57	$ 5.50	$ 329.07
1282	ZARATE CARLOS	1883	FLORIDA ST	HAYWARD	CA	94545	1883	FLORIDA ST	$ 293.68	$ 50.00	$ 343.68	$ 5.84	$ 349.52
1283	ZARATE FIDEL R & SARA B	32347	SENECA ST	HAYWARD	CA	94544	32347	SENECA ST	$ 98.96	$ 50.00	$ 148.96	$ 2.53	$ 151.49
1284	ZAVALZA ARTURO & NAVA RA	24684	JOANNE ST	HAYWARD	CA	94544	24684	JOANNE ST	$ 187.20	$ 50.00	$ 237.20	$ 4.03	$ 241.23
1285	ZEGARRA OSCAR & ROMAN M	6210	CEDAR BLVD	NEWARK	CA	94560	27743	BALDWIN ST	$ 376.91	$ 50.00	$ 426.91	$ 7.26	$ 434.17
1286	ZEMBIK HENRY & ANGELINE T	26133	HUNTWOOD AVE	HAYWARD	CA	94544	25998	UNDERWOOD AVE	$ 430.64	$ 50.00	$ 480.64	$ 8.17	$ 488.81
1287	ZENTAI GEORGE E TR	291	DRUMMOND DR	HAYWARD	CA	94542	291	DRUMMOND DR	$ 605.73	$ 50.00	$ 655.73	$ 11.15	$ 666.88
1288	ZEREH FOWZIA ETAL	2238	PARNASSUS CT	HAYWARD	CA	94542	2238	PARNASSUS CT	$ 398.80	$ 50.00	$ 448.80	$ 7.63	$ 456.43
1289	ZHANG WEI P		PO BOX 10203	SAN JOSE	CA	95157	28078	E 12TH ST	$ 194.28	$ 50.00	$ 244.28	$ 4.15	$ 248.43
1290	ZHANG YUN	28028	FARM HILL DR	HAYWARD	CA	94542	28028	FARM HILL DR	$ 1,114.16	$ 50.00	$ 1,164.16	$ 19.79	$ 1,183.95
1291	ZHANG, ZHI YUAN	332	BRIDGE CREEK WA	HAYWARD	CA	94544	332	BRIDGECREEK WA	$ 70.63	$ 50.00	$ 120.63	$ 2.05	$ 122.68
1292	ZHENG XIAO M ETAL	6145	SHADOW HILL DR	DUBLIN	CA	94568	23014	KINGSFORD WAY	$ 433.54	$ 50.00	$ 483.54	$ 8.22	$ 491.76
1293	ZHOU XIANG & GUO MIN	2772	SEADRIFT LN	HAYWARD	CA	94545	2772	SEADRIFT LN	$ 410.50	$ 50.00	$ 460.50	$ 7.83	$ 468.33
1294	ZIMMER PAUL N & THERESA M	724	BLAINE WAY	HAYWARD	CA	94544	724	BLAINE WAY	$ 99.67	$ 50.00	$ 149.67	$ 2.54	$ 152.21
1295	ZOKAEI ARASH M	27472	MANON AVE	HAYWARD	CA	94544	27472	MANON AVE	$ 430.54	$ 50.00	$ 480.54	$ 8.17	$ 488.71
1296	ZROUT KENNETH	1958	OSAGE AVE	HAYWARD	CA	94545	1958	OSAGE AVE	$ 130.52	$ 50.00	$ 180.52	$ 3.07	$ 183.59
1297	ZUNIGA SEAN & ELIZABETH	27607	CLIFFWOOD AVE	HAYWARD	CA	94545	27607	CLIFFWOOD AVE	$ 306.46	$ 50.00	$ 356.46	$ 6.06	$ 362.52
									$465,438.50	**$64,800.00**	**$530,238.50**	**$9,014.05**	**$539,252.55**

File #: CONS 17-432

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities and Environmental Services

SUBJECT

Cast Iron Water Pipeline Replacement Project: Approval of Additional Funds to Pay Contract's Retention and Close the Project

RECOMMENDATION

That Council adopts the attached resolution increasing the construction contract by $46,327 to cover the unanticipated cost of additional paving required to complete the water pipeline replacement project.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution
Attachment III	Project Location Map
Attachment IV	Statement of Final Quantities

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Utilities & Environmental Services

SUBJECT Cast Iron Water Pipeline Replacement Project: Approval of Additional Funds to Pay Contract's Retention and Close the Project

RECOMMENDATION

That Council adopts the attached resolution increasing the construction contract by $46,327 to cover the unanticipated cost of additional paving required to complete the water pipeline replacement project.

BACKGROUND

The City has approximately 350 miles of water distribution pipeline, of which approximately twenty-one (21) miles is cast iron, which has a design life of roughly fifty years. The subject project was part of a continuing pipeline replacement program to maintain and upgrade the City's water distribution system. Besides age, the criteria for cast iron pipeline replacement include recent leak history and hydraulic carrying capacity. The cast iron water mains selected by staff to be replaced were on Dean Street (Sutro Street to D Street), Lucien Way, Orchard Avenue (Lucien Way to Tioga Road), Park Street (Winton Avenue to Meek Avenue), Park Street/Glade Street Easement, and Pleasant Way. A total of 995 feet of twelve-inch pipe and 4,615 feet of four and six-inch pipe were replaced and upgraded with eight-inch polyvinylchoride (PVC) or ductile iron.

On March 24, 2015, Council approved the plans and specifications for the project and called for bids to be received on April 28, 2015. The construction contract was awarded to California Trenchless in the amount of $1,158,040 on May 19, 2015. The low bid was $220,960 below the engineer's estimate of $1,379,000. The contractor commenced work in December 2015, and the project was completed in December 2016.

DISCUSSION

For the most part, project tasks were completed within the budget (for a complete breakdown of the actual work completed for each project task, please reference the Statement of Final Quantities - Attachment IV). However, the construction contract amount has been exceeded, predominantly due to unanticipated paving expenses. The project estimate assumed a typical

six-inch thickness asphalt concrete paving and a removal and replacement expense associated with that. This is an assumption for collector or neighborhood street type. In reality, the asphalt thickness turned out to be between eight to twelve-inches, which is typically associated with major arterial streets. This caused the pavement replacement and restoration line item to increase from 870 tons to 1380 tons and exceed the original estimate of $134,850 by $79,050 (for a total of $213,900).

The originally approved administrative change order budget ($100,000) was not fully utilized. Two administrative change orders were approved, totaling $53,577. The first was to replace defective corporation stops, and tie-in the water main in the Orchard Avenue area. The second was for additional excavation work in the same area. As stated, this amount is still below the $100,000 budget. This leaves $46,423 available in the budget. Therefore, a portion of the overage caused by the additional pavement cost can be absorbed with the remaining funding.

Council approval is required to authorize additional funds to pay the contract retention and close the project.

ECONOMIC IMPACT

There are no economic impacts to Hayward customers.

FISCAL IMPACT

A total of $2,850,000 has been appropriated for this project in the Water System Capital Improvement Fund. The final project costs are below.

Project Costs	Estimated at Award	Final Costs
Project Administration – City Staff	$70,000	$117,955
Work by City Staff	Not Budgeted	$129,275
Inspection & Administration	$40,000	$46,065
Construction Contract	$1,158,040	$1,204,367
TOTAL PROJECT COST:	$1,268,040	$1,497,662

As noted in the May 19, 2015 agenda report (http://citydocuments.hayward-ca.gov/weblink/0/doc/188277/Page1.aspx) where the request to award the subject contract was detailed, the project scope envisioned other related cast iron pipeline replacement work, some of which was completed by City staff. In order to provide a comprehensive overview of the costs associated with the project, those related costs are included above.

Staff requests the Council authorize an amendment to the construction contract which would increase the amount by $46,327 to $1,204,367. There is sufficient project budget to cover the requested contract increase.

PUBLIC CONTACT

There has been no public contact regarding this request. As part of the project, notices were provided to affected property owners to inform them of the nature and purpose of the work, potential impacts, work schedule, and contact information if they wish to obtain additional information about the project. Water customers were also notified of any planned temporary water service interruptions.

NEXT STEPS

If Council approves an additional amount of $46,327 to cover the total cost of the contraction contract, staff will release retention to the contractor and close the project.

Prepared by: Tay Nguyen, Assistant Civil Engineer
Corinne Ferreyra, Senior Management Analyst

Recommended by: Alex Ameri, Director of Utilities & Environmental Services

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member

RESOLUTION AMENDING THE CONTRACT FOR THE CAST IRON WATER PIPELINE REPLACEMENT PROJECT, PROJECT NO. 07005, WITH CALIFORNIA TRENCHLESS, INC.

WHEREAS, by Resolution 15-043 on March 24, 2015, the City Council approved the plans and specifications for the Cast Iron Water Pipeline Replacement Project, Project No. 07005, and called for bids to be received on April 28, 2015; and

WHEREAS on April 28, 2015, eight (8) bids were received; California Trenchless, Inc. submitted the low bid in the amount of $1,158,040; and

WHEREAS by Resolution 15-071 on May 19, 2015, California Trenchless, Inc. was awarded the contract for the project in accordance with the plans and specifications adopted therefore, in an amount not to exceed $1,158,040; and

WHEREAS, the project required additional pavement replacement and restoration work than originally estimated and the initial contract amount of $1,158,040 has been exceeded by $46,327;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that, the City Manager is hereby authorized and directed to execute a contract amendment with California Trenchless, Inc. in an amount not to exceed $1,204,367, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

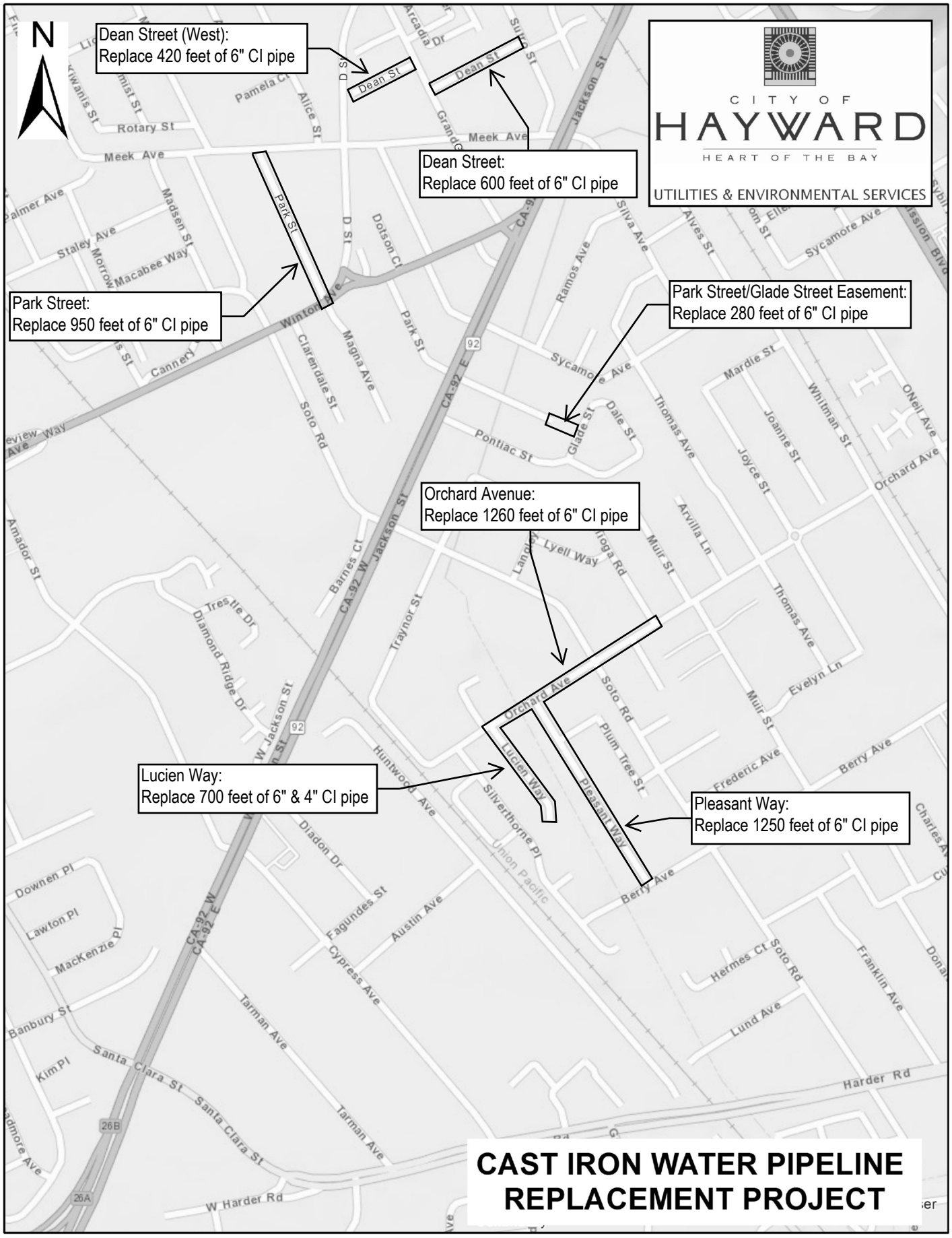
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward


N
Dean Street (West):
Replace 420 feet of 6" CI pipe
Dean St
Dean St
Meek Ave
Dean Street:
Replace 600 feet of 6" CI pipe
CITY OF
HAYWARD
HEART OF THE BAY
UTILITIES & ENVIRONMENTAL SERVICES
Park St
Park Street:
Replace 950 feet of 6" CI pipe
Park Street/Glade Street Easement:
Replace 280 feet of 6" CI pipe
Orchard Avenue:
Replace 1260 feet of 6" CI pipe
Lucien Way:
Replace 700 feet of 6" & 4" CI pipe
Pleasant Way:
Replace 1250 feet of 6" CI pipe
Rotary St
Meek Ave
Palmer Ave
Staley Ave
Morrow Ave
Madsen St
Macabee Way
Winton Ave
Cannery
Pamela Ct
Alice St
Arcadia Dr
Jackson St
D St
Dolson Ct
Clarendale St
Magna Ave
Soto Rd
Barnes Ct
CA-92 W Jackson St
CA-92 E
92
Ramos Ave
Silva Ave
Alves St
Sycamore Ave
Mardie St
Whitman St
Joanne St
Joyce St
Thomas Ave
Arvilla Ln
Muir St
Dale St
Glade St
Pontiac St
Orchard Ave
ONeil Ave
Lyell Way
Loloma Rd
Traynor St
Trestle Dr
Diamond Ridge Dr
W Jackson St
Hunnewell Ave
Lucien Way
Silverthorne Pl
Union Pacific
Soto Rd
Plum Tree St
Pleasant Way
Evelyn Ln
Frederic Ave
Berry Ave
Amador St
Downen Pl
Lawton Pl
MacKenzie Pl
Banbury St
Kim Pl
Diadon Dr
Fagundes St
Austin Ave
Cypress Ave
Tarman Ave
Santa Clara St
Hermes Ct
Franklin Ave
Lund Ave
Harder Rd
W Harder Rd
26B
26A
CA-92 W
CA-92 E
CAST IRON WATER PIPELINE
REPLACEMENT PROJECT

CITY OF HAYWARD
HEART OF THE BAY

CITY OF HAYWARD - DEPT. OF PUBLIC WORKS
STATEMENT OF FINAL QUANTITIES

CONSTRUCTION OF CAST IRON WATER MAIN REPLACEMENT
PROJECT MANAGER: DARYL LOCKHART
CONSTRUCTION INSPECTOR: MIGUEL DEL RIO
California Trenchless, Inc.
2283 Dunn Road
Hayward, CA 94545

RECEIVED
JAN 30 2017
DEPT OF PUBLIC WORKS
ENGINEERING AND
TRANSPORTATION

December 28, 2016

PROJECT 07005/07163

The quantities listed below under "Actual Quantity" are those actually used in the subject project and will be the basis for final payment to the Contractor.

ITEM	DESCRIPTION	CONTRACT QUANTITY	/UNIT	CONTRACT AMOUNT	ACTUAL QUANTITY	/UNIT	FINAL AMOUNT	MONETARY CHANGE
1	Mobilization	1	LS	20,000	1	LS	20,000.00	0.00
2	Traffic Control	1	LS	10,000	1	LS	10,000.00	0.00
3	Trench Shoring and Trench Safety	1	LS	20,000	1	LS	20,000.00	0.00
4	Pavement Replacement and Restoration	870	Ton	134,850	1380	Ton	213,900.00	79,050.00
5	Abandon Existing Water Main	35	EA	3,850	30	EA	3,300.00	(550.00)
6	Abandon Existing Water Valve	18	EA	2,700	18	EA	2,700.00	0.00
7	Remove Existing Water Valve	2	EA	400	2	EA	400.00	0.00
8	Abandon Existing Blowoff	1	EA	250	1	EA	250.00	0.00
9	Remove Existing Blowoff for Connection	3	EA	750	3	EA	750.00	0.00
10	Install 12-inch Water Pipe	960	LF	144,000	995	LF	149,250.00	5,250.00
11	Install 8-inch Water Pipe	4510	LF	514,140	4510	LF	514,140.00	0.00
12	Install 6-inch Water Pipe or FH Run	85	LF	12,750	85	LF	12,750.00	0.00
13	Install 4-inch Water Pipe, Fire Service	20	LF	3,000	20	LF	3,000.00	0.00
14	Install 12-Inch Valve	1	EA	2,600	1	EA	2,600.00	0.00
15	Install 8-Inch Valve	15	EA	22,500	16	EA	24,000.00	1,500.00
16	Install 6-Inch Valve	4	EA	4,400	4	EA	4,400.00	0.00
17	Install 4-Inch Valve	1	EA	1,000	1	EA	1,000.00	0.00
18	Install Fire Hydrant	4	EA	10,400	4	EA	10,400.00	0.00
19	Utility Locating	9	EA	4,500	9	EA	4,500.00	0.00
20	Connect to Existing Service (Type A, 5'±)	106	EA	74,200	110	EA	77,000.00	2,800.00
21	Connect to Existing Service (Type B, 10'±)	12	EA	10,800	12	EA	10,800.00	0.00
22	Connect to Existing Service (Type C, 20'±)	28	EA	39,200	30	EA	42,000.00	2,800.00
23	Connect to Existing Service (Type D, 25'±)	9	EA	14,850	11	EA	18,150.00	3,300.00
24	Connect to Existing Service (Type E, 30'±)	2	EA	4,000	2	EA	4,000.00	0.00
25	Restore Private/Public Improvements	1	LS	1,500	1	LS	1,500.00	0.00
26	Restore Survey Monuments	1	EA	1,400	0	EA	0.00	(1,400.00)
27	Administrative Change Orders	1	LS	100,000	0.54	LS	53,576.96	(46,423.04)
	TOTAL:			**$ 1,158,040.00**			**$ 1,204,366.96**	**$ 46,326.96**

ADMINISTRATIVE CHANGE ORDER SUMMARY

1.	Dig-up & locate and replace defective corp stops; tie-in water main at intersections of Orchard/Lucien and Orchard/Pleasant.	$ 21,082.25
2.	Additional work excavating on Orchard Ave, Pleasant Way, intersections of Soto Rd/Orchard Ave and Winton Ave/Park St for water main.	$ 32,494.71
	TOTAL:	**$ 53,576.96**

ACCEPTED

Chris Asbury
CALIFORNIA TRENCHLESS (PLEASE PRINT NAME)

SIGNATURE

Superintendent
TITLE

11/20/17
DATE

APPROVED

MORAD FAKHRAI, DIRECTOR OF PUBLIC WORKS

1/4/17
DATE

File #: CONS 17-438

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Information Technology/CIO

SUBJECT

Authorization to Negotiate and Execute an Agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to execute an agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services.

ATTACHMENTS

Attachment I Staff Report
Attachment II Resolution

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Information Technology/CIO

SUBJECT: Authorization to Negotiate and Execute an Agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to execute an agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services.

SUMMARY

After partnering with Chabot Community College for the last seven years to provide education and public channel content production and broadcasting, staff recommends continuing this agreement by revising and extending the existing agreement for a period of one year.

BACKGROUND

In 2010, the City of Hayward executed an interim agreement with Chabot-Las Positas Community College District to provide content creation and broadcasting services for local PEG (Public, Education and Government) cable television channels.

This agreement was prompted by the state's passage of the Digital Infrastructure and Video Competition Act (DIVCA) in 2006. Prior to the DIVCA, a single local cable franchise owner, Comcast Communications and its predecessors, was responsible for all local public access channel programming and content produced by local community members at the Comcast Studios.

Under DIVCA, the authority of local governments to grant a single local cable franchise was changed to multiple competing cable franchises issued by the California Public Utilities Commission PUC). With this change, Comcast no longer was required to produce content for the public access channel and closed their studio used for these purposes. The City of Hayward selected Chabot Community College to provide this service, as they were already broadcasting the local education channel, and had the facilities, equipment and staff in place.

Currently, the City of Hayward can broadcast to three main cable channels in our area. The Government channel is KHRT, Comcast Channel 15 (AT&T Uverse Channel 99), which broadcasts City Council Meetings, Planning Commission Meetings, Hayward Unified School District Meetings, a bulletin board with local government events, and other City-produced content. Channel 15 broadcasts from the City Hall Council Chambers. The education Channel is KGTH, Comcast channel 27 (AT&T Uverse 99), which is managed by Chabot College, and broadcasts educational content. Comcast Channel 28 (also AT&T Uverse 99) is the Public Access Channel, broadcasting content from local area producers and Chabot staff. Channels 27 and 28 are both broadcast from Chabot College studios.

DISCUSSION

After executing the original interim agreement with Chabot College in 2010, the City of Hayward has issued a new purchase order yearly based on this agreement to continue providing PEG channel services to the community.

In 2017, Chabot College has implemented new financial policies requiring that all current agreements be reviewed and re-signed. Due to this Chabot College internal policy change, they will not be able to accept our purchase order based on our original contract, and we are required to submit a new agreement that has gone through the City of Hayward approval process.

Staff does not anticipate any substantive changes to the content of the agreement, and there will be no change in the amount of funding from the original agreement. Chabot has submitted a revised agreement with some typographical errors corrected, and a new Media Center use policy exhibit has been added with community access rules and regulations.

In the future, there will likely be a thorough review and re-negotiation of the agreement; however, the goal of this current approval process is to continue funding and avoid an interruption in service for the next year while any review process occurs.

FISCAL IMPACT

To fund the PEG channels, in 2008, the City passed an ordinance that activated specific rights under the DIVCA, including the right to receive 1% of the gross, taxable video revenues from each company granted a state cable franchise (Comcast and AT&T).

In FY 2018, the City budgeted $220,000 in PEG revenues. The annual cost of the agreement with Chabot College in the original agreement was $117,000 per year. The cost of the new one year agreement has not been increased and will not exceed $117,000.

PUBLIC CONTACT

On June 28, 2017, staff provided an overview of this agreement to the Council Technology Application Committee (CTAC). Staff described the original PEG agreement and why this revised agreement is necessary. Staff recommended that Council authorize the City Manager

to negotiate and execute an agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services. CTAC was in support of the agreement and staff's recommendations.

NEXT STEPS

If Council authorizes the City Manager to negotiate and execute this agreement, the effective date of the new agreement is anticipated to be by the end of July, 2017.

Prepared by: Mark Dostal, Information Technology Manager

Recommended by: Adam Kostrzak, Director of Information Technology/CIO

Approved by:



Kelly McAdoo, City Manager

ATTACHMENT II

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-___

Introduced by Council Member _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT BETWEEN THE CITY OF HAYWARD AND CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT FOR PEG BROADCASTING SERVICES

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes and directs the City Manager to negotiate and execute an Agreement with Chabot-Las Positas Community College District for PEG Broadcasting Services in an amount not to exceed $117,000 per year, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

File #: CONS 17-443

DATE: July 18, 2017

TO: Mayor and City Council

FROM: City Clerk

SUBJECT

Adoption of Ordinance Mandated by California Government Code Section 65850.7 (Assembly Bill 1236), Amending Sections 9-1.01 and 9-1.02 of the Hayward Municipal Code to Add Section 105.3.1.2 "Expedited Electric Vehicle Charging Station Permitting"

RECOMMENDATION

That the Council adopts the Ordinance introduced on July 11, 2017.

ATTACHMENTS

Attachment I Staff Report
Attachment II Summary of Ordinance Published on 07/14/2017

DATE: July 18, 2017

TO: Mayor and City Council

FROM: City Clerk

SUBJECT Adoption of Ordinance Mandated by California Government Code Section 65850.7 (Assembly Bill 1236), Amending Sections 9-1.01 and 9-1.02 of the Hayward Municipal Code to Add Section 105.3.1.2 "Expedited Electric Vehicle Charging Station Permitting"

RECOMMENDATION

That the Council adopts the Ordinance introduced on July 11, 2017.

BACKGROUND

The Ordinance was introduced by Council Member Zermeño at the July 11, 2017, special meeting of the City Council with the following vote:

AYES:	Council Members: Zermeño, Márquez, Mendall, Peixoto, Lamnin, Salinas Mayor Halliday
NOES:	None
ABSENT:	None
ABSTAIN:	None

FISCAL IMPACT

There is no fiscal impact.

PUBLIC CONTACT

The summary of the Ordinance was published in the Hayward Daily Review on Friday, July 14, 2017. Adoption at this time is therefore appropriate.

NEXT STEPS

The Hayward Municipal Code will be updated accordingly.

Prepared and Recommended by: Miriam Lens, City Clerk

Approved by:



Kelly McAdoo, City Manager

ATTACHMENT II

PUBLIC NOTICE OF AN INTRODUCTION OF ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE MANDATED BY CALIFORNIA GOVERNMENT CODE SECTION 65850.7 (ASEMBLY BILL 1236), AMENDING SECTIONS 9-1.01 AND 9-1.02 OF THE HAYWARD MUNICIPAL CODE TO ADD SECTION 105.3.1.2 "EXPEDITED ELECTRIC VEHICLE CHARGING STATION PERMITTING"

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Section 9-1.01 of the Hayward Municipal Code is amended as shown below to incorporate provisions consistent with Government Code Section 65850.7 and reorder text related to expedited Residential Solar Permitting, with text to be deleted shown with stricken text and text to be added shown as double-underlined text:

Section 2. Section 9-1.02 of the Hayward Municipal Code is amended as shown below to incorporate provisions consistent with Government Code Section 65850.7 and reorder text related to expedited Residential Solar Permitting, with text to be deleted shown with stricken text and text to be added shown as double-underlined text:

Section 3. Any provision of the City of Hayward Municipal Code or appendices thereto, inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 4. Severance. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall become effective 30 days after adoption.

Introduced at the special meeting of the Hayward City Council held July 11, 2017, the above-entitled Ordinance was introduced by Council Member Zermeño.

This Ordinance will be considered for adoption at the meeting of the Hayward City Council, to be held on July 18, 2017, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: July 14, 2017
Miriam Lens, City Clerk
City of Hayward

File #: CONS 17-445

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT

Authorization to Negotiate and Execute an Agreement with Lisa Wise Consulting for Preparation of the Downtown Specific Plan Development Code

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to execute an agreement with Lisa Wise Consulting for completion of a Development Code ("Code") for the Downtown Specific Plan project.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Interim Development Services Director

SUBJECT Authorization to Negotiate and Execute an Agreement with Lisa Wise Consulting for Preparation of the Downtown Specific Plan Development Code

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to execute an agreement with Lisa Wise Consulting for completion of a Development Code ("Code") for the Downtown Specific Plan project.

SUMMARY

The Development Code component of the Downtown Specific Plan project will be a key tool for implementation of the Specific Plan. The consultant will be tasked with taking all relevant and useful elements from six existing City development codes currently governing growth and development in Downtown Hayward and creating a "smart code" that's anticipated to be easy to use and clearly understandable by developers, business owners, decision makers, and City staff in the realization of the new vision for Downtown Hayward.

A "smart code" is a blend of standard Euclidian zoning criteria, performance-based measures and coding with respect to recognized historic structures in the Downtown area.

BACKGROUND

On September 13, 2016, Lisa Wise Consulting officially began work on the Downtown Specific Plan project. Pursuant to the project scope of work for the Specific Plan project, Tasks 1 (Project Initiation & Background Analysis) and 2 (Visioning & Direction Setting) have been completed while Task 3 (Design Charrette & Preferred Alternative Development) will be completed soon. Creation of the Administrative Draft Specific Plan (Task 4) should be completed by the end of 2017. Task 5 involves the creation of a Development Code, which should parallel work to pull together the Administrative Draft Specific Plan. By early 2018, it is anticipated that a Public Review Draft Specific Plan and draft (Development) Code (Task 6) will have been completed. Work will then begin on the project Environmental Impact Report, also known as Task 7.

DISCUSSION

The timing of work and deliverables for the Development Code will be coordinated with the development, review, and adoption of the Specific Plan as determined by City staff and the consultant team. It is anticipated that the Code would be a hybrid code (conventional, performance-based measures and form-based provisions), with some form-based zones developed for pre-identified focus areas. The following tasks outline the steps necessary to complete the Development Code part of the Downtown Specific Plan project:

Code Coordination Meeting
The consultant team will prepare for and attend a Code Coordination Meeting with City staff. The consultant team will discuss problems or issues with current regulations relevant to the Specific Plan, identify project goals, and review the project timeline.

Code Diagnosis, Microscale Analysis, and Approach
The consultant team will conduct an analysis of the existing zoning code to determine the best approach to restructuring, revising, and improving the Code, including a targeted micro-scale analysis of areas to analyze opportunities and constraints for development. Tasks to be performed at this stage include:

- Analyze the existing zoning code, form-based codes, design guidelines, and other regulatory documents, and summarize key issues and regulatory impediments relevant to implementing the Specific Plan.
- Document the block and lot-level pattern of development ("micro-scale analysis") of three or four pre-identified 'focus areas' in order to calibrate the Code to existing conditions. The purpose of this work is to calibrate appropriate development standards to existing urban patterns and lot sizes in the focus areas. The analysis will build upon the Community Form and Character Analysis component of the project.
- Prepare an annotated outline, style sheet, and sample layouts for the Code.

The Consultant Team will prepare a memo summarizing the Code diagnosis.

Administrative Draft Code
Based on previous project work on the Administrative Draft Specific Plan and input from City staff, the consultant team will prepare the Administrative Draft Code. It is anticipated that the consultant team will develop a combination of conventional and form-based zones (up to four form-based zones). The form-based code areas could be developed to incentivize lot assembly and new development over time. For example, greater intensity or height could be allowed if lots are assembled.

The Code components may include, but are not limited to:

- Applicability and Intent
- Zones
- Development Standards and Building Placement

- Use Tables
- Frontage Standards
- Civic Space Standards
- Parking
- Procedures (the Code will rely on existing City procedures where appropriate)
- Definitions
- Regulating Plan

Administrative Draft Code Review
Lisa Wise Consulting and their team of sub consultants will review the Administrative Draft Code with key City staff, provide clarifications as needed, and facilitate City staff input. All City staff input will be compiled into a single list of non-conflicting comments.

Task Force Meetings
The consultant team will conduct two meetings with the Specific Plan Task Force to present and discuss the following topics related to the Code, such as the Code Diagnosis, Micro-scale analysis, and Approach, and Zones and Development Standards.

Public Workshop
The consultant team will prepare for and conduct a public workshop to introduce major components of the Code. The team will present the major components of the Code and facilitate a public discussion. The City of Hayward will be responsible for securing a meeting space and distributing outreach materials via email and other avenues.

Deliverables
1. Code Diagnosis, Micro-scale analysis, and Approach Memo
2. Administrative Draft Code
3. Task Force Meeting Summaries
4. Public Workshop Presentation Materials and Summary

ECONOMIC IMPACT

It is anticipated that the Downtown Specific Plan will transform the Plan area, one of the City's Priority Development Areas (PDAs), into a vibrant retail destination location for Hayward, thus creating positive economic impacts resulting in new businesses bringing additional sales tax revenue to the City. The Specific Plan and Development Code will build upon previous successes and help create a more active and lively downtown consistent with the goals and policies in the General Plan. Any final version of the Development Code should be useable, understandable and have clear and fair standards for future project advocates to follow to a successful conclusion.

Creating a new Specific Plan and Development Code for the long-term growth and development of Downtown Hayward will bring a new mix of successful uses creating an exciting place for Bay Area residents to frequent as they do with other similar sized cities located around the San Francisco Bay. More customers, residents and visitors will frequent

Downtown Hayward once the Specific Plan is completed and implemented bringing more revenue to Hayward via increased sales tax and eventual increases in property tax via new building construction.

It's important to stress that creation of a Development Code is critical to implementation of the Downtown Specific Plan. It is anticipated that the Code clearly implements the Downtown community vision and will also help streamline the development review process, which is critical for new developers and tenants interested in investing in Hayward Downtown.

FISCAL IMPACT

Funds of $75,000 were originally approved in the FY 2014 budget and carried over to subsequent years pending an agreement with the Alameda County Transportation Commission (Alameda CTC). This money was allocated as the matching funds requirement for the $950,000 grant from Alameda CTC to undertake and complete Hayward's Downtown Specific Plan project. On April 5, 2016, Council approved Resolution #16-047 authorizing an additional allocation of $230,000 for the Downtown Specific Plan Development Code. Funds were allocated and encumbered from the FY 2017 Planning Division Operating budget. There is no further impact to the General Fund.

SUSTAINABILITY FEATURES

It is anticipated that the Downtown Specific Plan and Development Code will have sustainable measures incorporated into both documents. Sustainability features are being developed as part of the Plan process, specifically with input from the public and the Sustainability Committee. Lisa Wise Consulting sub consultant Sherwood Design Engineers is actively involved with incorporating sustainable concepts and design alternatives for the Downtown Plan area. Once ready for review and comment, additional discussion will occur with Council, the Planning Commission, the Sustainability Commission and the public regarding what measures will be suggested and how they will be implemented.

PUBLIC CONTACT

There has been the usual public contact in conjunction with this consent calendar item (posting with the City Clerk's Office and via the City's website).

As the project unfolds and a draft of the Development Code is completed, public outreach will occur and will continue to occur with each phase or task associated with the Code development process. Task Force meetings continue to be an integral way to participate in the Downtown Specific Plan process. Additionally, presentations to the Economic Development Committee, Sustainability Committee, the Chamber of Commerce and other associated downtown business groups will continue to occur. The project team has and will continue to reach out to Downtown building owners, commercial real estate brokers, neighborhood/homeowners'

associations, Cal State East Bay, BART, and AC Transit to afford opportunities for input and participate in the Plan and Code development process.

City staff has been working with the consultant team to effectively use the City's website and social media to provide updated information on development of the Downtown Specific Plan and will do so as it relates to the Plan and Development Code component.

In short, City staff will continue getting the word out about all future project meetings, activities and other ways to provide input on the project by posting information to the City's website.

NEXT STEPS

Once the contract has been executed with Lisa Wise Consulting to create a Development Code for the Downtown Specific Plan project, work will commence pursuant to the scope of work and Code development work should coincide with ongoing efforts to create an Administrative Draft Specific Plan.

Prepared by: Damon Golubics, Senior Planner

Recommended by: Stacey Bristow, Interim Development Services Director

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAYWARD AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT BETWEEN THE CITY OF HAYWARD AND LISA WISE CONSULTING FOR PREPARATION OF THE DOWNTOWN SPECIFIC PLAN DEVELOPMENT CODE

WHEREAS, the City Council approved funding for this specific component of the Downtown Specific Plan project at their April 5, 2016 meeting; and

WHEREAS, the specific amount authorized by Council to complete this key component of the Downtown Specific Plan project was $230,000; and

WHEREAS, the eventual return of this General Fund money will be seen by increased revenue collected from the Community Planning Fee and increased construction/additional building permit fees and increased sales tax and property tax revenue anticipated by implementation of the Downtown Specific Plan and its companion Development Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes and directs the City Manager to negotiate and execute an Agreement with Lisa Wise Consulting for the completion of a Development Code for the Downtown Specific Plan project.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

File #: CONS 17-446

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Library & Community Services

SUBJECT

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

RECOMMENDATION

That Council: Adopts the attached resolution (Attachment I) authorizing the FY 2018 Measure B/BB Annual Paratransit Program Plan for the continued provision of the Hayward Operated Paratransit (HOP) program including: paratransit taxi service, door-to-door group trip, meals-on-wheels, travel to Alzheimer's daycare, travel training, and volunteer driver program; Authorizes the City Manager to use Measure B/BB funds to commission a city-wide Needs Assessment and five-year plan for Paratransit services through 2023, including research and analysis of existing services and new paratransit pilot projects: partnership with Lyft Concierge Program, the CRIL accessible car share program, the Taxi ID/Debit Card program; and Authorizes the City Manager to execute service agreements with: A-Paratransit; Alzheimer's Services of the East Bay (ASEB); Community Resources for Independent Living (CRIL); LIFE Eldercare /VIP Rides; St. Mini Cab, Inc. and Services Opportunities for Seniors (SOS) Meals on Wheels, for the continued provision of Paratransit services in FY 2018 through Measure B/BB funds.

ATTACHMENTS

Attachment I Staff Report
Attachment II Resolution
Attachment III FY 2017-2018 Hayward Paratransit Program Plan - Executive Summary

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Library and Community Services

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

RECOMMENDATION

That Council:

1) Adopts the attached resolution (Attachment I) authorizing the FY 2018 Measure B/BB Annual Paratransit Program Plan for the continued provision of the Hayward Operated Paratransit (HOP) program including: paratransit taxi service, door-to-door group trip, meals-on-wheels, travel to Alzheimer's daycare, travel training, and volunteer driver program;

2) Authorizes the City Manager to use Measure B/BB funds to commission a city-wide Needs Assessment and five-year plan for Paratransit services through 2023, including research and analysis of existing services and new paratransit pilot projects: partnership with Lyft Concierge Program, the CRIL accessible car share program, the Taxi ID/Debit Card program; and

3) Authorizes the City Manager to execute service agreements with: A-Paratransit; Alzheimer's Services of the East Bay (ASEB); Community Resources for Independent Living (CRIL); LIFE Eldercare /VIP Rides; St. Mini Cab, Inc. and Services Opportunities for Seniors (SOS) Meals on Wheels, for the continued provision of Paratransit services in FY 2018 through Measure B/BB funds.

BACKGROUND

The City of Hayward submits an Annual Paratransit Program Plan to the Alameda County Transportation Commission (ACTC) detailing the proposed parameters of Hayward Operated Paratransit (HOP) service using Measure B/BB sales tax funding collected by the County and annually distributed to the City. The HOP program provides paratransit and related services to eligible enrolled riders and their attendants who live in Hayward and the unincorporated areas of Castro Valley, San Lorenzo, Ashland and Cherryland.

The HOP program is administered in Hayward by the Library and Community Services Department. The program is funded in its entirety by Alameda County Measure B and Measure BB half cent tax revenues administered by the Alameda County Transportation Commission (ACTC). Additional funding for non-ADA paratransit service was authorized by Alameda County voters in November 2014 with the passage of Measure BB. Hayward paratransit service is a complement and supplement to the Alameda County-wide mandated ADA Paratransit Service, East Bay Paratransit Service (EBP). City-based programs such as Hayward's have much more flexibility to meet the unique needs of its consumers by offering a range of different types of services.

DISCUSSION

At the May 10, 2017 review of the HOP Program Plan, ACTC recognized the City of Hayward for its innovation and acknowledged Hayward for offering the widest variety of paratransit services of any city-based program in the east bay.

The Hayward Operated Paratransit (HOP) program engages subcontractors to carry out all services in its Annual Paratransit Program Plan subject to Measure B/BB pass-through funding availability. More detail about each of these programs is available in Attachment III:

- The primary means of paratransit service is through standard sedans and accessible van taxi, offered on demand as a curb-to-curb service and contracted through St. Mini Cab, Inc.

- A-Paratransit and Alzheimer's Services of the East Bay (ASEB) provide door-to-door group trip paratransit service with lift equipped vehicles on a shared ride basis.

- Community Resources for Independent Living (CRIL) provides travel training workshops to the mobility challenged through excursions on various modes of Bay Area transportation (including BART, AC Transit and the HOP).

- Service Opportunities for Seniors (SOS) Meals on Wheels provides homebound seniors with nutritious meals delivered by volunteer drivers.

- LIFE Eldercare matches screened volunteers driving their own personal vehicles with senior and non-senior disabled adults. The volunteers provide "door-through-door" service, acting as attendants who help with medical appointments, shopping and various errands.

With the guidance of ACTC, staff continues to implement pilot projects to expand transportation options and improve the independence of eligible consumers and provide respite to their families and friends who are often responsible for providing transit:

1. ACTC has approved the use of Measure B/BB funds to conduct a Needs Assessment to identify service gaps related to transportation, housing and health of senior and disabled residents in the Hayward service area. The goal is to identify and prioritize program objectives based on the analysis provided in the study and use the data to refine and/or develop policy including a five-year program plan through 2023.

2. Community Resources for Independent Living (CRIL) is partnering with ride share operator Get Around to pilot a program to offer modified vehicles for use to eligible consumers through a CRIL managed reservation system. CRIL was recently gifted three specially modified lift-equipped vans for potential use in the pilot. The HOP would potentially underwrite the pilot program in conjunction with CRIL and Get Around.

3. The HOP has partnered with ridesharing pioneer Lyft and the Hayward Area Recreation District (H.A.R.D.) to operate a senior-focused on-demand ride system in the Hayward service area. Lyft Concierge is a specialty service designed specifically to meet the needs of seniors who want the flexibility of same day ride service but are not comfortable hailing a ride through a cell phone. The HOP is developing a system to dispatch the Lyft Concierge service in partnership with H.A.R.D.-operated senior centers.

4. Currently, the HOP program, like other programs in the county, utilizes a woefully outdated Microsoft Access database for client enrollment and a paper-based voucher system for service payments. The program is developing a scope of work for an RFQ for vendors with the capacity manage data and service payments across the wide range of contracts managed by the program.

ECONOMIC IMPACT

The Hayward Operated Paratransit Program is supported 100% by Alameda County Measure B/BB funds. Eligible enrolled riders and their attendants (attendants ride free of charge) are offered three options for service in the Hayward, Castro Valley, San Lorenzo and unincorporated areas. The service offers convenient, cost-effective transportation alternatives for residents who cannot take regular public transit due to age or disability.

FISCAL IMPACT

The proposed FY 2018 Annual Paratransit Program Plan has no impact to the City's General Fund. The program costs, including City staff and administrative costs, are 100% offset by the City's Measure B/BB Paratransit special revenue fund derived from Measure B/BB sales tax revenues administered by ACTC.

PUBLIC CONTACT

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

- 1/17/17: Paratransit Advisory Committee (PAC) meeting
- 2/16/17: Public presentation at Hayward Senior Center;
- 4/28/17: Public presentation at the San Leandro Senior Center

NEXT STEPS

Should Council adopt the attached resolution (Attachment I) approving the FY 2018 Annual Paratransit Program Plan and authorizing the City Manager to negotiate and execute all agreements necessary for program implementation, staff will meet with representatives from each contracting agency to facilitate contract execution to ensure the seamless continuation of Paratransit services to Hayward area residents.

Prepared by: Dana Bailey, Community Services Manager

Recommended by: Sean Reinhart, Director of Library and Community Services

Approved by:



Kelly McAdoo, City Manager

ATTACHMENT II

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

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

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

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

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

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

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

ATTACHMENT III

FY 2017-18 Annual Paratransit Program Plan Application
Due by March 31, 2017

CONTACT INFORMATION	
Agency:	CITY OF HAYWARD
Contact Name:	DANA BAILEY
Title:	COMMUNITY SERVICES DIVISION MANAGER
Phone Number:	510-583-4252
E-mail Address:	DANA.BAILEY@HAYWARD-CA.GOV

Date Submitted: APRIL 13,2017

TYPES OF SERVICES PROVIDED

1. **What type of paratransit projects and programs will be funded, fully or partially, with Measures B and BB Direct Local Distribution (DLD, pass-through) and paratransit discretionary grant funds?** To answer this question, complete Attachment B (Table B tab of the Microsoft Excel workbook).

   Below is a list of the types of services/programs that are eligible for Alameda CTC funding. For detailed information about these eligible services, including minimum service requirements and performance measures, refer to the Alameda CTC's Special Transportation for Seniors and People with Disabilities (Paratransit) Implementation Guidelines, revised January 2017 (provided with the application materials).

   - ***Management/Overhead**: Program oversight, planning, budgeting, participation in regional/countywide meetings. Include admin/labor even if it is paid by the City/transit agency for accurate reporting of full program expenses.*
   - ***Customer Service/Outreach**: Activities associated with educating consumers about services that are available to them, answering questions from consumers and taking, tracking and responding to complaints and commendations. Include costs even if paid by the City/transit agency for accurate reporting of full program expenses.*
   - ***ADA-mandated Paratransit**: Paratransit services provided by fixed-route transit operators to fulfill requirements under the American's with Disabilities Act (ADA).*
   - ***City-based Door-to-Door**: Pre-scheduled, accessible, door-to-door service provided by city. Provides a similar level of service to ADA-mandated services; designed to fill gaps not met by ADA-mandated providers and/or relieve ADA-mandated providers of some trips.*
   - ***Taxi Program**: Provides a same day, curb-to-curb service intended for situations when consumers cannot make their trip on a pre-scheduled*

basis; allows eligible consumers to use taxis or Transportation Network Companies (TNCs) (at program discretion) at a reduced fare.

- ***City-based Specialized Accessible Van Service**: Specialized van service provides accessible, door-to-door trips on a pre-scheduled or same-day basis. These services are generally implemented as a supplement to a taxi program that does not meet critical needs for trips in accessible vehicles in certain communities.*
- ***Accessible Fixed-Route Shuttle**: Generally accessible vehicles that operate on a fixed route and schedule to serve common trip origins and destinations, e.g. senior centers, medical facilities, grocery stores, BART stations, other transit stations, community centers, commercial districts, and post offices.*
- ***Group Trips Program**: Round-trip accessible van rides for pre-planned outings or to attend specific events or go to specific destinations for fixed amounts of time, e.g. shopping trips or religious services. Trips usually originate from a senior center or housing facility.*
- ***Volunteer Driver Program**: Pre-scheduled, door-through-door services that are generally not accessible; rely on volunteers to drive eligible consumers for critical trip needs, such as medical trips. May also have an escort component.*
- ***Mobility Management/Travel Training**: Covers a wide range of activities, such as travel training, trip planning, and brokerage. Does not include provision of trips. (This is considered "non-trip provision").*
- ***Scholarship/Subsidized Fare Program**: Program to subsidize any service for customers who are low-income and can demonstrate financial need.*
- ***Meal Delivery:** Program to fund meal delivery to the homes of individuals who are transportation disadvantaged. Currently, only existing operating programs can continue to use Measure B funds for these service costs. No new meal delivery services can be established.*
- ***Capital Expenditure**: Capital purchase or other capital expenditure.*
- ***Note on volunteer driver programs and mobility management/training**: If your program is using DLD funds, but not discretionary grant funds, you will be required to submit further information.*

A. Provide a short narrative description of your agency's FY 2017-18 program.

The HOP is the Hayward Operated Paratransit Program. It's a convenient, affordable and mobility device accessible transportation service provided for seniors (70+ years of age) and people with disabilities unable to use public transportation. The HOP is available for rides within Hayward, Castro Valley, Cherryland, Ashland, San Leandro and San Lorenzo.

The HOP is provided through specially contracted taxi service. HOP taxi is available 24 hours a day, 7 days a week. Rides are provided in wheelchair and other mobility device accessible taxis, vans or buses. Rides are paid for with special vouchers which are available for purchase at City Hall or by mail. To qualify for the service riders must be a resident of one of the cities listed above and unable to access public transportation like AC Transit or BART. A program application (available online or by request) is required. Seniors (70+ years old) are automatically eligible. Those under 70 must have a doctor certify disability.

In addition to the transportation service, The HOP offers these additional services:

Group trip transportation: pre-scheduled, accessible trips for a minimum group of four are offered to enrolled Hayward paratransit riders. Group trips are available primarily to senior housing complexes, skilled nursing facilities, and various community organizations serving seniors and disabled adults.
Travel Training: Mobility management workshops and classes available to groups or individuals and conducted by a Travel Training Coordinator from Community Resources for Independent Living (CRIL).
Alzheimer's Services of the East Bay: Alzheimer's Services of the Bay Area provides door-to-door transportation through specially trained drivers in lift equipped vans to individuals with dementia attending their local day program.
SOS Meals on Wheels Meal Delivery: Meals on Wheels program provides nutritionally balanced meals to homebound seniors and persons with disabilities residing in the Hayward service area through a network of trained volunteer drivers.
LIFE Eldercare /VIP Rides Volunteer Driver Program: Volunteer driver-based mobility program for seniors and people with disabilities who would benefit from a door-through-door service experience. Pilot program is scheduled for implementation in FY 15-16.
City-based specialized accessible car-sharing program (CRIL): Pilot program to offer disabled consumers access to a membership based car-sharing service with wheelchair/mobility device accessible vehicles available for short term reservation. Serves as a supplement to taxi service.
Scholarship Program: subsidized taxi fare program for enrolled HOP clients with demonstrated financial need. To qualify, clients must meet the HUD/federal standard for extremely low-income and submit income documentation.
Driver Incentive Program: HOP riders can now recommend drivers for recognition through the driver incentive program. Drivers who exhibit excellent customer service and/or go beyond the call of duty to assist are eligible for monthly awards of gas cards at the discretion of the program.

B. Explain how the suite of services offered is targeted towards the seniors and people with disabilities in your community. Why have these services

been selected to meet the trip needs of your consumers over other eligible service types? How do these services enhance their quality of life and help them meet basic life needs?

The HOP is intended to help seniors and people with disabilities to remain independent, age in place and continue to be active participants in the community. Riders cite reliability, availability and flexibility of travel as the greatest asset of the program. Most report their quality of life is enhanced when they can schedule travel independently and spontaneously and rely less on family and friends for travel needs. The HOP continually seeks out opportunities for Hayward service area clients to experience the greatest range of options to meet their individual circumstances. For some, traveling independently is the goal. For others, having a little assistance is required along the way. Through The HOP, seniors and people with disabilities are offered a range of choices and flexibility to customize service.

C. **List the most common trip destinations for seniors and people with disabilities in your community that your services are designed to serve, e.g. dialysis centers, hospitals, major shopping complexes, senior centers.**

Surveys of rider travel reveal enrolled clients access the service primarily to medical and pharmacy appointments, benefits offices and banking, classes, other social services programs and shopping. Review of taxi and group trip service reveals enrolled clients increasingly access the service for errands like grocery shopping and postal service. Travel for recurring medical appointments continue to trend upward, increasing 8% for over 2016.

2. **Will your agency's program for FY 2017-18 conform to the Paratransit Program Implementation Guidelines, as required?** (FY 2017-18 Programs are *required* to conform to the Implementation Guidelines, revised January 2017)

(X) Yes

( ) No

A. **If "No", explain below and contact Alameda CTC staff to discuss** (prior to March 31, 2017)

3. **If proposing any service or program changes in FY 2017-18 from the current year, FY 2016-17, describe the changes and explain why they are proposed.** Describe how these changes will impact the ability of seniors and people with disabilities in your community to meet their basic life needs.

The HOP continues to investigate the implementation of the following pilot programs;
LYFT Concierge: The HOP is currently exploring a pilot project with LYFT Concierge. The LYF Concierge service allows participants to call in a request for transportation to central hubs which route the calls to pre-qualified LYFT drivers. In partnership with the Hayward Area Recreation District (HARD), the program is proposed for pilot at three participating senior centers.
City-based specialized accessible car-sharing program: Pilot program planned in partnership with CRIL to offer disabled consumers access to a membership based car-sharing service with wheelchair/mobility device accessible vehicles available for short term reservation. CRIL and The HOP are exploring a potential partnership with ride-share app Get-Around.
Needs Assessment: An RFQ is in development to commission a Hayward-area needs assessment to ensure the planning and delivery of services over the next five years is closely aligned with the needs of seniors (age 60+) and people with disabilities. Alameda County has experienced a 54% increase in seniors age 60+ since 1980.

4. **Looking ahead, beyond FY 2017-18, do you anticipate major service changes? Please briefly describe.** Describe major changes such as beginning or ending a type of service anticipated within the next five years.

The potential conversion of the program from taxi based to LYFT-based would be a major change under consideration over the next 1 -5 years. The prevalence of TNC's has had a major service impact on the taxi industry and a spillover effect on ridership. The taxi industry is struggling to maintain drivers and service. The HOP hopes to find a viable alternative to taxi through LYFT Concierge particularly given the programs customization to meet senior / disabled community needs. In addition, converting from a paper-based to debit/id card format is under consideration.

PROGRAM ELEMENTS REQUIRING ALAMEDA CTC STAFF REVIEW

5. The 2017 Paratransit Program Implementation Guidelines require Alameda CTC staff review of several program elements prior to implementation. The program elements requiring staff review are listed as items 4A – 4F below and for each item, further explanation is requested. **If your FY 2017-18 program plan includes any of the elements listed, in the box provided below, list the elements and the requested explanation for each.** Applicants must address any applicable paratransit projects and programs listed in Attachment B.

   A. **Planned capital expenditure** (describe planned capital expenditures, such as purchase of vehicles or durable equipment)
   B. **City-based Door-to-Door Service that includes trip limitations based on trip purpose** (describe the proposed trip limitations that are proposed)
   C. **Taxi Subsidy Program that includes use of Transportation Network Companies (TNCs)** (describe the proposed service including screening and how subsidies will be provided)
   D. **Taxi Subsidy Program that includes incentives to drivers and/or transportation providers** (describe the proposed incentives)
   E. **Accessible Shuttle Service** (describe service plan and how city is coordinating with the local fixed route transit provider)
   F. **New mobility management and/or travel training programs** (describe the well-defined set of activities)
   G. **Low-income requirements for any scholarship and fare subsidy programs** (describe the proposed subsidy and the means that will be used to determine and verify eligibility)

All proposed services have received prior review by ACTC:

Planned capital expenditure: ***Pilot – CRIL Car Share Program***. Potential purchase of fleet vehicles for participation in the program

Taxi Subsidy Program that includes use of Transportation Network Companies (TNC's): *Pilot – LYFT Concierge Program*. Potential partnership with LYFT Concierge, The HOP and HARD.

Taxi Subsidy Program that includes incentives to drivers and/or transportation providers: *Driver Gas Card Incentive Program*. Rider recommended drivers receive monthly gas-card award/incentive.

Low-income requirements for any scholarship and fare subsidy programs: *HOP Scholarship Program.* Available to active riders with at least one month of enrollment. Clients must qualify as HUD-defined extremely low-income to be eligible.

DEVELOPMENT OF PROGRAM PLAN

6. **How was consumer input sought in development of the program and selection of the services offered?** Describe all general outreach activities undertaken about this plan, including consumer or public meetings; meetings with other agencies; presentations to boards, commissions, or committees. If possible, provide dates for these activities. Note below if this plan was reviewed by a local paratransit advisory committee, including the name of the committee, and the date of the meeting.

The FY 17-18 Program Plan was developed and approved in consultation with the community organizations listed below, and following authorization from the department director:
* Service Opportunities for Seniors (SOS Meals on Wheels);
* Alzheimer's Services of the East Bay
* LIFE Eldercare
* Community Resources for Independent Living
* Area Agency on Aging
* Eden Housing
* Spanish Ranch II Mobile home park
* Hayward Country Club Mobile Home park
* Georgian Manor Mobile home park
* San Leandro Senior Center
* Hayward Senior Center
* Castro Valley Senior Center

7. **Describe any outreach, surveys and/or analysis conducted to develop this plan and to determine the types of services the program offers.**

The FY 17-18 Program Plan was also reviewed the period of one week by a random sample group of taxi riders visiting the City of Hayward to purchase vouchers.

8. **Describe how results from the community outreach, surveys and/or analysis described in Questions 5 and 6 were used to guide the development of the program plan.**

Public input including comments and suggestions were incorporated into the process of determining which programs and projects to continue or expand in FY18. Feedback from the various senior / disability community serving agencies was also considered in the development of the plan.

9. **Describe any innovative, emerging technology or non-traditional elements integrated into the program plan.**

The proposed CRIL Car Share Program and LYFT Concierge Program are examples of innovative partnerships based on rapidly changing transportation trends. Ultimately, The HOP seeks outcomes that provide the greatest range of options for eligible riders. As our riders' abilities change over the years the program attempts to adjust service to their needs.

10. **Was this program plan approved by a governing body (or is it scheduled for action)?** *This is not required by the Alameda CTC. Jurisdictions should follow their established internal process.*

(X) Yes
( ) No

A. If "Yes", provide the name of the governing body and planned or actual approval date.

City of Hayward City Council

OUTREACH

11. **How do community members and potential users learn about the Alameda CTC-funded services provided in your community?** Specify for each of the paratransit projects and programs listed in Attachment B.

Potential users primarily access information about The HOP through direct contact with the paratransit program. Vehicle wraps and direct marketing advertising publicizing the program have also been added. Ongoing outreach is conducted by the Paratransit Coordinator and the Travel Trainer. Services are also advertised through the following:
City website;
Community Access Channel 15; The Matt Jimenez Community Center;
Mobile home park newsletters; CRIL
The Hayward Public Library; Various dialysis and medical treatment centers;
Kaiser Hospital San Leandro; St. Rose Hospital;
The Hayward Senior Center; The San Leandro Senior Center; The Castro Valley Senior Center;

ELIGIBILITY AND ENROLLMENT

12. **What are your requirements for eligibility? (e.g., age, residency, income, ADA-certification status, or other verification of disability).**

Hayward service area residents who are senior (70+) or disabled adults (18+) who are unable to use public transportation because of infirmity or disability or for whom East Bay Paratransit is not an option are eligible to enroll. An application must be submitted and approved to enroll, and all applicants are encouraged to enroll concurrently with EBP. Applicants under the age of 70 must submit a medical certification form signed by a physician or social worker. To qualify for scholarship, applicants must qualify by income (50% of AMI) and provide supporting documentation (proof of SSI/SDI, bank statements, most recent tax return, etc. All applicants must also apply concurrently with EBP to enroll with The HOP.

How do consumers enroll in your program? Include how long the enrollment process takes, and how soon newly enrolled applicants can use the services offered.

Applications are accepted year-round and reviewed within 24 hours of receipt. Applicants determined eligible are mailed an enrollment packet and travel vouchers within 3 business days of processing. Enrollment packets can be expedited within a few hours of receipt for those with urgent travel needs.

CUSTOMER SATISFACTION

13. **Describe your complaint and commendation process.** Describe your process from beginning to end, including instructions you provide to customers for filing program suggestions, complaints or commendations, your documentation procedures and your follow up.

The HOP program Rider's Guide is being updated with the new brand and additional information is included detailing the service communication process. Enrolled riders, their attendants-caregivers, and others serving seniors and the disabled can provide feedback to City staff in writing, via telephone, email or through the city website at any time. Complaints and commendations are documented by City staff and shared with the appropriate vendor. All complaints are investigated by the paratransit staff and a response is typically provided with 48 hours of receipt.

A. **Describe any common or recurring service complaints, commendations and/or suggestions your program has received.** Specify for each of the paratransit projects and programs listed in Attachment B. *(Complaints are defined as phone calls, letters, or emails received for the specific purpose of making a complaint.)*

The most common complaints involve the following;

1) Scheduling difficulty for taxi service after business hours or weekends;
2) Inability to travel outside the designated service area utilizing taxi;
3) Taxi driver availability during peak evening hours

The most common commendations involve the following;

1) Kudos to specific drivers (D2D and taxi) for excellent customer service;
2) Reliable and efficient scheduling of taxi rides.

B. **Describe any changes you have made to your program as a result of these customer complaints, commendations and suggestions.**

1) Driver incentive program: implemented following client feedback requesting a means to reward drivers who make their lives easier.

EXPECTED DEMAND/USE OF SERVICES

14. How many people are/have been/will be registered in the program during the following time periods? Fill in the boxes below.

Registrants at beginning of FY 2015-16	501
Registrants at end of FY 2015-16	697 (196 undup)
Current Registrants for FY 2016-17	803 (106 undup)
Projected Registrants for FY 2017-18	898 (95 undup)

A. Based on the registration projection provided, explain why you expect your program registration to increase, decrease or stay the same compared to the current year.

Enrollment is expected to increase at a steady rate. Year to date ridership is up 11% from FY 15-16, primarily due to The HOP program marketing campaign. The program plans to conduct additional targeted mailers to low-income census tracts and anticipates additional inquiries and enrollment. The implementation of the LYFT Concierge Program through senior centers is also anticipated to increase enrollment.

15. Do you expect the total number of one-way trips provided by your program to increase, decrease or stay the same compared to the current year, FY 2016-17? Why?

Overall one way trips are increasing in FY 16-17 due primarily to taxi service. The program expects to see this trend continue in FY 17-18. The program is fielding more inquiries from family members and other caregivers about transportation options for eligible clients and a targeted direct mail campaign is scheduled to reach this market. Mailers and advertising in low-income census tracts in Hayward and a general mailing to unincorporated Alameda County is planned to increase awareness about the HOP and associated services.

16. Do the ridership numbers reported in Attachments A and B include companions and/or attendants?

(X) Yes
( ) No

A. If "Yes", and if known, what percent of total ridership are companions/attendants? *(If providing an estimate, please clearly indicate it as such.)*

17. **Please provide data on lift/ramp trips provided, if available.** If lift/ramp trips were provided in more than one service, please specify for each.

Lift/ramp trips provided in FY 2015-16	910
Lift/ramp trips to be provided in FY 2016-17	1158
Lift/ramp trips projected to be provided in FY 2017-18	1300

VEHICLE FLEET

18. **Provide details regarding your vehicle fleet.** To answer this question, complete Attachment D (Table D tab of the Excel workbook).

SAFETY INCIDENTS

19. **Describe any safety incidents recorded by your program in FY 2015-16, or to date in FY 2016-17.** Specify for each of the paratransit projects and programs listed in Attachment B. *(Report incidents resulting in any of the following: a fatality other than a suicide; injuries requiring immediate medical attention away from the scene for two or more persons; property damage equal to or exceeding $7,500; an evacuation due to life safety reasons; or a collision at a grade crossing.)*

N/A

FINANCES: PROGRAM REVENUE AND COST

20. **Detail your FY 2017-18 program's total estimated revenue (all fund sources) and total cost by completing Attachment C (Table C tab of the Excel workbook).** For program components funded all or in part with a Measure B/BB discretionary grant, segregate the grant funding by entering it in the "Other Measure B/BB" column.

21. **Describe below the "Management/Overhead" and "Customer Service and Outreach" costs included in Attachment C and how these cost allocations were determined?** (These two categories are defined under Question 1). *The amount spent on Customer Service/Outreach and Management/Overhead is to be included as part of the total program cost, even if it is not funded with Alameda CTC funding. This includes city/agency staff time paid for by a city's general fund.*

A. Management/Overhead Costs

Funds;

1) Direct staff costs (salaries/benefits) based on program oversight, planning, budgeting, customer service and outreach (Measure B/BB and City of Hayward CDBG (10%) shared costs);
2) Insurance costs (Measure B- 100%);

Direct program costs including printing, supplies, computer/IT support, travel, etc. (Measure B and Hayward CDBG (10%) shared costs).

B. Customer Service and Outreach Costs

Customer outreach includes daily operational activities such as fielding customer inquiries, application distribution and processing, database maintenance, group trip scheduling and monitoring, PAC administration, etc.
Other related activities include community presentations, and identification of potential partnerships.
Marketing materials, vehicle signage and potentially street signage.
In FY 17-18 the HOP will commission Measure BB funded Hayward-area needs assessment to ensure the planning and delivery of services over the next five years is aligned with the needs of seniors (age 60+) and people with disabilities.
The program also intends to cross market with LYFT Concierge and CRIL.

PROGRAM FUNDING RESERVES

22. If your paratransit program is anticipated to have a remaining balance of Measure B/BB DLD funding at the end of FY 2017-18, as shown in Attachment C, please explain. How do you plan to expend these funds and when?

Fund reserves are expected to be reduced by the following capital purchases;

1) New consumer database software program;
2) New id/debit card system for taxi program;
3) Approval of staff costs for operation of LYFT Concierge and CRIL programs;
4) Service area wide needs assessment of seniors and people with disabilities;

New curb-side signage at high traffic paratransit stop locations;

MISCELLANEOUS

23. Use this space to provide any additional notes or clarifications about your program plan.

The HOP is deeply appreciative to the voters of Alameda County for Measure B/BB funds. As a measure of responsible management, the program will continue to seek innovative ways to proactively plan and implement programming with effective outcomes. The City of Hayward is committed to inclusiveness and will continue to prioritize programs in service to its most vulnerable residents.

Alameda CTC FY 2017-18 Annual Paratransit Program Plan Application (July 1, 2017 - June 30, 2018)
Attachment B: Description of Planned Program

Note: Definitions for each drop-down menu are in the Implementation Guidelines

Service/Program Type and Name		Contractor	Need(s) Met	Cost to Consumer		For Trip Provision Services			
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J
Eligible Service/Program Type *Drop-down Menu*	Service/Program/Project Name	If service is contracted, provide name of contractor/service provider	Need(s) this Service Meets (E.g. medical, grocery, recreation, regional trips, etc.)	Fare/Cost to Consumer	Fare Medium (E.g. cash, voucher, reimbursement, annual fee, etc.)	Vehicle Accessibility *Drop-down Menu*	Is this a same day or pre-scheduled service? *Drop-down Menu*	Is this a fixed route or origin-to-destination service (e.g. door-to-door)? *Drop-down Menu*	Service Area
Taxi Program	Central County Same Day Taxi Program /Accessible	St. Mini Cab	activities of daily living (appointments, shopping, etc.)	$3.50 per voucher	Voucher	Accessible	Pre-scheduled	curb-to-curb	Hayward, San Leandro, county unincorportated
Taxi Program	Central County Same Day Taxi Program /Non Accessible	St. Mini Cab	activities of daily living (appointments, shopping, etc.)	$3.50 per voucher	Voucher	Not Accessible	Same day	curb-to-curb	Hayward, San Leandro, county unincorportated
Taxi Program	LYFT Concierge	LYFT	activities of daily living (appointments, shopping, etc.)	TBD	TBD	Not Accessible	Same day	curb-to-curb	Hayward, San Leandro, county unincorportated
Taxi Program	LYFT Concierge	LYFT	activities of daily living (appointments, shopping, etc.)	TBD	TBD	Accessible	Same day	curb-to-curb	Hayward, San Leandro, county unincorportated
Group Trips	Group Trip Program	A-Paratransit	activities of daily living (appointments, shopping, etc.)	n/a	n/a	Accessible	Pre-scheduled	door-to-door	Hayward, county unincorportated
City-based Specialized Van	Alzheimer's Services of the East Bay /Adult Day	Alzheimer's Services of the East Bay	Adult Day Care Program	n/a	n/a	Accessible	Pre-scheduled	door-to-door	Hayward, county unincorportated
Mobility Mgmt./Travel Training	Community Resources for Independent Living (CRIL) Travel Training	Hayward Up and Go	activities of daily living (appointments, shopping, etc.)	n/a	n/a	Accessible	Pre-scheduled	door-to-door	Hayward, county unincorportated
Volunteer Driver	LIFE Eldercare /Volunteer Driver	VIP Rides	activities of daily living (appointments, shopping, etc.)	n/a	n/a	Accessible	Pre-scheduled	door-through-door	Hayward, county unincorportated
Meal Delivery (existing program)	Service Opportunties for Seniors /Meals	Meals on Wheels	meal delivery for homebound, low-income seniors	voluntary donation	cash, check, charge	Not Accessible	Pre-scheduled	Fixed Route w/Deviations	Hayward, county unincorportated
Scholarship/Subsidized Fare	Central County Same Day Taxi Program /Scholarship	City of Hayward	subsidized fares for income eligible seniors	n/a	n/a	Accessible	Same day	curb-to-curb	Hayward, county unincorportated
City-based Specialized Van	Community Resources for Independent Living (CRIL) / Car Share	car share program	activities of daily living (appointments, shopping, etc.)	TBD	TBD	Accessible	Same day	door-to-door	Hayward, county unincorportated
Management/Overhead	Hayward Operated Paratransit (The HOP)/ Mgmt Overhead	n/a	activities of daily living (appointments, shopping, etc.)	n/a	n/a				Hayward, San Leandro, county unincorportated
Customer Service and Outreach	Hayward Operated Paratransit (The HOP) Communuty Promotions	n/a	activities of daily living (appointments, shopping, etc.)	n/a	n/a				Hayward, San Leandro, county unincorportated
Capital Purchase	Hayward Operated Paratransit (The HOP) Vehicle Purchase	n/a	activities of daily living (appointments, shopping, etc.)	n/a	n/a	Accessible	Pre-scheduled	door-to-door	Hayward, county unincorportated

Note: Definitions for each drop-down menu are in the Implementation Guidelines

Service/Program Type and Name		Limits	Schedule			Eligibility	Status	Deliverables	Notes
Column A (repeated)	Column B (repeated)	Column K	Column L	Column M	Column N	Column O	Column P	Column Q	Column R
Service/Program Type *Will automatically populate from rows above*	Service/Program/Project Name *Will automatically populate from rows above*	Limits on number of trips/ use of service? (e.g. trip limits per month/quarter/year or a maximum expenditure per consumer)	If pre-scheduled, what days/hours are reservations accepted for trip, training, etc?	If pre-scheduled, how far in advance can/must a consumer schedule a trip, training, etc?	Days/Hours of Operation	Eligibility Requirements	Project Status *Drop-down Menu*	Quantity Planned Provide total number of units (one-way passenger trips, consumers trained, meals delivered, etc.)	Miscellaneous Notes (If necessary, provide any notes/clarification about trip/program)
Taxi Program	Central County Same Day Taxi Program /Accessible	40 / per month	24/7	must call 24 hours in advance to ensure availability	24/7	Adheres to ACTC Implementation Guidelines	To be closed out in FY 16/17	750 OWT	based on estimated 6 months of service
Taxi Program	Central County Same Day Taxi Program /Non Accessible	40 / per month	n/a	n/a	24/7	Adheres to ACTC Implementation Guidelines	To be closed out in FY 16/17	5125 OWT	based on estimated 6 months of service
Taxi Program	LYFT Concierge	TBD	TBD	TBD	TBD	Adheres to ACTC Implementation Guidelines	To be initiated in FY 16/17	TBD	under review
Taxi Program	LYFT Concierge	TBD	TBD	TBD	TBD	Adheres to ACTC Implementation Guidelines	To be initiated in FY 16/17	TBD	under review
Group Trips	Group Trip Program	Two trips per month / per org	Mon - Sat 8am - 4pm	Reservations calendared monthly; other trips calendared by availability	Mon - Sat 8am - 4pm	Adheres to ACTC Implementation Guidelines	Continuing/Ongoing	3200 OWT	
City-based Specialized Van	Alzheimer's Services of the East Bay /Adult Day	Daily per enrolled client	Mon - Fri 8am - 4pm	2-3 days in advance	Mon - Fri 8am - 4pm	Adheres to ACTC Implementation Guidelines	Continuing/Ongoing	3300 OWT	
Mobility Mgmt./Travel Training	Community Resources for Independent Living (CRIL) Travel Training	Enrollment in HOP required	By appointment only	By appointment only	Mon - Fri 8am - 5pm	Adheres to ACTC Implementation Guidelines	Continuing/Ongoing	75 passengers trained	
Volunteer Driver	LIFE Eldercare /Volunteer Driver	case by case basis	By appointment only	By appointment only	Mon - Fri 8am - 5pm	Adheres to ACTC Implementation Guidelines	Continuing/Ongoing	850 OWT	
Meal Delivery (existing program)	Service Opportunties for Seniors /Meals	1 meal each weekday	meals delivered daily	meals delivered daily	Mon - Fri 8am - 5pm	60 years + and homebound	Continuing/Ongoing	45,000 Meals served	

Scholarship/Subsidized Fare	Central County Same Day Taxi Program /Scholarship	case by case basis	n/a	n/a	n/a	n/a	Continuing/Ongoing	100 Riders approved	
City-based Specialized Van	Community Resources for Independent Living (CRIL) / Car Share	case by case basis	n/a	n/a	n/a	n/a	To be initiated in FY 16/17	TBD	under review

Alameda CTC FY 2017-18 Annual Paratransit Program Plan Application (July 1, 2017 - June 30, 2018)
Attachment C: Program Revenue, Cost and Fund Sources

Total FY 2017-18 Program Revenue (Measure B, Measure BB and all other funds available for FY 2017-18)	
Estimated **Measure B** Paratransit DLD ending balance at the end of THIS fiscal year, FY 2016-17 (June 30, 2017)	$1,093,000
Projected FY 2017-18 **Measure B** DLD Paratransit revenue (Use projections distributed by the Alameda CTC)	$868,726
Estimated **Measure BB** Paratransit DLD ending balance at the end of THIS fiscal year, FY 2016-17 (as of June 30, 2017)	$1,058,000
Projected FY 2017-18 **Measure BB** DLD Paratransit revenue (Use projections distributed by the Alameda CTC)	$774,793
Total FY 2017-18 Measure B and BB Paratransit DLD Revenue *(Automatically calculated)*	**$3,794,519**
Total FY 2017-18 Other Revenue (All other revenue sources, non-DLD, including Gap grant)	$41,300
Total FY 2017-18 Program Revenue (Measure B, Measure BB and all other sources available for FY 2017-18) *(Automatically calculated)*	**$3,835,819**

Service/Program Name		Total FY 2017-18 Program Costs by Fund Source (Measure B, Measure BB and all other funds planned to be expended during FY 2017-18)										Total Cost
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M
Service/Program/Project Name *Automatically populated from prior sheet (column B)*	**Quantity Planned for FY 2017-18** *Automatically populated from prior sheet (column Q)*	**Amount of RESERVE Measure B Paratransit DLD funds**	**Amount of FY 2017-18 Measure B Paratransit DLD funds**	**Amount of RESERVE Measure BB Paratransit DLD funds**	**Amount of FY 2017-18 Measure BB Paratransit DLD funds**	**Amount of OTHER Measure B/BB funds**	**What is the source of these OTHER Measure B/BB funds?** (e.g. MB Gap Grant, LSR, MB LSR, etc.)	**Fare Revenue expected from service**	**Fare Revenue to be expended on service**	**Amount of all Non-Alameda CTC funds** (not including fares)	**What is the source of these non-Alameda CTC funds?** (e.g. city funds, federal, state, etc.)	**Total Cost (all sources)** *Automatically calculated*
Central County Same Day Taxi Program /Accessible	750 OWT				$ 27,000			$ 41,300			Sale of taxi vouchers	$ 27,000
Central County Same Day Taxi Program /Non Accessible	5125 OWT				$ 268,000							$ 268,000
LYFT Concierge	TBD	$ 100,000										$ 100,000
LYFT Concierge	TBD	$ -										$ -
Group Trip Program	3200 OWT		$ 150,000									$ 150,000
Alzheimer's Services of the East Bay /Adult Day	3300 OWT		$ 75,000									$ 75,000
Community Resources for Independent Living (CRIL) Travel Training	75 passengers trained		$ 75,000									$ 75,000
LIFE Eldercare /Volunteer Driver	850 OWT		$ 75,000									$ 75,000
Service Opportunties for Seniors /Meals	45,000 Meals served		$ 75,000									$ 75,000
Central County Same Day Taxi Program /Scholarship	100 Riders approved								$ 15,000			$ 15,000
Community Resources for Independent Living (CRIL) / Car Share	TBD		$ 125,000									$ 125,000
Hayward Operated Paratransit (The HOP)/ Mgmt Overhead	0		$ 601,875		$ 15,000							$ 616,875
Hayward Operated Paratransit (The HOP) Communuty Promotions	0		$ 50,000									$ 50,000
Hayward Operated Paratransit (The HOP) Vehicle Purchase	0		$ 50,000									$ 50,000
Totals	**0**	**$ 100,000**	**$ 1,276,875**	**$ -**	**$ 310,000**	**$ -**	**$ -**	**$ 41,300**	**$ 15,000**	**$ -**	**$ -**	**$ 1,701,875**

Budget check (total revenue less total cost): *$2,133,944*

PARATRANSIT DLD RESERVE BALANCES	Measure B	Measure BB
Estimated Reserve Balance, June 30, 2018:	$584,851	$1,522,793
Reserve balance as percent of FY 2017-18 Revenue	*67%*	*197%*

File #: WS 17-037

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Finance

SUBJECT

Policy Direction Regarding Community Facilities Districts

RECOMMENDATION

That Council reviews, comments, and provides direction to staff on the formation of Community Facilities Districts and related policy issues.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Resolution 09-049

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Finance Director

SUBJECT Policy Direction Regarding Community Facilities Districts

RECOMMENDATION

That Council reviews, comments, and provides direction to staff on the formation of Community Facilities Districts and related policy issues.

SUMMARY

This report summarizes the Mello-Roos Community Facilities Act of 1982, the existing processes for the formation of a CFD in Hayward, and recommended options for Hayward in the future.

BACKGROUND

The Mello-Roos Community Facilities Act of 1982

The passage of Proposition 13 in 1978 forced public agencies and real estate developers to look for ways to replace lost property tax revenues and fund the increasing cost of public services and infrastructure. Funding available from traditional assessment districts is limited as well and it became clear that a more flexible funding tool was needed. In response, the California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 (the "Act"), which provides agencies the ability to levy a special tax within a defined geographic area if such a levy is approved by two-thirds of the qualified electors within the area and if the agency demonstrates clear benefit(s) to those paying the levy utilizing those funds.

Community facilities districts (CFD) can generate funding for a broad range of services and facilities, and special taxes can be allocated to properties in any reasonable manner other than on an ad valorem basis (a tax based on the value of the property). In addition to funding specified services, a CFD is authorized to issue tax-exempt bonds secured by land within the district. If a parcel owner fails pay the tax assessed to the CFD, an agency can foreclose (similar to the process for delinquent property tax) on the parcel and use the proceeds of the foreclosure sale to make the required principal and interest payments to bondholders. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity.

City of Hayward Community Facilities Districts

The City has three Community Facilities Districts.

1. Eden Shores (CFD #1) was formed in July 2009 and contains 274 taxed parcels. It is located in the southwestern portion of the City and encompasses a 119-acre site that is part of a larger development known as the Eden Shores Business Park. The tax supports the debt service for an original bonded indebtedness of $9.965 million to finance various backbone infrastructure and related improvements, including several public street improvements, traffic signals, and various sanitary sewer and storm facilities. Construction of the facilities and public improvements funded through the Bond proceeds is now complete and debt service is paid through the special tax.

2. Cannery Place (CFD #2) was formed in May 2009 and contains 540 taxed parcels. Unlike CFD #1, CFD #2 was formed to levy a special tax to fund public safety services for its residents. No bonded debt was issued. CFD#2 is in the City's former downtown redevelopment area and is part of the Cannery Place project area. In April 2015, the Libitzky and Burbank Residual sites were annexed into the existing Cannery Place Area CFD.

3. City of Hayward Community Facilities District No. 3 (South Hayward BART TOD Project) (CFD #3) was formed in May 2015 and contains 357 taxed units. CFD #3 was formed to levy a special tax to fund public safety and ambulance/paramedic services for its residents. No bonded debt was issued. CFD #3 is located near the South Hayward Bart Station.

As part of the formation process with CFD #1, CFD #2 and pursuant with State Government Code, the City adopted Chapter 8, Article 17 of the Hayward Municipal-Code Local Goals and Policies for Community Facilities Districts (http://bit.ly/HaywardCFD). These adopted goals and policies include language providing for a standard condition of approval in all new residential developments regarding CFDs.

Currently, the City requires a $20,000 deposit in its Conditions of Approval for discretionary planning permits/approvals for residential developers to fund a study/fiscal analysis to determine the need for a CFD and its formation for all developments.

> "The developer shall pay the costs of providing public safety services to the project should the project generate the need for additional public safety services. The developer may pay either the net present value of such costs prior to issuance of building permits, or the developer may elect to annex into a special tax district formed by the City and pay such costs in the form of an annual special tax. The developer shall post an initial deposit of $20,000 with the City prior to submittal of improvement plans to offset the City's cost of analyzing the cost of public safety services to the property and district formation."

Among other things the study analyzes any deficit between ongoing revenues generated by a project and the added cost of public safety services above existing levels. Resolution 09-049 adopted revisions to the goals and policies to add the specific language in the City's Conditions of Approval (Attachment I).

The State of California's requirements to form a CFD assume that a specific new (or annexed) residential development will add more costs for services than they will generate in new revenues and taxes from the development, thus creating a gap between revenue created and costs expended to serve the development. Current City policy is for all new residential development to mitigate any identified deficit between generated revenue and expenditures necessary to provide expected levels of service; and to ensure that any new development does not negatively impact existing residents, specifically as it relates to public safety services. To accomplish this, the City considers establishing a special tax district for each development requiring discretionary approvals to provide an ongoing funding source for public safety services in future years. To this end, when a new development has been submitted for consideration, the City has collected a $20,000 deposit from each developer and CFD formation analysis has taken place.

DISCUSSION

Forming CFDs for residential development projects is subject to discretionary planning reviews by the City. These reviews include effort from staff in multiple departments, outside counsel and consultants. Formation also requires agenda items on a minimum of three Council meetings. Currently, it is the City's practice to complete a discretionary planning review and consider CFD formation for all new developments.

As Council is aware from the formation of the City's three current CFDs, there is a tremendous level of effort put forth to form and administer CFDs. By establishing minimum requirements for consideration to form a CFD, it will eliminate this staff effort for developments that do not meet the established requirements and therefore would not substantiate formation. Formation of a CFD for public safety services requires several critical steps that include at least two separate City Council meetings and a timeline of about 60-90 days. Below is a summary of the most critical elements of the process:

1. Update Local Goals and Policies as necessary
2. Complete CFD formation analysis (model)
3. Create and approve a boundary map
4. Adopt a Resolution of Intention to form a CFD
5. Record the boundary map
6. Prepare and file a CFD report
7. Conduct a public hearing on CFD formation – majority protest process
8. If no majority protest, adopt a Resolution of Formation and Resolution Calling Special Election
9. Election (to be held between 90-180 days from adoption of the Resolution of Formation)

A somewhat similar process is conducted for annexation properties. Once a CFD has been formed, the ongoing administration includes the following steps on an ongoing basis. Note that some of the steps below are specific to bond issuance related to CFDs, which would not apply in the case that the City does not issue bonds at the time of formation.

A. Disbursement of Bond Proceeds

Bond proceeds may be held in the City's pooled cash and will be invested as part of the City's pool or held by a third-party trustee. The specific mechanisms for disbursements will be set forth in the bond resolution.

B. Administrative Levies

The City will levy on each property within an assessment district or CFD an annual assessment or special tax, as appropriate, that reflects the costs to the City associated with that district. The maximum rate for each district will be set forth in the Ordinance of Formation. The actual rate of such levy will be based on rates adopted by the Council. These rates will be reviewed from time-to-time to ensure that they accurately reflect City costs.

C. Levy of Special Taxes

The special tax for any CFD will be calculated annually in accordance with the Ordinance of Formation for the subject district and will include any additional levies to meet the coverage requirements for that tax as well as the City's administrative levy. The Director of Finance or designee will be responsible for annually transmitting to Alameda County the information necessary to include the levy on property tax bills. If required or permitted by the Resolution of Formation for that CFD, initial billings of special taxes may be made directly by the City.

D. Administration of and Accounting for Assessment and Special Tax Collections

Prior to September 1 of each year, the Director of Finance or designee will request from the County the delinquency roll for each district and complete the accounting of receipts.

E. Administration of CFD Bonds

After deduction of the administration charges, revenues from the special tax will be deposited in the appropriate debt service funds maintained by the Director of Finance or by a trustee, who will be responsible for paying interest and principal as due. The Director of Finance will be responsible for ensuring other administrative requirements of the bond resolution are met, such as arbitrage and reserve fund administration.

F. Prosecuting Delinquencies

Because CFD bonds are secured exclusively by payments from property owners, bond investors (and letters-of-credit providers for such bonds, if any) will require that the City covenant to prosecute foreclosure on defaulting property within a few months of determining such a default. The City Attorney will be required to file a suit in Superior Court to prosecute such foreclosure. If the special tax or assessment remains unpaid and the foreclosure is prosecuted to conclusion, the property will be sold to the highest bidder at a tax sale, with the proceeds of the sale used to satisfy the delinquent payments.

In CFDs containing more than 100 units, it may not be necessary to foreclose on all delinquent properties as they become delinquent but only when delinquencies reach a pre-determined threshold. Such decisions will be made on a case-by-case basis and governed by the indenture for each bond issuance.

Options for Future CFDs

Option 1: Two Year Moratorium on New CFDs – Recommended

Given the upcoming evaluation and revisions of development codes in the next two years[1], shifts in funding for housing development in Alameda County, and the high costs associated with the formation and ongoing administration of CFDs, staff recommends a moratorium on the formation of new CFDs in Hayward for a two-year period. The Complete Communities strategic initiative outlines extensive work in the next two years around evaluating, creating, and updating development codes, zoning, and fees. Pausing the creation of new CFDs for the next two years would provide staff with the ability to focus on the current tasks included in the initiative, including the assessment of new fees to support City services, and then potentially reassess CFDs in the next iteration of the action plan.

Additionally, the passage of County Measure A1 and subsequent set aside of approximately $155 million for the creation of affordable housing programs and innovative projects provides a unique opportunity for housing development in Hayward. The high cost and administrative burdens of exploring CFD formation for each development would slow down Hayward's competitiveness in accessing A1 funds.

Option 2: Minimum of 100 units for CFD Formation

If the Council wishes to continue forming CFDs for new development projects, staff recommends establishing a minimum unit count threshold of 100 units. It is not advisable to form CFDs for small, in-fill developments, especially since some of those would not be subject to discretionary review (e.g., Site Plan Review, Zone Change, Tentative Tract Map, etc.). The greatest benefit from a CFD is for a larger development, with a minimum of 100 units.

Option 3: No Change

Continue with the existing policies and procedures for CFDs.

Recent Litigation Involving the Mello-Roos Community Facilities Act of 1982

The City of San Ramon formed a Mello-Roos Community Facilities District comprised of a 48-unit townhome development with a "future annexation area" that was essentially coterminous with the City limits. In March 2014, the Building Industry Association of the Bay Area and the Pacific Legal Foundation sued the City of San Ramon, alleging that the Mello-Roos Community Facilities District special tax for the development was illegal on the grounds that the development was an "infill development" surrounded by developed areas where the services on which the CFD was based (police, streets, and other services) already exist, and

[1] At the June 20, 2017 City Council meeting, Council adopted Resolution No. 17-089, adopting the Council strategic initiatives and the associated two-year action plans for FY 2018 and 2019.

therefore the services would not qualify as "new" and would not meet the requirements necessary to qualify as a CFD under the Mello-Roos Act. The original trial court, and Court of Appeals ruled in favor of the City of San Ramon, in support of the formation of a CFD and the special tax levied on the 48-unit project. The Court held that the requirement for "additional services" was met by services that met the increased demand for existing services within the district because they are "in addition to" the services that had been previously and are continuously provided in the area before the district was created. The Court also concluded that the tax was a special (and not general) tax because it was imposed to fund specified facilities and services, all of which were expressly authorized under the Mello-Roos Act. The California State Supreme Court declined to hear the appeal, thereby ending the two and half years of legal action over the matter.

The City Attorney is prepared to comment on the San Ramon case at the Council meeting.

FISCAL IMPACT

The direct fiscal impact cannot be quantified now because it is unknown how many new developments the City will entitle in any given fiscal year. During fiscal 2016 alone, there have been five developments entitled. All five of these developments would fall below the 100-unit requirement for CFD formation consideration.

PUBLIC CONTACT

At the February 3, 2015 City Council Meeting, former City Manager David presented a report forming Community Facility District #3. This report included discussion of establishing thresholds for CFD formation.

NEXT STEPS

Council's input and direction is sought regarding the options outlined in this report. If Council recommends changes to the existing policies and procedures for CFDs, staff will integrate Council's input and direction into a resolution for Council review and approval in September 2017.

Prepared by: Dustin Claussen, Director of Finance
Monica Davis, Management Analyst II

Recommended by: Dustin Claussen, Director of Finance

Approved by:

Kelly McAdoo, City Manager

Attachment II

CITY OF HAYWARD

RESOLUTION NO. 09-049

Introduced by Council Member Henson

RESOLUTION APPROVING AMENDED AND RESTATED LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS

WHEREAS, under the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311 and following of the California Government Code (the "Act"), and prior to the institution of any proceedings thereunder, the legislative body of a local agency must adopt goals and policies as provided in the Act; and

WHEREAS, the City Council of the City of Hayward previously approved "Local Goals and Policies for Community Facilities Districts" by Ordinance No. 01-13, entitled "An Ordinance Adding Article 17 to Chapter 8 of the Hayward Municipal Code Relating to Adopting Local Goals and Policies for the Establishment of Community Facilities Districts," adopted on October 9, 2001 (the "Existing Goals and Policies"); and

WHEREAS, the Existing Goals and Policies provide that they may be amended or supplemented by resolution of the City Council; and

WHEREAS, the City Council wishes to amend and restate the Existing Goals and Policies for the purpose of complying with the requirements of the Act and to further update the Existing Goals and Policies.

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

1. Approval. The "Amended and Restated Local Goals and Policies for Community Facilities Districts" (the "Amended Goals and Policies") on file with the City Clerk, which amend and restate the Existing Goals and Policies, are hereby found to meet the requirements of the Act and are hereby adopted by the Council for the purposes of compliance with the Act, subject to further amendment by the Council as may be required from time to time.

2. Effective Date. This resolution and the Amended Goals and Policies shall be effective from and after the date of the adoption of this resolution by the City Council.

IN COUNCIL, HAYWARD, CALIFORNIA April 21, 2009

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: Zermeño, Halliday, May Dowling, Henson
MAYOR: Sweeney

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Quirk

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

CITY OF HAYWARD

AMENDED AND RESTATED LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS AND SPECIAL TAX DISTRICTS

I. GENERAL.

Section 53312.7(a) of the California Government Code requires that the City of Hayward (the "City") consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") prior to the initiation of proceedings on or after January 1, 1994 to establish a new community facilities district ("CFD") under the Act.

These Amended and Restated Local Goals and Policies for Community Facilities Districts (the "Policies") amend and supercede prior Local Goals and Policies adopted by the City on October 9, 2001.

These Policies provide guidance and conditions for the conduct by the City of proceedings for, and the issuance of bonds secured by special taxes levied in, a special tax district or a community facilities district ("CFD") established under the Act or an ordinance adopted by the City in its capacity as a charter city pursuant to Section 3, 5 and 7 of Article XI of the Calfiornia Constitution (an "Ordinance"). The Policies are intended to be general in nature; specific details will depend on the nature of each particular financing. The Policies are applicable to financings under the Act or an Ordinance and are intended to comply with Section 53312.7 (a) of the Government Code. These Policies shall not apply to any assessment financing or any certificate of participation or similar financings involving leases of or security in public property. The Policies are subject to amendment by the City Council at any time.

In each and every circumstance, the decision as to whether or not the City will make use of the Act or an Ordinance is a decision that will be made solely by the City. Nothing contained herein shall be construed as obligating the City to make use of the Act or an Ordinance in any circumstance or as granting to any person any right to have the City make use of the Act or an Ordinance in any circumstance.

II. FINANCING PRIORITIES.

Eligible Public Facilities. The public facilities eligible to be financed by a CFD must be owned by a public agency or public utility, and must have a useful life of at least five years, except that up to five percent of the proceeds of an issue may be used for facilities owned and operated by a privately-owned public utility. The development or redevelopment proposed within a CFD must be consistent with the City's general plan and must have received any required legislative approvals such as zoning or specific plan approvals prior to the issuance of public debt. A CFD shall not vest any rights to future land use on any properties, including those which are responsible for paying special taxes.

The list of eligible public facilities include, but are not limited to, the following:

- Cultural facilities
- Elementary and secondary school sites and facilities
- Flood control facilities
- Governmental facilities

- Landscaping on public property or in public easements
- Libraries
- Parks and recreational facilities
- Police and fire protection facilities
- Potable and reclaimed water facilities
- Public utilities
- Sanitary sewer facilities
- Storm drain facilities
- Streets and street lighting
- Traffic signals and safety lighting
- Utility relocations
- Other facilities as may be permitted pursuant to the Act or an Ordinance as it may be amended from time to time.

If appropriate, the City shall prepare a public facilities financing plan as a part of the specific plan or other land use document that identifies the public facilities required to serve a project, and the type of financing to be utilized for each facility. The City will attempt to schedule construction of CFD-financed facilities in a manner such that private development will not occur ahead of the installation of public infrastructure necessary to support that development.

Eligible Public Services. In general, the services eligible to be financed by a CFD (the "Services") are those identified in the Act or an Ordinance which are provided by the City, including:

- Fire protection and suppression services and ambulance and paramedic services
- Flood and storm protection including operation and maintenance of storm drainage systems and sandstorm protection systems
- Library services
- Maintenance and lighting of streets and roads
- Maintenance and lighting of parks, parkways and open space
- Operation and maintenance of museums and cultural facilities
- Police protection services
- Recreation program services
- Services related to removal or remedial reation for the cleanup of hazardous substance released or threatened to be released in the environment
- Other services as may be permitted pursuant to the Act or an Ordinance as it may be amended from time to time.

The City may finance services to be provided by another local agency if it determines the public convenience and necessity require it to do so, although the City prioritizes financing services to be provided by the City as described below. If appropriate, the City shall prepare a public services financing plan as a part of the specific plan or other land use document that identifies the public services required to serve a project and the source of funding for each such service.

Eligible Private Facilities. Financed improvements may be privately-owned in the specific circumstances, and subject to the conditions, set forth in the Act or an Ordinance.

Eligible Prior Debt. A CFD may also be formed for the purpose of refinancing any fixed special assessment or other governmental lien on property, to the extent permitted under the Act or an Ordinance, as applicable.

Priorities for Financing. The priority that various kinds of public facilities and services will have for financing through the City's use of the Act or an Ordinance is as follows:

(a) City services authorized to be financed pursuant to the Act or an Ordinance;

(b) Backbone infrastructure to be owned and/or operated by the City that is required to serve proposed development and that is identified in an infrastructure master plan, specific plan or other appropriate document approved by the City as a major backbone infrastructure element;

(c) Other public facilities to be owned and/or operated by the City for which there is a clearly demonstrated public benefit; and

(d) Public facilities to be owned and/or operated by a public agency other than the City, including such public facilities financed *in lieu* of the payment of development fees imposed by such public agency. If the proposed financing is consistent with a public facilities financing plan approved by the City, or the proposed facilities are otherwise consistent with approved land use plans for the property, the City shall consider entering into a joint financing agreement or joint powers authority in order to finance these facilities. A joint agreement with the public agency that will own and operate any such facility must be entered into at the time specified in the Act or an Ordinance.

(e) Fee obligations imposed by government agencies the proceeds of which fees are to be used to fund public capital improvements of the nature listed above. The City will not, generally, consider an application to finance fee obligations, but may consider such financing on a case-by-case basis.

(f) Services provided by a public agency other than the City. If the proposed financing is consistent with a public services financing plan approved by the City, or the proposed facilities are otherwise consistent with approved land use plans for the property, the City shall consider entering into a joint financing agreement or joint powers authority in order to finance these services. A joint agreement with the public agency providing the services must be entered into at the time specified in the Act or an Ordinance.

(g) Privately owned facilities (that is, facilities not owned by a local agency) will, generally, not be financed through the City's use of the Act or an Ordinance; provided, however, that the City may consider the financing of such facilities on a case by case basis.

In-tract infrastructure will, generally, not be financed through the City's use of the Act or an Ordinance, provided however, that the City may consider the financing of such facilities on a case by case basis.

III. BOND ISSUE CREDIT QUALITY REQUIREMENTS

The following are minimum requirements related to issuance of CFD bond issues by the City. Under extraordinary real estate or bond market conditions, the City may, at its own discretion, require more restrictive criteria or additional credit enhancement to improve credit quality.

Value-to-Public Lien Ratio. Generally, CFD bond issues should have at least a three-to-one property value to public lien ratio after calculating the value of the financed public improvements to be installed, unless otherwise specifically approved by the City Council as provided in Section 53345.8(b)

or (c) of the Act. Property value may be based on either an appraisal (as described in VI below) or on assessed values as indicated on the county assessor's tax roll. The public lien amount shall include the bond issue currently being sold plus the portion of any existing public indebtedness secured by a lien on the properties to be taxed.

Entitlement Status. The City will require all major land use approvals and governmental permits necessary for development of land in the CFD to be substantially in place before bonds may be issued.

Reserve Fund. In order to enhance the credit quality of CFD bond issues, the City generally will require that each such bond issue be secured by a reserve fund. Generally, each such reserve fund will be required to be funded with cash in an amount no less than the least of (a) 10% of the initial principal amount of the bonds of such issue, (b) maximum annual debt service on the bonds of such issue, or (c) 125% of the average annual debt service on the bonds of such issue.

Bond Structure for Owner-Occupied Residential Property. Generally, for a CFD created by a landowner vote where special taxes will be received primarily from owner-occupied residential properties, bonds for such CFD will be structured such that, once principal amortization thereof has commenced, debt service thereon will be substantially level.

Failure to Meet Credit Criteria. Less than a three-to-one property value to public lien ratio, excessive tax delinquencies, or projects of uncertain economic viability may cause the City to disallow the sale of bonds, or require additional credit enhancement prior to bond sale. The City may consider exceptions to the above policies for bond issues that do not represent an unusual credit risk, either due to credit enhancement or other reasons specified by the City, and/or which otherwise provide extraordinary public benefits, to the extent permitted by and subject to any applicable requirements of the Act.

If the City requires letters of credit or other security, the credit enhancement shall be issued by an institution, in a form and upon terms and conditions satisfactory to the City. Any security required to be provided by the applicant may be discharged by the City upon satisfaction of the applicable credit criteria specified by the City.

As an alternative to providing other security, and subject to federal tax law, the applicant may request that a portion of the bond proceeds be placed in escrow with a trustee or fiscal agent in an amount sufficient to assure the financing will meet the applicable credit criteria, including, but not limited to, meeting a value-to-lien ratio of at least three-to-one on the outstanding proceeds. The escrowed proceeds shall be released at such times and in such amounts as may be necessary to assure the applicable credit criteria has been met. Generally, in the event escrow bonds are issued, all interest during the escrow period shall be gross funded. Generally, an escrow bond structure for CFD bonds will not be employed unless such a structure advances an extraordinary City development or financial objective.

Suitable Investors. The City will require that bond financings be structured so that bonds are purchased and owned by suitable investors. For example, the City may require placement of bonds with a limited number of sophisticated investors, large bond denominations and/or transfer restrictions in situations where there is an insufficient value-to-lien ratio, where a substantial amount of the property within a CFD is undeveloped, where tax delinquencies are present in parcels within the CFD, and in any other situation identified by the City.

IV. DISCLOSURES

Purchasers of Property. As a minimum, any disclosures mandated by applicable state law to inform prospective purchasers of their obligations under the CFD shall apply to each CFD. In addition, there may be additional requirements mandated by the City for particular kinds of financings on a case-by-case basis. The City may prescribe specific forms to be used to disclose the existence and extent of obligations imposed by CFD.

Disclosure Requirements for the Resale of Lots. The City shall provide a notice of special taxes to sellers of property (other than developers) which will enable them to comply with their notice requirements under Section 1102.6 of the Act. This notice shall be provided by the City within five working days of receiving a written request for the notice. A reasonable fee may be charged for providing the notice, not to exceed any maximum fee specified in the Act.

Continuing Bond Disclosure. Landowners in a CFD that are responsible for ten percent (10%) or more of the annual special taxes must agree to provide: (i) initial disclosure at the time of issuance of any bonds; and (ii) annual disclosure as required under Rule 15c2-12 of the Securities Exchange Commission until the special tax obligation of the property owned by such owner drops below 10%.

V. EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

Minimum Special Tax Levels. Special tax formulas shall provide for minimum special tax levels which satisfy the following payment obligations of a CFD: (a) 110 percent gross debt service coverage for all CFD bonded indebtedness, (b) the administrative expenses of the CFD. Administrative costs of the CFD shall be prioritized ahead of all CFD bonded indebtedness. Generally, the rate and method of apportionment for CFD special taxes will be required to include a back-up tax so that changes in development within the CFD would not result in the inability to levy special taxes that would produce special tax revenues in such amounts.

In addition, the special tax formula may provide for the following to be included in the special tax levels: (a) any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the CFD, (b) the accumulation of funds reasonably required for future debt service, (c) amounts equal to projected delinquencies of special tax payments, (d) the costs of remarketing, credit enhancement and liquidity facility fees, (e) the cost of acquisition, construction, furnishing or equipping of authorized facilities, (f) lease payments for existing or future facilities, (g) costs associated with the release of funds from an escrow account, and (h) the costs of services, (i) the costs incurred to resolve or foreclose on delinquent parcels, and (i) any other costs or payments permitted by law. In structuring the special tax, projected annual interest earnings on bond reserve funds may not be included as revenue for purposes of the calculation.

Generally, the special tax rate and method of apportionment for a CFD will be structured so as to allow the prepayment by property owners of special taxes levied to finance facilities.

Reasonable Basis of Apportionment. The special tax formula shall be reasonable in allocating the CFD's payment obligations to parcels within the CFD. Exemptions from the special tax may be given to parcels which are publicly owned, are held by a property owners' association, are used for a public purpose such as open space or wetlands, are affected by public utility easements making impractical their utilization for other than the purposes set forth in the easements, or have insufficient value to support bonded indebtedness.

Aggregate Tax Burden. *For Non-residential Property.* The total projected non-residential property tax levels for any CFD (including ad valorem taxes, any maintenance, landscaping or other impositions on the land in the CFD and other similar annual government charges levied on parcels in the CFD, but excluding property owners' association annual levies and as to any special tax levies, based on the expected special tax rates and not any "back-up" special taxes) must be reasonable, and will be considered by the City on a case-by-case basis.

For Residential Property. The total projected residential property tax levels (including ad valorem taxes, any maintenance, landscaping or other impositions on the land in the CFD and other similar annual government charges levied on parcels in the CFD, but excluding homeowners' association annual levies and as to any special tax levies, based on the expected special tax rates and not any "back-up" special taxes) for any CFD (or, if a CFD has multiple improvement areas, for each improvement area and not the entire CFD) shall not exceed, at the time of CFD formation, the lesser of (i) 2.0% of the estimated sales prices of the respective homes to be constructed in the CFD (with such prices to be determined by reference to an absorption study or appraisal prepared for the CFD or such other information as the City shall determine), (ii) any maximum specified in the Act, or (iii) lesser amount as may be determined by the City on a case-by-case basis. The annual increase, if any, in the maximum special tax for any parcel shall not exceed any maximum specified in the Act. The increase in the special tax levied on any residential parcel as a consequence of delinquency or default by the owner of any other parcel shall not exceed any maximum specified in the Act.

Levy on Entire Parcels. Special taxes will only be levied on an entire county assessor's parcel, and any allocation of special tax liability of a county assessor's parcel to leasehold or possessory interest in the fee ownership of such county assessor's parcel shall be the responsibility of the fee owner of such parcel and the City shall have no responsibility therefor and has no interest therein. Failure of the owner of any county assessor's parcel to pay or cause to be paid any special taxes in full when due, shall subject the entire parcel to foreclosure in accordance with the Act.

Feasibility Analysis. The City may retain a special tax consultant and/or real estate market consultant to prepare a report or other analysis which: (a) recommends a special tax for the proposed CFD, and (b) evaluates the special tax proposed to determine its ability to adequately fund identified public facilities, City administrative costs, services (if applicable) and other related expenditures. Such analysis shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes and assessments on the properties within the CFD.

VI. APPRAISALS

The definitions, standards and assumptions to be used for appraisals shall be determined by City staff on a case-by-case basis, with input from City consultants and CFD applicants, and by reference to relevant materials and information promulgated by the State of California, (including, but not limited to, the California Debt and Investment and Advisory Commission). The appraiser shall be selected by or otherwise acceptable to the City, and the appraisal shall be coordinated by and under the direction of, or otherwise as acceptable to, the City.

The appraisal must be dated within three months of the date the bonds are priced, unless the City Council determines a longer time is appropriate.

All costs associated with the preparation of the appraisal report shall be paid by the entity requesting the establishment of the CFD, if applicable, through the advance deposit mechanism described below.

VII. CITY PROCEEDINGS

Petition. For new development projects, a petition meeting the requirements of the applicable authorizing law will be required. The applicant is urged to obtain unanimous waivers of the election waiting period. In applying to the City for formation of a CFD, the applicant must specify any reasonably expected impediments to obtaining petitions, including from co-owners and/or lenders of record (where required). Waiver of the petition shall be made only upon showing of extraordinary hardship. For existing development, petitions are preferred, but may be waived, depending on the nature of the project and degree of public importance.

Deposits and Reimbursements. All City staff and consultant costs incurred in the evaluation of CFD applications and the establishment of the CFD will be paid by the entity, if any, requesting the establishment of the CFD by advance deposit increments. The City shall not incur any expenses for processing and administering a CFD that are not paid by the applicant or from CFD bond proceeds. In general, expenses not chargeable to the CFD shall be directly borne by the proponents of the CFD.

Generally any petition for formation of a CFD to fund Public Facilities shall be accompanied by an initial deposit in the amount not less than $75,000 to fund initial staff and consultant costs associated with CFD review and implementation. If additional funds are needed to off-set costs and expenses incurred by the City, the City shall make written demand upon the applicant for such funds. If the applicant fails to make any deposit of additional funds for the proceedings, the City may suspend all proceedings until receipt of such additional deposit.

The City shall not accrue or pay any interest on any portion of the deposit refunded to any applicant or the costs and expenses reimbursed to an applicant. Neither the City nor the CFD shall be required to reimburse any applicant or property owner from any funds other than the proceeds of bonds issued by the CFD or special taxes levied in the CFD.

Representatives. The City and the applicant shall each designate a representative for each financing district proceeding. The representatives shall be responsible for coordinating the activities of their respective interests and shall be the spokespersons for each such interest. The purpose of this requirement is to avoid duplication of effort and misunderstandings from failure to communicate effectively. In the case of the City, it allows the City's consultants to report to a single official who will, in turn, communicate with other staff members.

Time Schedule. The final schedule of events for any proceeding shall be determined by the City, in consultation with its financing team and the applicant. Any changes will require approval by the appropriate City official. Time schedules will (unless specific exceptions are allowed) observe established City Council meeting schedules and agenda deadlines. To the extent possible, financings will be scheduled to allow debt service to be placed on the tax rolls with a minimum of capitalized interest.

VIII. FINANCING TERMS AND CONDITIONS OF BONDS.

No Impact On City's Credit. All terms and conditions of any CFD bonds shall be established by the City. The City will control, manage and invest all CFD issued bond proceeds. Each bond issue shall be structured to adequately protect bond owners and to not negatively impact the bonding capacity or credit rating of the City through the special taxes, credit enhancements, foreclosure covenant, and reserve funds.

All statements and material related to the sale of bonds shall emphasize and state that neither the faith, credit nor the taxing power of the City is pledged to security or repayment of the Bonds. The sole source of pledged revenues to repay CFD bonds are special taxes, bond proceeds and reserve funds held under the bond document, and the proceeds of foreclosure proceedings and additional security instruments provided at the time of bond issuance.

Finance Team Selection. The City shall select all consultants necessary for the formation of the CFD and the issuance of bonds, including the underwriter(s), bond counsel, disclosure counsel, financial advisors, appraiser, market absorption/pricing consultant, and the special tax consultant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team.

IX. EXCEPTIONS TO THESE POLICIES.

The City may find in limited and exceptional instances that a waiver to any of the above stated policies is reasonable given identified special benefits to be derived from such waiver. Such waivers only will be granted by action of the City Council.

File #: LB 17-036

File #: LB 17-018

DATE: July 18, 2017

TO: Mayor and City Council

FROM: City Manager

SUBJECT

Adoption of Final Fiber-Optic Master Plan

RECOMMENDATION

That Council approves the attached resolution (Attachment II) to adopt the Fiber-Optic Master Plan.

ATTACHMENTS

Attachment I Staff Report
Attachment II Resolution
Attachment III Final Fiber-Optic Master Plan
Attachment IV Revisions Change Log
Attachment V Fiber Optic Master Plan Appendix B
Attachment VI Fiber Optic Master Plan Appendix F

DATE: July 18, 2017

TO: Mayor and City Council

FROM: City Manager

SUBJECT Adoption of Final Fiber-Optic Master Plan

RECOMMENDATION

That Council approves the attached resolution (Attachment II) to adopt the Fiber-Optic Master Plan.

SUMMARY

The development of a fiber-optic network is a complex process that requires strategic planning to ensure the system is well designed, subscribed to, and managed. In April 2016, the City initiated the formulation of a Fiber-Optic Master Plan (Fiber Master Plan) to collect the data needed to analyze and recommend the most feasible path and business model to deploy a network with an initial emphasis on serving businesses in the Industrial Technology and Innovation Corridor. Staff presented the Draft Fiber Master Plan to Council on January 24, 2017 and facilitated an additional discussion with the Council Technology Advisory Committee (CTAC) on April 3, 2017. The draft plan was revised based on Council and public feedback.

The final Fiber Master Plan is attached (Attachment III). Also attached is a Change Log documenting responses to comments and specific report revisions (Attachment IV).

BACKGROUND

Work Task IS3.C of the Economic Development Strategic Plan (FY 2014-2018) tasks staff to "explore a public/private partnership to secure broadband/fiber optic network in the industrial area." To achieve this task, which is programmed over the duration of the five-year plan, Economic Development staff developed, and is actively executing, a comprehensive work plan designed to meet near- and long-term needs. Core elements of this program include:

1. Collecting data on existing broadband resources and business needs;
2. Engaging with technology and service providers to identify each organization's plan or willingness to expand service to the Industrial Crescent and explore potential public-private partnerships;

3. Pursuing funding opportunities including federal economic development and public works grants for network design and construction; and
4. Developing a Fiber Master Plan to guide the City in planning, budgeting, and implementing a telecommunications infrastructure project.

Staff outlined this programmatic approach and presented regular activity updates at meetings of the City Economic Development Committee (September 14, 2015; February 1, 2016; and October 3, 2016) and the Council Technology Application Committee (October 15, 2015; December 9, 2015; and November 3, 2016).

On February 23, 2016, Council authorized the City Manager to negotiate and execute a professional services contract with consultant CTC Technology and Energy (CTC) to prepare a Fiber-Optic Network Master Plan. The contract was executed on April 6, 2016.

Similar to the City's General Plan, the Fiber Master Plan serves as a visioning document that sets the overarching goals and objectives for deploying a fiber-optic network in the Industrial Corridor. Specifically, the plan:

- Provides the City with information and data to set its goals and objectives to facilitate the design and deployment of a fiber optic network in Hayward;
- Presents and evaluates the current supply of broadband communications assets, products, and services in the City;
- Provides an inventory and assessment of existing City-owned assets and infrastructure required to support deployment of a fiber optic network;
- Defines and evaluates potential fiber optic network routes and requirements;
- Identifies potential impacts of a fiber optic network, including impacts on City right-of-way (ROW), City-owned conduit, streetlight poles, traffic lights, existing fiber systems, and other real property;
- Defines services and technologies to be offered on the fiber optic network;
- Presents an engineering study, network design, and deployment cost model;
- Outlines a potential phased approach to deliver the network; and
- Evaluates potential business models to build, operate, and make "last-mile" connections to a fiber optic network.

Over the past fifteen months, CTC and staff have worked closely to produce a Fiber Master Plan that thoroughly analyzes and recommends the best potential approach and business model to deploy the High-Speed Hayward system. This extensive work program incorporates the products of data collection and analysis, market research, interviews with staff, an extensive public outreach initiative targeting the business community in the Industrial Crescent and feedback from Council.

Staff completed multiple reviews of Master Plan iterations and presented the Draft Master Plan to **Council** on January 24, 2017. Staff facilitated an additional discussion with the Council Technology Advisory Committee (CTAC) on April 3, 2017. The Draft Master Plan was revised based on Council and public comments. The Final Master Plan is attached for Council

review and adoption. Changes to the plan and consultant responses to comments are summarized in Attachment III.

Adoption of a Dark Fiber Business Model

The most significant recommendation of the Fiber Master Plan is the adoption of a business model to deploy a fiber optic network that meets the community's goals and reduces risk to the City. At both the Council Work Session (January 24, 2017) and CTAC meeting (April 3, 2017), Council expressed support for adopting a Dark Fiber business model. The Dark Fiber business model is essentially a public works model, in which fiber is considered a type of infrastructure that the City manages and maintains. This approach involves the City installing the conduit and fiber required to deploy a network and providing one or more private partners with a license or lease to use the City-owned fiber. This partner then "lights" the fiber and offers services to end users.

In the Dark Fiber business model, the City would be responsible for all construction and maintenance of the conduit and fiber, but would not incur costs of managing network electronics, customer premise equipment, marketing or customer contracts. This model assumes the private partner will make a substantial investment in network electronics and lead the marketing, advertising and support responsibilities associated with providing service to end users. This approach will leverage City assets and create the public-private partnerships called for in the Council-adopted Economic Development Strategic Plan.

ECONOMIC IMPACT

The job creation impacts attributable to this initiative cannot be estimated. However, information collected through the Economic Development Division's Business Engagement Program since September 2014, as well as the results of the business surveys and interviews conducted during the Master Plan formation process, indicates there is demand for broadband connectivity for small to medium-sized businesses within the advanced industries sector. Advanced industries, including firms in the biotechnology, construction and engineering, information and business services, and manufacturing sectors, have expressed a need for such service to help them grow and remain competitive.

The ability to add this infrastructure to Hayward's Industrial Crescent will also serve as a competitive advantage over other communities. Improved broadband connectivity in the City's industrial areas will support business attraction efforts. While the existence of fiber is only one of many site selection factors (such as lease rents, building configuration, traffic patterns, etc.), being able to market Hayward's broadband connectivity to the business community at-large not only helps satisfy a site selection criterion, it will strengthen the City's reputation as a center for innovation and growth.

FISCAL IMPACT

The formulation of the Master Plan follows the $2.74 million grant award from the U.S. Department of Commerce - Economic Development Administration. The grant funding enables the City to install conduit and fiber optic cables in the Industrial Crescent to construct the backbone of the fiber optic network. This backbone will consist of existing infrastructure and newly constructed conduit and fiber. These grant funds served as the basis for the engineering design and were included in the cost estimate developed by the consultant and presented in the Master Plan.

Staff administering the EDA grant is developing an implementation plan that identifies project staffing resource requirements, sources for the required matching funds, and project milestones (See April 25, 2017 Council Meeting Agenda Item entitled, "Approval and Acceptance of EDA Grant 07-01-0286: High Speed Fiber Optic Network Installation project, aka High Speed Hayward"). Staff has identified some right of way properties for possible contribution towards the City's matching portion of the project; once an appraisal has been completed on the right of way properties, the information will be presented to Council for consideration as a no additional cost option to meet the required Federal grant match and reduce the impact to the General Fund. Additionally, Council approved a reallocation of $350,000 of Economic Development funds previously authorized towards the project during the FY 2017 Mid-Year Budget process.

PUBLIC CONTACT

Development of the Fiber Master Plan included a thorough outreach effort to the City's industrial business community. This work included an online survey and telephone interviews with business representatives and organizations, property owners and other public and private stakeholders. The survey was sent by the City and by the Hayward Chamber of Commerce to over 2,600 businesses in July 2016. There were 259 respondents. Of these 259 respondents, 24 were further contacted for in-depth telephone interviews.

NEXT STEPS

Following adoption of the Master Plan, staff will initiate scoping for the timelines, specific resource requirements, and funding sources for implementing the near-term and long-term actions outlined in the final plan. Specific actions shall include:

1. Developing a Dig-Once Policy: A "Dig-Once Policy" would require any excavation plans fitting specific criteria to install municipal fiber conduit or fiber, unless the City opts out. This would allow the City to leverage public and private projects to expand the City's conduit and fiber network.

2. Conduct an Extensive Infrastructure Audit and Implement Records Management System: A thorough evaluation and compilation of all City fiber assets and their condition is key to accurate planning and management. While the Master Plan involved a major data collection effort, more detailed information and a formalized

record keeping system will be necessary as a robust fiber optic network is constructed. For example, documenting the network's fiber runs and individual strand usage is crucial to managing leases and expanding the system.

3. Engage the Private Sector through a Procurement Process: Staff is currently developing a Request for Information to signal to the private sector that the City is willing to invest in infrastructure and is seeking partners to help shape the technical design and operation of the system. San Leandro Dark Fiber, the service provider of the City of San Leandro's fiber system ("Lit San Leandro"), has been working with the City to negotiate a lease as part of the Fiber Grant. However, it may be necessary to solicit other marketplace actors to ensure the City achieves its goals and maximizes the return on investment.

4. Progress Reporting & Consultation with Council, CTAC: Staff will provide regular updates on progress on the Master Plan and EDA grant implementation to Council and CTAC. Staff administering the grant brought a discussion on the specifications of the fiber infrastructure following interviews with several ISPs to the June CTAC meeting.

Prepared by: Paul Nguyen, Economic Development Specialist

Recommended by: Micah Hinkle, Economic Development Manager

Approved by:



Kelly McAdoo, City Manager

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION OF THE CITY COUNCIL APPROVING THE ADOPTION OF THE HAYWARD FIBER-OPTIC NETWORK MASTER PLAN.

WHEREAS, The City Council adopted the Economic Development Strategic Plan (FY 2014-2018), which established a goal to maintain and expand public infrastructure that businesses need to thrive;

WHEREAS, this infrastructure includes advanced telecommunications systems that provides broadband or high-speed internet access;

WHEREAS, broadband connectivity is fundamental to economic development, assisting in the attraction, retention, and expansion of Advanced Industries;

WHEAREAS, on February 23, 2016, the City Council authorized the City Manager to negotiate and execute a professional services contract with consultant CTC Energy and Technology to prepare a Fiber-Optic Master Plan;

WHEREAS the Fiber-Optic Master Plan sets a vision for expanding high-speed internet access in the Industrial Technology and Innovation Corridor and outlines the best potential path and business model for deployment of a fiber-optic network;

WHEREAS, The City completed a comprehensive study and developed the Fiber-Optic Master Plan to support economic and employment growth in the Industrial Technology and Innovation Corridor;

WHEREAS, The City Council and Council Technology Advisory Committee reviewed and provided feedback on the Draft Fiber-Optic Master Plan on January 24, 2017 and April 3, 2017 respectively;

WHEREAS, The City revised the Fiber-Optic Network Master Plan to reflect Council and public comments, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the Fiber-Optic Master Plan be adopted, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

ATTACHMENT III

ctc technology & energy

engineering & business consulting



Fiber Optic Master Plan

Prepared for the City of Hayward, California
February 2017

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1 Executive Summary

There is a growing desire for robust, fiber-based broadband throughout the U.S., particularly among businesses of all sizes as their needs evolve, and connectivity becomes increasingly integral to business operations. Given this, localities are eager to find ways to fill gaps in available service to help their communities attract and retain businesses. Cities that want to advance economic development and attract a talented workforce are seeking ways to deploy fiber-to-the-premises (FTTP) in their communities, or to partner with private providers that are willing and able to help meet connectivity needs.

The City of Hayward is committed to enabling greater fiber-based connectivity for its numerous businesses, and to eventually expanding services to its residential neighborhoods. The City is focused on a phased municipal broadband deployment, and exploring a potential public–private partnership to achieve these goals.

1.1 Project Background and Objectives

The City intends to leverage any available conduit and fiber infrastructure to support a municipal FTTP deployment to advance the availability, affordability, and reliability of connectivity services for its business sector, which hosts thousands of businesses in a broad range of industries. To this end, the City has received funding from the U.S. Department of Commerce to install a preliminary fiber optic and conduit network. CTC's engineers developed a proposed fiber design (see Section 5) based on the assumption that this infrastructure would be foundational to any future City efforts to deploy an FTTP network.

To supplement the City's direct efforts to deploy FTTP and to potentially support its long-term vision, the City also seeks to understand emerging public–private partnerships in the broadband industry, how to balance risk and reward, and whether a partnership makes sense in Hayward. In short, the City aims to take any steps it can to enable greater connectivity in the community, while not taking on undue risk.

The Fiber Optic Master Plan's primary objective is to analyze and outline the best potential path and business model to deploy a fiber optic network that can meet the community's needs, with an initial emphasis on serving businesses located in Hayward's Industrial Corridor.

1.1.1 Fiber Optic Master Plan Objectives

To achieve the City's vision as outlined in its General Plan 2020,[1] the Industrial Technology and Innovation Corridor (Industrial Corridor)—an approximately nine-square-mile section of industrial-zoned land with more than 5,100 businesses—needs infrastructure to attract investment and support business growth. Today, fiber infrastructure that supports access to broadband Internet service is as vital as streets, water, and sewer infrastructure. Broadband connectivity enhances a community's economic development potential by attracting new advanced businesses and providing existing businesses the tools they need to expand. Accordingly, the City engaged CTC Technology & Energy (CTC) to prepare a Fiber Optic Master Plan to assist in the planning, budgeting, and implementation of a landmark fiber optic network infrastructure project.

The Fiber Optic Master Plan's primary objective is to analyze and outline the best potential path and business model to deploy a fiber optic network that can meet the community's needs, with an initial emphasis on serving businesses located in Hayward's Industrial Corridor. Additional information on this targeted area and the types of business activities within it can be found in the Industrial Technology and Innovation Corridor Baseline Profile,[2] published by the City's Economic Development Division in March 2015.

Specifically, this plan outlines strategies for improved consumer choice for data connection services (including Internet), and economic development and job creation within the community. This plan:

- Provides the City with information and data to set its goals and objectives to facilitate the design and deployment of a fiber optic network in Hayward;
- Presents and evaluates the current supply of broadband communications assets, products, and services in the City;
- Provides an inventory and assessment of existing City-owned assets and infrastructure required to support deployment of a fiber optic network;
- Defines and evaluates potential fiber optic network routes and requirements;
- Identifies potential impacts of a fiber optic network, including impacts on City right-of-way (ROW), City-owned conduit, streetlight poles, traffic lights, existing fiber systems, and other real property;
- Defines services and technologies to be offered on the fiber optic network;
- Presents an engineering study, network design, and deployment cost model;

[1] The General Plan 2040 is available on the City's website at http://cityofhayward-ca.gov/GENERALPLAN/
[2] The Industrial Technology and Innovation Corridor Baseline Profile is available on the City's website at http://cityofhayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/pc/2015/pca040915-P01.pdf

- Outlines a potential phased approach to deliver the network; and
- Evaluates potential business models to build, operate, and make "last-mile" connections to a fiber optic network.

1.2 Methodology

This report was researched and prepared in the summer and autumn of 2016 by CTC, with ongoing input from City staff. In addition to drawing on our extensive industry experience, our analysis is guided by our conversations and interviews with City staff about the City's objectives and desired outcomes.

Over the course of the engagement, CTC performed the following general tasks:

1. Reviewed the City's key physical infrastructure;
2. Developed and administered an online survey of Hayward businesses;
3. Conducted follow-up interviews with a select group of Hayward businesses to further gauge interest in City FTTP efforts;
4. Researched the region's available broadband services and costs;
5. Conducted onsite and desk surveys of City infrastructure;
6. Evaluated potential public–private partnership business models based on current developments in the broadband industry; and
7. Developed pro forma financial statements for the City, including a governance model for a fiber enterprise.

In addition to those tasks, CTC prepared a proposed fiber design (Section 5), which provides data relevant to assessing the financial viability of network deployment, and offers guidance to develop business models for a potential City construction effort (including the full range of models for public–private partnerships). This estimate also provides key inputs to financial modeling (see Section 7) to determine the approximate revenue levels necessary for the City to service any debt incurred in building the network.

1.3 The City of Hayward's Industrial Corridor Is Unique

Hayward is an economically and ethnically diverse city of approximately 150,000 residents within 45.32 square miles on the eastern edge of the San Francisco Bay. As a regional center of retail, industrial, and public activities, Hayward combines a hometown atmosphere, ideal climate, cultural attractions, parks, and recreational facilities with easy access to suppliers and customers throughout the Bay Area and beyond.

The City is known as the "Heart of the Bay" because of its central location in Alameda County—25 miles southeast of San Francisco, 14 miles south of Oakland, 26 miles north of San Jose, and 10 miles west of Pleasanton and surrounding valley communities. Hayward has two Bay Area Rapid Transit (BART) stations, an Amtrak station, its own executive airport, and an extensive network of freeways and bus lines that provide easy access to the San Francisco, Oakland, and San Jose international airports. The City also boasts easy access to the Port of Oakland, the fourth-busiest container port in the U.S.

The City leveraged its strategic location and natural assets to become a regional hub for commerce and trade. Today, Hayward is home to more than 7,000 businesses, ranging from family-owned retail shops and restaurants, to globally recognized manufacturers, distributors, and retailers. The City's key industries include:

- Advanced and specialized manufacturing;
- Clean and green technology;
- Food and beverage manufacturing;
- Life science and biotechnology; and
- Transportation and logistics.

The City's Industrial Corridor is a large crescent-shaped area of industrial-zoned land located along the City's western and southwestern boundaries. This roughly nine square miles of land is home to more than 5,100 businesses that employ nearly 47,500 workers. Per the City's General Plan, this corridor is expected to grow as an economic and employment center and evolve to achieve a healthy balance of traditional manufacturing and information- and technology-based uses.

Given the importance of the Industrial Corridor, we recommend focusing on providing service to businesses there as part of a phased implementation approach to deploying FTTP in Hayward. Rather than a pilot project, we believe that finding a way to serve the Industrial Corridor—or a subset of businesses there—and maintain service long term will serve the City's interests. This may be possible through a public–private partnership under one of the business plans outlined in Section 1.5. Specifically, the City can target infrastructure deployment to lower barriers for one or more private providers that aim to serve these locations, and it can enable a mid-range FTTP-based retail product.

1.4 The City's U.S. Economic Development Administration Grant Decreases FTTP Construction Costs

The U.S. Department of Commerce's Economic Development Administration (EDA) announced in 2016 that it had awarded just over $2.74 million in grant funds to the City to support fiber

optic infrastructure development.[3] This grant funding will enable the City to install conduit and fiber optic cables, which will support an FTTP deployment in the Industrial Corridor.

The cost estimates in Section 6 anticipate an additional approximately $5.4 million to deploy the proposed fiber design in Section 5.[4] The design and associated costs take the EDA grant into consideration and anticipate that any infrastructure the City develops with the $2.74 million grant will become part of a broader FTTP deployment. The fiber optic infrastructure that the City deploys with grant funds will serve as a backbone for a middle-mile and FTTP deployment.

Our analysis assumes that the grant funds will be used to install both conduit and fiber, and that the conduit will be fully deployed with City fiber infrastructure. Given this, it is unlikely that the City will have excess conduit to make available for other entities to use. In our experience, unless an entity already has excessive unused conduit or has a need to install innerduct,[5] leasing conduit can hamper expansion of fiber as the entity's needs evolve. Further, there is not significant revenue to be realized from leasing empty conduit. Instead, if the City seeks to monetize its infrastructure, it can offer excess fiber strands for dark fiber licensing.

The City's approximately $2.74 million in Economic Development Administration (EDA) grant funds serve as the basis for CTC's engineering design and cost estimates, and enable cost savings for the City's FTTP deployment. The projected cost to deploy the proposed fiber design in Section 5 is approximately $5.4 million, ***in addition to*** *the $2.74 million grant.*

One key network infrastructure component is known as a "hub site," which is a location in the community, typically in the City's ROW, where network backbone fiber terminates in a shelter or enclosure. From this point, middle-mile network fiber is distributed deeper into the community to support eventual FTTP connections to customers. [6] Another important part of network deployment is to connect the network to an Internet point of presence (POP) where the City can access services offered at the POP. Services could include hosting servers and network electronics in a datacenter environment and "peering," which involves direct access to application

[3] "U.S. Department of Commerce Invests Nearly $4 Million in Northern California to Help Build Infrastructure and Support Job Creation," *U.S. Economic Development Administration*, last modified September 9, 2016, https://www.eda.gov/news/press-releases/2016/09/14/northern-ca.htm.

[4] Note that this cost is associated with a "dark FTTP model," in which the City would directly deploy an FTTP network and provide a private partner with a license to use the City-owned fiber. This estimate is for outside plant (OSP) infrastructure only and does not include the cost for network electronics, fiber drop cables, or customer premises equipment. See Section 1.5.1.

[5] Innerduct is smaller conduit (or tube) used to subdivide a larger conduit or duct for the placement of optical fiber cables.

[6] This is also commonly referred to as "distribution fiber," given its purpose.

providers[7] that reside at the POP. In addition to serving as a backbone, the City's grant-funded infrastructure will help connect the network hub to the POP, which can help the City gain access to Internet service providers (ISPs) that may be interested in procuring dark fiber from the City to serve businesses in the Industrial Corridor or along the fiber routes.

Perhaps the simplest benefit the EDA grant offers is approximately $2.74 million in avoided costs to the City. While this does not cover the entire cost to serve the City's target area, it gives the City a notable head start toward achieving its connectivity goals.

1.5 The City Can Consider Three Potential Business Models with Varying Degrees of Risk

*We recommend considering a **dark fiber-to-the-premises (FTTP) model** in which the City deploys, owns, and operates an FTTP network and seeks a private partner to invest in electronics to "light" the network, and offers services to end users.*

We evaluated three core business models for the City to consider, two of which assume the City will seek a private partner. Each model assumes the City will invest in FTTP and take some financial and operating risk, even if the City pursues a public–private partnership based on one of these models. While a private company could come into the City and invest directly without requiring the City to take financial risk of its own, this private investment approach is not a true partnership, and the private sector has not signaled to the City a willingness to take this approach.

In a **dark FTTP model**, the City directly deploys an FTTP network, and provides a private partner with a license to use the City-owned fiber; the partner "lights" the fiber, and offers services to end users. In this model, the partner would pay a per-passing cost to the City to help offset the public-sector costs for fiber deployment. In this model, the City is responsible for all construction and maintenance of the fiber, but does not manage network electronics, customer premises equipment (CPEs), or any customer contracts.

In a **wholesale service model**, the City deploys an FTTP network and "lights" the fiber, and then offers lit services to one or more private providers to offer service to end users. The City is responsible for fiber construction and maintenance as well as all network electronics, including replenishments and vendor contracts.

In a **retail service model**, the City deploys an FTTP network, "lights" the network, and directly offers services to end users. In this model, the City will construct and maintain an FTTP

[7] Examples include Netflix, Vonage, Yahoo, Dropbox, etc.

network, "light" the fiber and maintain all network electronics, and market and sell services to retail customers. The City is responsible for customer service at every level in this model, and enters the local market as a direct competitor to existing providers.

Table 12 describes the City's and a partner's responsibilities in each of the models. It is important to note that certain aspects of a partnership may be negotiable, but that we recommend a division of responsibilities as outlined below. A partnership should help manage the City's risk, and substantially modifying this division of responsibilities could place undue risk on the City. For example, we would view with skepticism a dark FTTP partnership that required the City to invest in both the fiber network and network electronics because it shifts much of the risk onto the City.

The three models we evaluated can be categorized from lowest to highest risk to the City: a dark FTTP model entails the least risk, a wholesale service model is riskier than the dark FTTP model, and a retail service model involves a great deal of risk to the City.

Table 1 shows a visual representation of the responsibilities that would fall to the City under each of the potential business models, and thus the potential degree of risk.

Table 1: Three Potential Business Models

City Responsibility	Model		
	Dark FTTP	Wholesale Service	Retail Service
Invest in and own outside plant (OSP)	X	X	X
Fund and perform fiber maintenance	X	X	X
Invest in own network electronics		X	X
Replenish network electronics		X	X
Manage electronics vendor contracts		X	X
Purchase and maintain CPEs			X
Marketing and customer acquisition			X
Conduct customer service			X

1.5.1 A Dark FTTP Model Will Enable the City to Partner with the Private Sector and Balance Risk

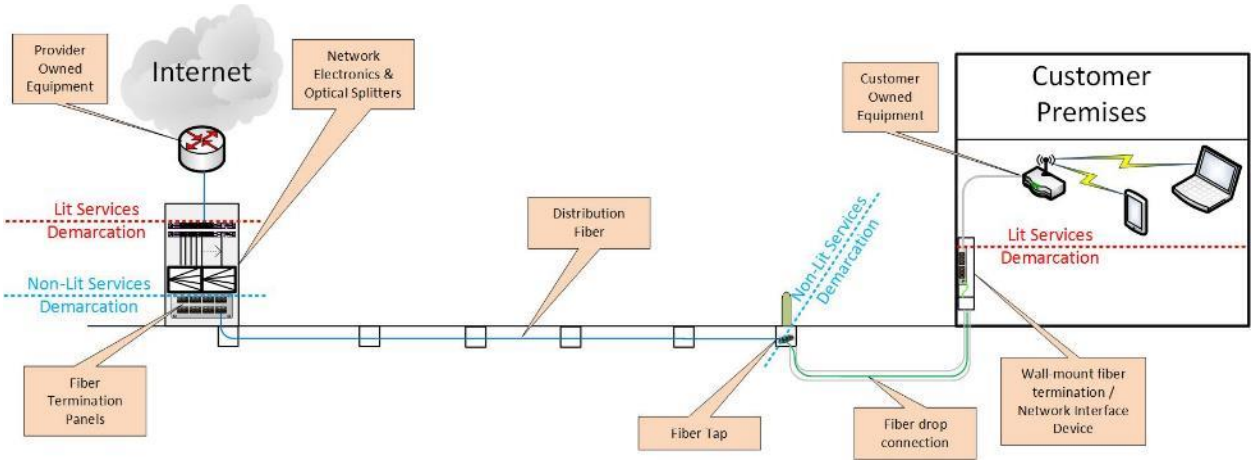
We believe the dark FTTP model represents the best balance of shared risk and reward between the City and a potential partner. In this model, the City is responsible for a substantial capital investment to deploy fiber to the Industrial Corridor (and, perhaps, eventually the entire community), but its risk is offset in part by retaining ownership of an asset. Further, this model assumes the private partner will make a substantial investment of its own in network electronics, and the marketing, advertising, and support responsibilities associated with providing service to end users.

The City is already versed in making infrastructure investments on various public works projects, and will not have to employ a broad range of new staff to learn unfamiliar skill sets such as providing technical support over the phone to customers who call for help with issues related to the equipment in their businesses or homes. Some of the responsibilities for maintaining the dark FTTP network will require additional staff, but we anticipate less than four full-time positions will be necessary to support the City's dark FTTP deployment (see Section 7).

Further, as we noted, the City's approximately $2.74 in grant funding to support conduit and fiber installation is a meaningful step toward infrastructure investment, which will help lower the City's risk even further. Unlike other communities that may not have access to grant funding, the City already has a head start on making an investment in fiber and conduit. If the City can supplement this investment to strategically deploy a dark FTTP network to its preferred target area in the Industrial Corridor, it may become an attractive partner for the private sector.

An example of the demarcation points between the City dark FTTP and the partners' electronics is shown in Figure 1. The Figure also shows the potential demarcation points for lit services (wholesale model).

Figure 1: Demarcation Between City and Partner Network Elements[8]



1.5.2 A Wholesale Service Model Can Enable Multiple ISPs to Serve Customers

A wholesale service model is a lower-risk option than the City choosing to directly provide retail service, but it still represents a significant financial and operational risk for the City. Because the financial and operational risk for the fiber *and* the network electronics falls to the City, any private partner(s) with which the City contracts will automatically shoulder less of the

[8] The analysis in this report assumes that the private partner will install fiber drop cables, and will cover the cost of these installations. A potential variation on this arrangement is for the City to pay for the drop cables. The demarcation is one variable that will be negotiated during a procurement process.

partnership's risk. That is, there will be an imbalance in the shared risk and reward between the parties, which puts the City at a disadvantage from the outset.

This model may still be attractive, however, if the City wishes to retain control of the fiber and the network electronics while shifting responsibilities such as operations, customer support, and marketing to the private sector. If the City is willing and able to take on additional financial and operational risk associated with network electronics—for example, maintaining vendor licenses, upgrading firmware, and periodically replacing network electronics—a wholesale service approach may be a viable option. This model can enable multiple ISPs to use the City's network to offer services by lowering costly barriers to entry.

1.5.3 A Retail Service Model Is High Risk

The only model that does not anticipate some level of partnership is the retail service model, where the City would construct, own, and operate a fiber network over which it would directly provide services to end users. While this model gives the City complete control, it also represents the greatest possible risk to the City. In this model, the City would be responsible for all aspects of network construction and administration, as well as marketing and advertising services to potential customers, providing services, and offering customer support. This is a high-risk model, because all financial and operational responsibility for every aspect of the network and service falls to the City; the City must compete with existing providers that have an established presence in the market and can make use of economies of scale; and the City would be entering the market as a new provider.

*Our analysis indicates that it would cost approximately **$5.4 million** for the City to deploy a dark fiber network to the Industrial Corridor. This cost is in addition to the $2.74 million the U.S. Economic Development Administration awarded the City in 2016.*

There are numerous steps the City must take to implement a retail service model that provides service to end users. Even then, there is no guarantee that the City can successfully manage an inherently unpredictable for-choice business that requires an ability to compete in the marketplace against established providers. If the City opts to pursue this model, it will likely need to create new positions for additional staff; determine whether the fiber optic enterprise will be housed in an existing City department or will be a separate entity; develop a range of policies related to use, including compliance with digital millennium copyright act (DMCA) requirements and other state and federal regulations; and launch a marketing campaign. These are merely the steps necessary to get started. While these considerations are substantial, the complexities associated with ongoing operations are especially significant.

1.6 Estimated Fiber Costs and Phased Deployment

To ensure our design cost estimates reflected City goals and the reality of the infrastructure and market in Hayward, our engineers conducted extensive desk surveys and an onsite field survey, and engaged City staff in discussions throughout the course of this project. Our analysis examined potential costs associated with bringing FTTP to the Industrial Corridor, and a possible phased deployment.

1.6.1 Industrial Technology and Innovation Corridor

Based on a conceptual, high-level design prepared by our engineers, we developed cost examples for the City to consider. While we believe that a dark FTTP model will best meet the City's needs, we conducted analysis for a retail service model as well (see Section 6). This helps illustrate the difference in costs that the City might incur if it opts to pursue a retail service model—if, for example, the City is unable to find a partner to lease dark fiber and still wishes to ensure service to select portions of the community.

Here, we look at the cost to deploy *only* the FTTP outside plant (OSP)[9] infrastructure. This is the total capital cost for the City to build a dark FTTP network for lease to a private partner, which will then provide retail service over the FTTP infrastructure. In other words, this portion of our analysis is consistent with the dark FTTP business model we outlined in Section 1.5.1.

We estimate that a dark FTTP model, in which the City deploys a dark FTTP network to the Industrial Corridor, will cost approximately $5.4 million. As we noted, such a model does not include costs for network electronics, subscriber equipment, or fiber drop cables.

In this model, the partner would take on the costs for the network electronics, which represents approximately a $3 million upfront investment, based on our analysis. Further, the partner would also be responsible for network electronic replenishments and annual fees associated with network electronics, such as vendor licenses.

Table 2, below, outlines the projected costs for this model, and Section 6 provides additional details about this approach.

[9] OSP, known as "layer 1" or the "physical layer" of the network, is both the most expensive part of the network and the longest lasting.

Table 2: Breakdown of Estimated Dark FTTP Cost

Cost Component	Total Estimated Cost
OSP Engineering	$0.5 million
Quality Control/Quality Assurance	0.2 million
General OSP Construction Cost	3.2 million
Special Crossings	0.7 million
Backbone and Distribution Plant Splicing	0.1 million
Backbone Hub, Termination, and Testing	0.5 million
FTTP Lateral Installations	0.2 million
Total Estimated Cost:	$5.4 million

1.7 Recommendations and Next Steps

Section 2.1 indicates that the City is served similarly to comparable markets. While there are some gaps in available service, many of the City's businesses currently have access to fiber-based connectivity or alternative technologies that offer sufficient speeds for their business needs. We note that, based on our experience and analysis, Hayward is ahead of similar cities—even by simply commissioning this Master Plan, the City has set itself apart from many of its peers. Although there is not great urgency for the City to fill gaps, this section describes potential steps the City can take increase broadband availability—especially to businesses—and thereby potentially advance its standing in a global economy.

We recommend that the City:

- *Consider a dark FTTP model*
- *Adopt a dig-once policy*
- *Audit its infrastructure and records*
- *Implement a records management system*
- *Construct a fiber segment to connect an Internet POP*
- *Expand FTTP to select Industrial Corridor areas*
- *Signal to the private sector through a procurement process*
- *Lease dark fiber strands to select Industrial Corridor customers*

One of the most important decisions the City must make, which will inform next steps, is which business model to pursue. **We believe the City will achieve the most favorable outcome by pursuing a dark FTTP model, in which it expands its existing dark fiber and conduit, and grants access to its network to private entities that will offer services.** We believe this approach represents shared investment and risk for the public and private sector, and may help offset the City's financial obligations.

In this approach, the City constructs and owns the fiber network and the private partner "lights" the fiber with electronics and directly serves end users. This model is currently

underway on a large scale in the City of Westminster, Maryland, with its private partner Ting Internet,[10] and in the City of Huntsville, Alabama, with its private partner, Google Fiber.[11]

Retaining ownership of the fiber OSP assets is important to mitigate risk; owning assets is a way for the City to retain some control of the network, and to have some say in when, where, and how it is built. This approach includes a scenario in which a community pursues a partnership with a private provider; a good way to balance risk and reward is for the City to maintain ownership and control of the assets while it assigns operational responsibilities, including the capital investment for network and consumer electronics, to a private partner. This enables both parties to perform functions that highlight their strengths while not having to expend resources and energy attempting to carry out tasks for which they are ill-equipped.

There is risk to the City in this model because it requires a substantial capital investment to build (or expand) and maintain the fiber network, but it also gives the City a degree of control because the City owns the network. In the event the partnership fails for any reason the City owns its assets and can take over control of the network directly or engage a different partner. This partnership model where the City retains ownership of the fiber assets will likely enable the City to make use of its existing fiber assets, and retain more control than simply relying on the private sector, while tempering risk in a way that a retail model cannot.

We note that recent developments with Google Fiber—particularly its apparent scaling back of infrastructure deployment—do not change any of CTC's recommendations in this report.[12] The City is focused on finding ways to serve business customers, while Google Fiber has historically focused on providing residential service.

1.7.1 Initiate a Procurement Process to Deploy Dark FTTP Network

To initiate the proposed lease of the dark FTTP network, we recommend considering two steps. First, issue a request for information (RFI) or request for proposal (RFP). Second, initiate the process to conduct the detailed design and the installation of the dark FTTP network.

1.7.1.1 Initiate a Procurement Process to Communicate the City's Plans to the Private Sector

If the City pursues a dark FTTP or a wholesale service model, it may be prudent to issue a request for information (RFI) or request for proposal (RFP) to signal to the private sector that

[10] Wiley Hayes, "Westminster, Md. Partners with Private Sector to Broaden Fiber-Optic Network," *GovTech*, last modified October 26, 2015, http://www.govtech.com/dc/articles/Westminster-Md-Partners-with-Private-Sector-to-Broaden-Fiber-Optic-Network.html.

[11] Frederic Lardinois, "Google Fiber Is Coming To Huntsville, Alabama," *Tech Crunch*, last modified February 22, 2016, http://techcrunch.com/2016/02/22/google-fiber-is-coming-to-huntsville-alabama/.

[12] Jon Brodkin, "Google fiber division cuts staff by 9%, "pauses" fiber plans in 11 cities," *ArsTechnica*, last modified October 25, 2016, http://arstechnica.com/information-technology/2016/10/google-fiber-laying-off-9-of-staff-will-pause-plans-for-10-cities/.

the City is willing to invest in infrastructure and is seeking a partner. The process can also provide feedback on price point a potential partner might consider (see Section 7.4).

An RFI process allows the City to cast a wide net and ask the private sector for input on potential business models and partnership configurations. An RFP is not as broad as an RFI, but allows the City to set the parameters of the business model it hopes to pursue in a partnership, and define specific requirements it will have of its partner(s). If the City can identify its preferred business model and can develop a framework of what it hopes to accomplish through a partnership, the terms defined in an RFP and a potential partner's response can serve as the foundation for an eventual partnership contract.

If the City opts to pursue a dark FTTP model, the procurement process can describe the type of investment the City is seeking from a private provider, the exact service area the City's dark FTTP deployment will target, and thoroughly describe the City's vision. This can lay out very clearly the City's expectations of a partner, and enable potential partners to evaluate the feasibility of partnering with the City.

For a wholesale service model approach, the City may want to start with a brief questionnaire aimed at known ISPs in the region before it moves forward with a full procurement process. This may identify providers that would be willing to purchase wholesale service from the City, and give the City a sense of what type of potential revenue it may be able to expect from a partnership.

1.7.1.2 Initiate a Procurement Process for the Detailed Design and Construction of the Dark FTTP

Below is the high-level outline of the tasks the City needs to undertake to move from the approval stage to completion of the fiber network.

- Draft, release, and administer an RFP for detailed engineering design based on the design presented in the feasibility study
- Perform oversight of the detailed engineering vendor to obtain engineering deliverables required for construction
- Draft, release, and administer an RFP for fiber construction
- Perform oversight of the fiber construction vendor as it builds the network
- Collect acceptance testing and as-built documentation from fiber construction vendor
- Perform quality assurance (QA)/quality control (QC) of the fiber construction vendor's work

Just to provide some additional context of what the detailed engineering vendor and fiber construction vendor typically provide, we have provided a high-level outline of their tasks below.

The detailed engineering vendor's responsibilities include:

- Field verification of the proposed fiber routes;
- Develop computer-aided design (CAD) drawings for detailed fiber routes;
- Identification and preparation of all permits required for the construction (ROW, environmental, bridge crossing, railroad crossing, etc.); and
- Final engineering deliverables including CAD drawings, Bills of Material, permit packages, splicing details.

The fiber construction vendor's responsibilities include:

- Construction of the fiber infrastructure;
- Delivery and storage of construction materials;
- Provide the City with as-built documentation and acceptance testing of their work; and
- Correct any deficiencies in the fiber infrastructure identified in the QA/QC process.

1.7.2 The City Can Take Small Steps with Potentially Big Rewards Toward Achieving Its Goals

There are opportunities for the City to improve telecommunications services in the community with minimal capital investment. A phased fiber construction approach would allow the City to invest in infrastructure over time that facilitates the goal of eventually providing FTTP to all residents and businesses in the City.

At a high level, we believe the City can take on the following projects to help advance toward its goals without requiring a multi-million-dollar investment in the near term:

- We recommend that, in the coming months, the City consider modifying its ROW ordinance to provide the City with the option of obtaining conduit on routes where utilities are performing excavation. This type of "Dig Once" policy would require any excavation plans fitting specified criteria to include municipal use conduit or fiber, unless the City opts out of the excavation project.
- Conduct an in-depth audit of existing fiber infrastructure and corresponding records, and implement a thorough records management program. This will support the City's current efforts, and will enable a stronger enterprise going forward.
- Spend approximately $60,000 to construct a roughly 0.3-mile segment of fiber to the Internet POP[13] at 25070 O'Neil Avenue. If the City expands fiber and conduit through the Industrial Corridor as planned, and begins offering dark fiber services to high-end customers, this will add value to that offering.

[13] An alternative is to extend fiber to connect to the POP at the BART station. The estimated fiber cost to complete this extension is also approximately $60,000. The City could choose to connect to either location, or to both POPs. To facilitate initial dark fiber leases, just one POP is required.

- Begin expanding FTTP to select portions of the Industrial Corridor, and signal to the private sector through a procurement process that the City seeks one or more partners to offer services over a City-owned fiber network.
- Offer dark fiber services to some locations to support key customers in the Industrial Corridor.

1.7.2.1 Consider Modifying the City's ROW Ordinance to Include a Dig-Once Policy

Future public works projects should also be leveraged to expand the City's conduit and fiber network. Projects such as utility replacements, road widenings, and other major capital improvement efforts may provide the opportunity to install conduit and fiber optics without the need for surface restoration. A coordinated Dig Once ordinance, which typically requires the installation of City-owned communications infrastructure in excavation projects where the City has determined that it is both financially feasible and consistent with the City's long-term goals, is recommended to leverage these types of public and private excavation projects. Section 4.3 further discusses our Dig Once recommendations.

Like Dig Once is a concept called "One-Touch Make-Ready," which applies to infrastructure that will be placed on electric or communication poles. Enacting a One-Touch Make-Ready ordinance is similar to implementing a Dig Once policy in that both aim to simplify the process of deploying infrastructure through coordinated efforts among entities and agencies. The goal is to streamline the process of deploying future-generation communications infrastructure throughout as much of a locality as possible, while minimizing cost and disruption to the ROW.

This analysis does not include a recommendation that the City enact a One-Touch Make-Ready ordinance at this time because our design anticipates a fully underground network. If the City expects to deploy additional infrastructure on poles in the future, or partner with a private entity that may deploy an aerial network, it may be prudent to explore a One-Touch Make-Ready policy.

It is important to note that Dig Once policies typically govern ROW spaces that a locality owns and over which it has control, whereas a One-Touch Make-Ready ordinance generally applies to poles that the locality may not own, or to which it may not have rights. While these poles are often located in the locality's public ROW, it is unclear to what degree a locality can direct pole owners to provide access to their poles. While CTC cannot provide legal guidance, we note that

Louisville Metro Government in Kentucky[14] and Metro Government of Nashville and Davidson County in Tennessee[15] are currently involved in litigation over One-Touch Make-Ready policies.

In conjunction with the dig-once policy, the City can review its permitting process to determine whether there are areas where these processes can become more streamlined. However, we offer caution to ensure that any streamlining does not compromise coordination and long-term ROW management.

1.7.2.2 Conduct Asset Audit and Carefully Manage any Existing and Expanded Fiber and Conduit Assets

One of the most important steps the City can take is to ensure that it is carefully managing its assets, including conduit and fiber. Whether the City opts to expand its assets or maintain the status quo, fiber strand management on the front end can have enormous benefits over the life of the fiber network, and can save potential confusion and cost in the long run.

One initial step toward this end is to conduct a thorough evaluation of all fiber management documentation the City currently has in place. There may exist documentation in the form of spreadsheets, correspondence, or simple text documents. A full fiber management system may be a necessary long-term investment, but the City cannot evaluate its needs until it understands what it already has available. An audit of existing documentation will enable to City to identify gaps in its fiber strand management—and if any documentation already exists, this can be used to develop an initial fiber map, which can then be built onto as the City expands its network.

We encourage the City to maintain detailed records of all its fiber strands and their locations. The importance of keeping meticulous records does not cease once the network is fully constructed. On the contrary, it is critically important for all ongoing and additional connections made on the network to be documented. Updates should be made to "as-built" and strand management documentation in real time to avoid making mistakes later, misremembering strand allocations, or simply forgetting important items altogether.

Documenting the network's fibers and strand usage is crucial, and making sure that City staff has unrestricted access to its strand management tools is equally important. Even if the City works with an outside firm to manage this process, we believe that it is a worthwhile investment to appoint a staff person who will become knowledgeable about and maintain

[14] Brodkin, Jon, "Charter, like AT&T, sues Louisville to stall Google Fiber," *ArsTechnica*, last modified October 5, 2016, accessed January 5, 2017, http://arstechnica.com/tech-policy/2016/10/charter-like-att-sues-louisville-to-stall-google-fiber/.

[15] Fingas, Jon, "Comcast sues Nashville over law that helps Google Fiber," *Engadget*, last modified October 26, 2016, accessed January 5, 2017, https://www.engadget.com/2016/10/26/comcast-sues-nashville-over-google-fiber-law/.

documentation regarding the location of strands on the City's network. Further, using an intuitive and straightforward system and/or software is also key; this will help guard against such critical knowledge being inaccessible to future iterations of City staff and leadership.

Another key aspect of taking care of its infrastructure is to ensure that the City has access to an on-call fiber maintenance contractor that can perform network repairs on an emergency basis. This contractor should be empowered and required to access the City's fiber management system—even if it is simply a shared spreadsheet—to record any network changes as close to real time as possible. The City will benefit tremendously from taking an inventory of its records and ensuring that anyone involved with the network going forward is accountable for this as well.

As we note in Section 7.4.3, the City can choose to hire new staff, engage existing staff, or contract out for various responsibilities related to managing the network. Generally, the degree to which a locality elects to maintain certain responsibilities internally or contract them out is specific to the unique needs of the locality. That is, each locality has its own structure, hierarchy, and collection of staff with various skill sets, and only the locality can determine which functions it can manage internally versus which responsibilities are best delegated to highly skilled contracted vendors. However, although the City may end up contracting out most responsibilities, we encourage keeping documentation creation and management as an internal function for either existing or new City staff. While there are many competent firms that can perform GIS and other network documentation functions for the City, we believe that because the City has a vested interest in the documentation's integrity, fiber documentation and records management is best performed internally.

1.7.2.3 Construct 0.3 Miles of Fiber to Connect to Internet Point of Presence

We recommend the City construct fiber to the Internet POP at 25070 O'Neil Avenue. This requires approximately 0.3 miles of fiber construction at a cost of approximately $60,000. Establishing a presence at the Internet POP allows dark fiber customers to access the services offered at the POP. Services could include hosting servers and network electronics in a datacenter environment, accessing multiple ISPs at rates lower than can be achieved at the customer's premises, and direct access to applications providers that may reside at the POP (such as voice over Internet protocol, or VoIP, services providers).

With the connection to the Internet POP, ISPs may be interested in procuring dark fiber from the City to serve businesses in the Industrial Corridor or along the fiber routes. The dark fiber services may also be used by wireless ISPs to provide connectivity to telecommunications towers and distributed antenna systems to provide backhaul for wireless service. Expanded wireless service may be a way to meet some of the network services needs for businesses in the Industrial Corridor.

1.7.2.4 Deploy FTTP In a Concentrated Area in the Industrial Corridor

The City may want to deploy dark FTTP to select areas of the Industrial Corridor. The City should select a targeted area for deployment where it can reach the maximum number of customers with the least amount of fiber construction. The City should take into consideration the following factors when choosing such an area:

- Density of businesses along specific routes;
- Types of businesses within the area (i.e. technology firms typically require more network services than manufacturers);
- Feedback from businesses in the area on their existing needs;
- Presence of multi-tenant office buildings; and
- Feasibility of fiber construction (i.e. minimal railway and interstate crossings, minimal environmental impact, and presence of existing conduit and fiber).

Once the City has selected a target area, the FTTP network should be constructed to support a full FTTP deployment in the future, which may require additional conduit and larger handholes than currently necessary. To complete an FTTP network that will serve approximately 15 percent of businesses, we estimate a cost of approximately $2.3 million.

*Our analysis indicates that it would cost approximately **$2.3 million** to serve approximately 15 percent of businesses in the Industrial Corridor.*

Note that because our projection in Section 1.6.1 shows that it would cost approximately $5.4 million to deploy FTTP to the entire Industrial Corridor, the projected cost to serve only 15 percent of businesses may seem high. However, whether the City deploys FTTP to 15 percent or 100 percent of businesses in the Industrial Corridor, the backbone must be built out and fiber routed to an aggregation point to support network core development.

It is also important to note that this targeted FTTP network will require the City to establish many of the policies and procedures required to support a larger scale FTTP deployment. This approach can help the City capture the cost to build and operate the network, and helps project the potential cost to expand the network to the full Industrial Corridor and other areas.

1.7.2.5 Offer Dark Fiber Strands for Lease to Select High-End Customers

One of our key recommendations is that the City continue to expand its fiber and conduit network as planned, specifically through the Industrial Corridor. The expanded fiber and conduit system will allow the City to begin offering dark fiber services to high-end customers. As customers purchase dark fiber services, the City will construct additional fiber and conduit to the customers—thus expanding the footprint of the existing network.

Dark fiber services include the City offering fiber optic strands between locations without active electronics. The customer would be responsible for the electronics to activate, or "light," the fiber. In this scenario, the City would only be responsible for maintaining and repairing the fiber. This approach minimizes the City staffing required, as the City would be responsible *only* for the network electronics for the City network. Fiber maintenance and repair can be contracted to a third party, and most of the costs associated with maintaining and repairing the fiber would already be required to run the City's network.

1.8 Expanding FTTP to Residential Customers Adds Considerable Cost

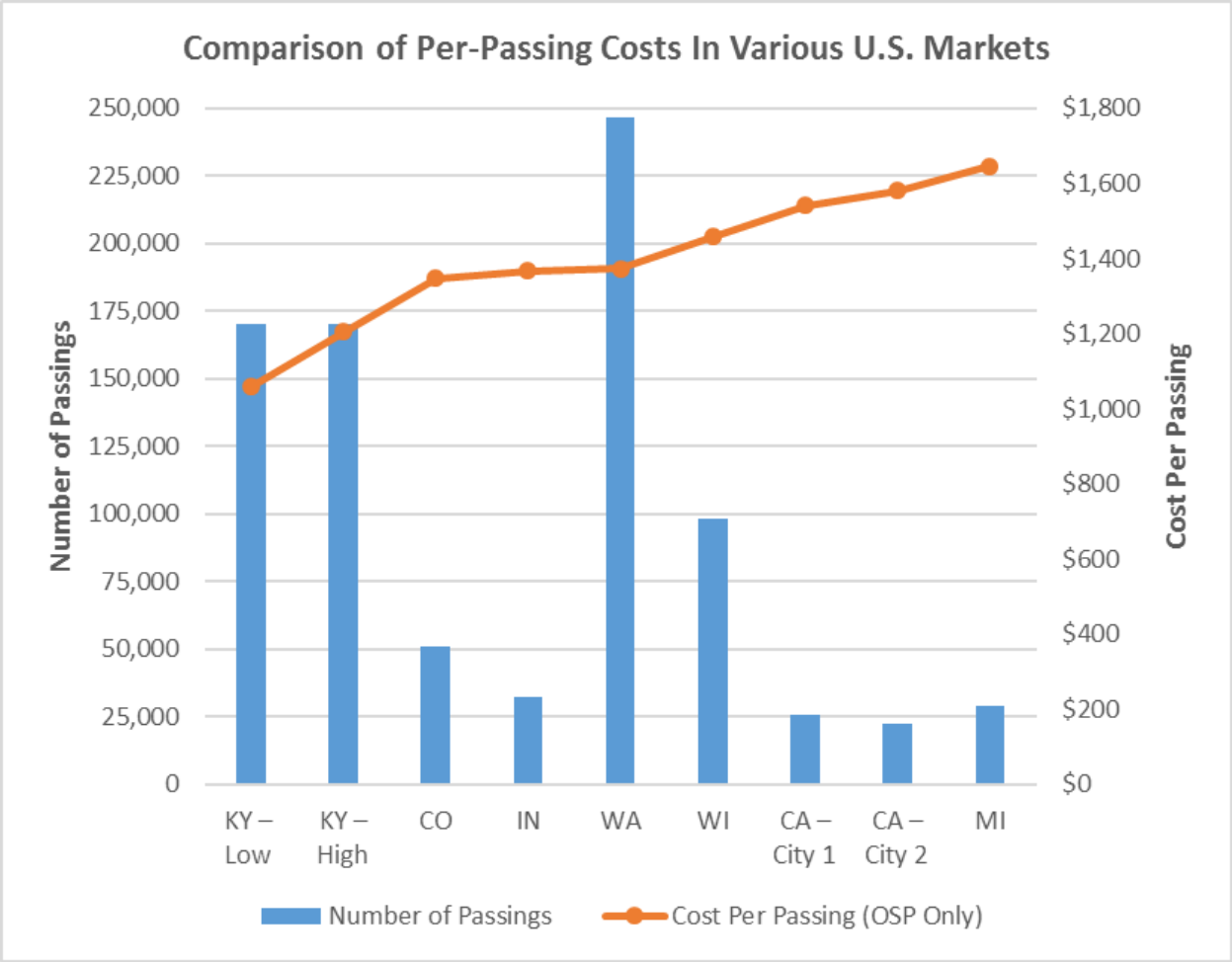
The City aims to eventually consider deploying residential FTTP in addition to serving the Industrial Corridor, and potentially other business customer locations in Hayward. Considering this desire to serve residential users, it is important to understand the potential costs associated with FTTP deployment, and particularly with providing retail service to residential users.

We conducted a high-level analysis of the cost per passing in various states in the U.S., including California, Colorado, Indiana, Kentucky, Michigan, Washington, and Wisconsin. The "per passing cost" is the approximate cost to pass a premises with fiber optics. This cost does not include the cost of the drop cable or the CPEs; it is simply the cost to run fiber in front of a location. Our analysis showed an average per-passing cost of just under $1,400, based on the per-passing costs in the several communities we evaluated.

It is important to note the per-passing costs ranged from $1,100 to over $1,600; as such, we encourage localities to use caution when examining costs estimates from other communities. It is important to note the per-passing costs ranged from $1,100 to over $1,600; as such, we encourage localities to use caution when examining cost estimates from other communities. Using this cost range and assuming there are 46,000 residential passings in Hayward results in a fiber per-passing cost estimate of $50.6 million to $73.6 million. Actual costs will depend on housing densities, construction types, traffic control requirements, make-ready, and other factors.

Still, even with this caveat, the City can begin to understand through other communities' experience the kinds of costs it may incur in an FTTP deployment that includes residential customers. Figure 2, below, shows the range of costs that we considered from various markets throughout the U.S. Note that these examples point to a scenario that considers *only* the FTTP outside plant (OSP), or the fiber and conduit associated with the network. These costs do not consider the cost of network electronics necessary to "light" the network. Additionally, these do not include the cost for installing the customer drop cable, which is the fiber extension that connects a customer's premises to the fiber network.

Figure 2: Comparison of Per-Passing Costs in Various U.S. Markets



2 Broadband Needs and Trends

The need for high-speed broadband is increasingly evident as consumers become more educated on the merits of ultra-fast connectivity. Businesses of all sizes in every industry are finding that their ability to compete successfully depends more than ever on their access to a broadband connection. From manufacturing organizations that rely on high-speed connectivity for automation,[16] to small business owners that need broadband to complete customer transactions and provide WiFi to patrons, businesses' demand is steadily growing.

Further, the workforce is becoming increasingly mobile, and businesses that wish to effectively compete must be aware and accommodating of this reality. Cloud computing and reliable wireless broadband services are two potential areas of significant need for business customers, and examples of accommodating a mobile workforce. Having employees who are mobile and can work from anywhere potentially reduces overhead costs and enables companies to be nimble. As reliable wireless service becomes an integral component of effectively doing business, companies find this is an area where they need significant improvement in dependable connectivity.

Cloud computing—which refers to information technology services, such as software, virtualized computing environments, and storage, available "in the cloud" over a user's Internet connection—is also changing the way businesses operate. The business drivers behind cloud computing are ease of use and, in theory, lower operating costs. For example, business owners understand that adding a new employee to their growing business requires ample resources. This includes purchasing a computer, installing necessary software, and ongoing software license management. Also, local server and application administration requires either dedicated staff or contracted support.

As an alternative, cloud services eliminate the need to maintain local server infrastructure and software, and instead allow the user to log into a subscription-based cloud service through a web-browser or software client. The cloud is essentially a shift of workload from local computers in the network to servers managed by a provider that make up the cloud. This, in turn, decreases the end user's administrative burden for information technology (IT) services.

Even where businesses' needs may be mostly met, many communities have areas that lack reasonably priced, high-speed options for residential customers. Because of this, a pervasive challenge that impacts local businesses is the area's ability to attract and recruit top professional talent. The availability of broadband service varies widely throughout the U.S., and

[16] Chopra, Aneesh, "Insourcing American Jobs: The Importance of "Smart" Manufacturing, Broadband, and IT," *The White House*, last modified January 14, 2012, accessed September 15, 2016, https://www.whitehouse.gov/blog/2012/01/14/insourcing-american-jobs-importance-smart-manufacturing-broadband-and-it.

the small- to medium-size business market tends to lack a range of options to meet these users' needs. Cable and digital subscriber line (DSL) service is typically available to businesses, and options for higher-end services like Metro Ethernet are often available in urban areas. But many communities lack a mid-level service that offers more capacity and reliability than residential-grade cable or DSL, but is less costly than Metro Ethernet and similar dedicated services targeted at large organizations.

This gap represents a market niche that we believe the City may be able to fill by deploying FTTP that can support fiber-based business connectivity. Even if the City does not directly offer services, it can fill broadband availability gaps by enabling one or more private providers to offer services over a robust fiber optic network.

2.1 The City Is Served Similarly to Other Markets, but There Are Still Gaps in Service

Many of the City's services—especially the lowest-priced offerings—provide download speeds far below the Federal Communications Commission (FCC)'s updated definition of broadband of at least 25 Mbps download speed.[17] Further, these tiers may even be "up to," services, which means that the actual speed a customer experiences is less than the advertised amount. For example, if a customer subscribes to an "up to" 5 Mbps service, they may experience speeds as low as 1 Mbps or even less. Given the FCC's updated definition, these services cannot technically be classified as broadband.

In some cases, the available service tiers that would meet the minimum definition of broadband are priced much higher than many of the City's consumers may be able to afford. Unfortunately, this is not unique to the City. On the contrary, our analysis shows that the available speed tiers and price points in the City are comparable to other markets throughout the U.S. In fact, some of the City's existing available service offerings are priced lower for higher service tiers than in other markets. Further, some businesses in the Industrial Corridor are limited to only DSL service.

As the City considers how to pursue a fiber deployment, it may want to focus on gaps in affordable mid-range service offerings. Some subscribers may opt to purchase low-tier service because it meets their needs, but the current market does not adequately meet the needs of subscribers that desire affordable mid-range service. This often applies to small- and medium-sized businesses that have limited funds to allocate to telecommunications spending, but that require fast, reliable service to conduct their day-to-day business.

[17] "2015 Broadband Progress Report," *Federal Communications Commission*, last modified February 4, 2015, accessed September 1, 2016, https://www.fcc.gov/reports-research/reports/broadband-progress-reports/2015-broadband-progress-report.

These users, and potentially others, likely desire more robust and affordable service, as well as better upload speeds. The upload speeds available in the City today are either minimal (as low as 1.5 Mbps in some cases), or are priced very high ($249.95 per month for 20 Mbps upload for Comcast's small business service). Though upload speeds may not be as important in some markets, the need for improved upload speeds in a city like Hayward is especially prominent, given its location and large business sector.

If the City can directly or in a partnership focus on filling the gap for mid-range services, it may find that this eases the process of introducing a new broadband offering into the market. Competing directly with existing providers to offer roughly the same service that is available today will not set the City or its partner(s) apart in any way. Our analysis shows that the City and the other markets we evaluated seem "well-served," in that there are several providers offering service in the existing market. However, a new offering that is sensitive to availability and supply challenges can address service gaps.

3 Needs Assessment

The City has a range of broadband user groups and stakeholders, and is especially interested in understanding local businesses' connectivity needs. An important part of understanding the potential success of a municipal FTTP deployment is to determine the perceived need for better connectivity options within the community, and willingness to switch to a different service.

To assist in understanding the demand for fiber connectivity and related services, CTC conducted an online survey of Hayward businesses on behalf of the City. Additionally, we compared available services in Hayward to those in select communities, particularly those that identify as "Gigabit Cities." The analysis in this section helps illustrate with broad strokes the potential desire for fiber-based connectivity in the City.

3.1 Business Survey Results

The business survey was designed to collect a range of data to understand current use of Internet and data services, satisfaction with current service providers, and interest in higher-speed Internet and data service offerings. While the survey should not be considered a truly representative sample of all Hayward businesses, it offers some insight into a potential customer base and market in the City, and provides the City with a starting point to understand the service attributes where it may need to focus its efforts.

In general, the survey shows that:

- Most of the respondents represent small- to medium-size businesses;
- Most respondents are not significantly unhappy with most attributes of their current service;
- More than 40 percent of respondents believe the City should have some role in enhancing broadband connectivity options for businesses in Hayward; and
- Approximately 75 percent of respondents would be very or somewhat willing to switch to a 1 Gbps service for $75 per month, and the willingness steadily drops as the service prices increases.

The full survey results are described in Appendix G: Online Business Survey Results, attached to this Report.

3.2 Comparison of Services in Hayward to Gigabit Communities

As is typical of most cities of similar size in the U.S., the City of Hayward has more than a dozen carriers offering residential, small business, enterprise-grade, and carrier services.

We identified 13 service providers in the Hayward area that offer fiber-based enterprise services, from dark fiber connectivity to data transport services, with speeds that range from 1

Megabits per second (Mbps) to 100 Gigabits per second (Gbps). The carriers that provide enterprise-grade lit services in the Hayward area are:

- Access One
- AT&T
- Comcast
- EarthLink
- Integra
- Level 3
- Line Systems
- MegaPath
- Sonic
- TelePacific
- Windstream
- XO Communications
- Zayo

Four service providers in the City have dark fiber availability:

- Integra
- Level 3
- Line Systems
- Zayo

With respect to the availability and pricing of enterprise-grade services, we have seen that the offerings in Hayward are on par with services in regions of similar size and urbanity. The City has a good mix of facilities-based and non-facilities-based providers, with all the major carriers having an established presence in the City. Prices for services are dependent on bandwidth, location, and network configuration; whether the service is protected or unprotected; whether the service is managed; and whether the customer has a service-level agreement (SLA).[18] The pricing for enterprise grade services have continued to drop over the last several years across the country and we expect that trend to continue in Hayward.

Residential and small business customers in the Hayward area have access to a range of services, though individual service options are dependent on location. The main ISPs in Hayward are AT&T, Comcast, and Sonic. Of these providers, Comcast offers fiber-based internet services up to 2 Gbps. There are also wireless ISPs (WISPs), such as Etheric Networks and Cruzio, and satellite-based services available in the City.

[18] An agreement between a provider and a customer that outlines certain parameters about the service an end user can expect; for example, an SLA may indicate that, in the event of an outage, the provider has a limited amount of time to restore service.

The key difference that we see between the residential and small business services in the City in comparison to other communities that have municipal broadband or fiber-to-the-home (FTTH) by a provider like Google Fiber is the ubiquity of service. Though Comcast offers gigabit services in Hayward, the availability of the service would vary based on location and most likely only if there was a strong business case to warrant an expansion of service to a particular location.

With regard to pricing, we have seen communities with a municipality backed service offering price gigabit services from $50 (in Longmont, Colorado), to $100 (in Westminster, Maryland) per month, with low installation costs.[19] Google Fiber offers its residential 1 Gbps services at $70 per month with waived installation costs with a 1-year contract (typically $100).[20] In comparison, the service provided by Comcast in Hayward is for the 2 Gbps speed at $299.95 per month and requires a two-year contract, plus $1,000 in upfront installation and activation fees.

We have provided an assessment of the broadband service available in the City in Appendix B.

[19] In such cases, the municipality has made a substantial capital and/or operating investment in the network, which potentially enables lower service prices than scenarios of purely private investment.
[20] https://fiber.google.com/cities/kansascity/plans/, accessed June 2016

4 Operational and Business Model Options

There are several business models that the City can consider for its fiber deployment. Overall, we believe that the City's key focus should be to deploy fiber in at least select areas of the community, such as the Industrial Corridor. We believe that the City is most likely to be successful if it focuses on infrastructure, and works to lower barriers to market entry for the private sector. By doing this, the City can encourage competition and increase the range of service options available to consumers, but it does not have to take the enormous risk of becoming a service provider and competing with established providers.

The dark FTTP model will have the least risk for the City because it does not entail operational unknowns like a retail service model. Managing agreements with and providing service to end users is generally expensive and unpredictable, and—unlike the dark FTTP model—is not an approach for which the City is already at least partially equipped. Even a wholesale service model carries more risk than a dark FTTP model because there are additional costs and uncertainties associated with maintaining network electronics.

A dark FTTP model is essentially a public works model, in that fiber is simply infrastructure, which the City is already accustomed to managing. This approach allows the City to play to its strengths, and carefully navigate around its potential vulnerabilities (e.g., not having the expertise to successfully market retail service).

If the City determines that a dark FTTP model does not appropriately achieve its goals in the short term, it can opt to pursue a retail service model, where the City becomes the provider and offers services directly to end users. This model carries greater risk for the City because of the marketing, advertising, competition, and customer service components. While it is challenging for a municipality to become a retail service provider, it is not impossible, and the City can choose this path. We recommend this model only if the City finds that it is for some reason unable to pursue a dark FTTP model, or if it is unable to attract a partner to offer services over a City-owned network.

A wholesale service offering is a "middle ground" between a dark FTTP approach and the City becoming a retail service provider. In a wholesale service offering, the City would deploy the FTTP network, and would add network electronics to "light" the fiber. It would then offer "lit services" over the network to one or more ISPs. This model is attractive in that it potentially enables numerous ISPs to offer services. In a dark FTTP model, on the other hand, one provider may control the strands to a location and may or may not offer lit services to a competing provider. The wholesale service offering could potentially help the City achieve open access goals it may have.

4.1.1 Staffing Considerations for Various Business Models

Each of the potential business models we outlined in Section 1.5 requires some additional staffing. Consistent with our assertion that the dark FTTP model entails the least risk for the City, this model requires the lowest investment in additional staff. Similarly, the retail service model requires the greatest investment in additional staff, while the wholesale service model is between these.

For a dark FTTP model, we anticipate that the City will likely need to add 1.5 full time employees (FTEs) in year one, and 2.75 FTEs in year two and beyond. This model requires primarily fiber infrastructure and management staff, with some minimal sales requirements. The "marketing" necessary for this model is restricted to working directly with providers to encourage them to lease access to the City's dark FTTP network.

Table 3: Staffing for Dark FTTP Business Model

New Employees	Year 1	Year 2	Year 3	Year 4	Year 5+
Business Manager	0.50	0.50	0.50	0.50	0.50
GIS	0.50	1.00	1.00	1.00	1.00
Communications - Sales	0.25	0.25	0.25	0.25	0.25
Customer Service Representative	-	-	-	-	-
Service Technicians/Installers & IT Support	-	-	-	-	-
Fiber Plant O&M Technicians	0.25	1.00	1.00	1.00	1.00
Total New Staff	1.5	2.75	2.75	2.75	2.75

Projections for necessary staff increase slightly for a wholesale service model. We anticipate that the City will need to increase staffing by approximately 2.5 FTEs for this model in year one; 4.25 FTEs in years two and three; and 5.25 FTEs in year four and beyond. Because this model requires the City to "light" the fiber by adding network electronics, IT support staff and additional GIS support is added in this model. The sales requirements for this model will be similar to a dark FTTP model: convince private providers to purchase services on the City's network, though in this case providers will purchase "lit" services from the City.

Table 4: Staffing for Wholesale Service Model

New Employees	Year 1	Year 2	Year 3	Year 4	Year 5+
Business Manager	0.50	1.00	1.00	1.00	1.00
GIS	0.50	1.00	1.00	1.00	1.00
Communications - Sales	0.25	0.25	0.25	0.25	0.25
Customer Service Representative	-	-	-	-	-
Service Technicians/Installers & IT Support	1.00	1.00	1.00	2.00	2.00
Fiber Plant O&M Technicians	0.25	1.00	1.00	1.00	1.00
Total New Staff	2.5	4.25	4.25	5.25	5.25

For the retail service model, these numbers increase again because of the addition of a customer service representative. This function is necessary in a retail model, whereas in other models the City will not directly manage or interact with end users. The retail model anticipates a total of 4.75 FTEs in year one, 8 FTEs in years two and three, and 9 FTEs in year four and beyond.

Table 5: Staffing for Retail Service Model

New Employees	Year 1	Year 2	Year 3	Year 4	Year 5+
Business Manager	0.50	1.00	1.00	1.00	1.00
GIS	0.50	1.00	1.00	1.00	1.00
Communications - Sales	0.50	2.00	2.00	2.00	2.00
Customer Service Representative	2.00	2.00	2.00	2.00	2.00
Service Technicians/Installers & IT Support	1.00	1.00	1.00	2.00	2.00
Fiber Plant O&M Technicians	0.25	1.00	1.00	1.00	1.00
Total New Staff	4.75	8	8	9	9

4.2 Fiber Management Requirements

One of the most important steps the City can take is to ensure that it is carefully managing its assets, including conduit and fiber. Whether the City opts to become a retail service provider or simply provide access to its dark FTTP network, fiber strand management on the front end can have enormous benefits over the life of the fiber network, and can save potential confusion and cost in the long run.

Even—or, perhaps, *especially*—if the City contracts out the construction of fiber network, we encourage the City to maintain detailed records of all its fiber strands and their locations. This process is extremely important during the construction phase of the network, and is easiest to carry out during this phase. As construction is underway to build or expand fiber, the City can allocate a staff member or work with a firm to keep track of its fiber usage, which will lay the foundation for ensuring the network's long-term usability and growth.

However, the importance of keeping meticulous records does not cease once the network is fully constructed. On the contrary, it is critically important for all ongoing and additional connections made on the network to be documented. Updates should be made to "as-built" and strand management documentation in real time to avoid making mistakes later, misremembering strand allocations, or simply forgetting important items altogether.

Documenting the network's fibers and strand usage is crucial, and making sure that City staff has unrestricted access to its strand management tools is equally important. Even if the City works with an outside firm to manage this process, we believe that it is a worthwhile investment to appoint at least one staff person who will become knowledgeable about the location of strands on the City's network. Further, using an intuitive and straightforward system and/or software is also key; this will help guard against such critical knowledge being inaccessible to future iterations of City staff and leadership.

4.3 Dig Once Considerations

We recommend that in the coming months, the City consider modifying its ROW ordinance to provide the City with the option of obtaining conduit on routes where utilities are performing excavation. This type of "Dig Once" policy would require any excavation plans fitting specified criteria to include municipal use conduit or fiber, unless the City opts out of the excavation project. This would require the installation of City communications infrastructure in excavation projects where the City determines that it is both financially feasible and consistent with the municipality's long-term goals to develop the communications infrastructure.

Such a policy can reduce the cost of the conduit to the City by 25 percent to 75 percent relative to the cost of a standalone construction project if it installs or has conduit installed in coordination with other excavation. A Dig Once approach can also reduce the impact on ROW and inconvenience to the public.

4.3.1 The Case for Dig Once Policies

The construction of fiber optic communications cables is a costly, complex, and time-consuming process. The high cost of construction is a barrier to entry for potential broadband communications providers. In addition, available space is diminishing in the public ROW. Moreover, cutting roads and sidewalks substantially reduces the lifetime and performance of those surfaces.

Accordingly, encouraging or requiring simultaneous construction and co-location of facilities in the public ROW will reduce the long-term cost of building communications facilities. This is because there are significant economies of scale through:

1. Coordination of construction with road construction and other disruptive activities in the public ROW.
2. Construction of spare conduit capacity where multiple service providers or entities may require infrastructure.

The reason that these economies are available is primarily because fiber optic cables and installation materials alone are relatively inexpensive, often contributing to less than one-quarter of the total cost of new construction. While material costs typically fall well below $40,000 per mile (even for large cables containing hundreds of fiber strands), labor, permitting, and engineering costs commonly drive the total price toward $200,000 per mile if conducted as a stand-alone project.

Moreover, as the ROW becomes more crowded with communications infrastructure and other utilities, the cost of new construction can grow rapidly. In general, however, it is in the best interests of both public and private entities for the public sector to identify construction collaboration opportunities that share the burden of expensive and duplicative labor-related costs and efficiently use physical space in the ROW.

If fiber construction is coordinated with a major road or utility project that is already disrupting the ROW in a rural area, the cost of constructing the fiber, communications conduit, and other materials can range from $10,000 per mile up. However, if fiber construction is completed as part of a separate stand-alone project, the cost of constructing fiber and communications conduit can range from $95,000 to $200,000 per mile and even higher in complex urban environments.

There are numerous methods for constructing fiber optic infrastructure. Underground construction using protective conduits generally provides the most scalable, flexible, and durable method for developing long-term communications infrastructure, but is also typically more expensive than aerial construction methods requiring attachments to utility poles. Underground construction can be preferable despite the cost because of the limit in the quantity of cables and attachments that can be placed on existing utility poles in more crowded areas, and because aerial construction is more exposed and vulnerable to outside conditions.

Banks of conduits constructed simultaneously or large conduits segmented with innerduct, provide multiple pathways for the installation of multiple fiber optic cables located in close

proximity, with the ability to remove, add, or replace fiber optic cables without disturbing neighboring cables.

Conversely, multiple conduits installed at different times must be physically spaced, often by several feet, to prevent damage to one while installing the next. Once the ROW becomes crowded, often the choices of construction methods are reduced, leaving only less desirable methods and more costly locations for construction of additional infrastructure.

Some of the key savings achieved through coordinated construction efforts include:

- Incremental labor and material costs, through reduced crew mobilization expenses and larger bulk material purchases
- Trenching or boring costs, particularly when coordination enables lower-cost methods (e.g., trenching as opposed to boring) or allows multiple entities to share a common trench or bore for their independent purposes
- Traffic control and safety personnel costs, particularly when constructing along roadways requiring lane closures
- Engineering and survey costs associated with locating existing utilities and specifying the placement of new facilities
- Engineering and survey costs associated with environmental impact studies and approvals
- Lease fees for access to private easements, such as those owned by electric utilities
- Railroad crossing permit fees and engineering
- Restoration to the ROW or roadway, particularly in conjunction with roadway improvements
- Bridge crossing permit fees and engineering

4.3.2 Coordinating Conduit Construction with Other Utility Projects Reduces Costs

Where other types of construction are occurring within or along the ROW, such as road construction or resurfacing, roadway widening, sidewalk repairs, bridge construction, and water or gas main installation, there is an opportunity to place telecommunications infrastructure at an overall reduced cost and with reduced disruption to public ROW.

4.3.3 Standard Specification

The challenge in developing a standard specification for a Dig Once project is to incorporate the requirements of known and unknown users, and to provide sufficient capacity and capability without excessive costs.

We considered the following factors in developing a conduit specification:

1. Capacity—sufficient conduit needs to be installed, and that conduit needs to have sufficient internal diameter, to accommodate future users' cables and to be segmented to enable conduit to be shared or cables added at a future date
2. Segmentation—users need to have the appropriate level of separation from each other for commercial, security, or operational reasons
3. Access—vaults and handholes need to be placed to provide access to conduit and the ability to pull fiber. Vaults need to be spaced to minimize the cost of extending conduit to buildings and other facilities that may be served by fiber
4. Costs—materials beyond those that are likely to be needed will add cost, as will the incremental labor to construct them. Beyond a certain point, trenches need to be widened or deepened to accommodate conduit
5. Robustness—the materials, construction standards, and placement need to reasonably protect the users' fiber, and not unduly complicate maintenance and repairs
6. Architecture—sweeps, bend radius, and vault sizes need to be appropriate for all potential sizes of fiber

We recommend further discussions with private carriers to better develop a specification. It may be appropriate to have a different specification for different projects. Based on our knowledge of similar efforts in other cities, and our analysis, we believe the following standardized approach is suitable for major corridors and can be modified as discussions continue with excavators in the rights-of-way:

- Four two-inch conduit, minimum SDR 11 High-density polyethylene (HDPE), each of a separate color or unique striping to simplify identification of conduits within vaults and between vaults, in the event conduit must be accessed or repaired at intermediate points. Conduit count can be reduced if the Industrial Corridor is assessed not to justify the capacity.
- Composite anti-theft vaults having dimensions of 30" x 48" x 36" (W x L x D), placed in the sidewalk or available green space within the city or municipality ROW, as close to the curb or gutter as possible.
- Vaults spaced at intervals of 600 feet or less, typically at the intersection of a city or municipality block.
- Sweeping conduit bends with a minimum radius of 36 inches to allow cable to be pulled without exceeding pull-tension thresholds when placing high-count fiber cables (e.g., 864-count).
- Conduit placed in the same trench directly above the excavator's infrastructure or, where this is not possible, placed with minimum horizontal offset, to minimize cost.

It is important to note that the proposed approach is designed to create consistency and predictability in costs and deployment and is a necessary compromise among the potential users. If an excavation project has a long-time horizon and sufficient budget, it is possible to customize the Dig Once build, potentially adding conduit or adding vaults at particular locations. This plan provides a baseline approach.

The approach is a compromise among different types of users of conduit constructed under *dig once*. Some users might prefer larger conduit for consistency with earlier builds. Others sought a larger count of smaller conduit, to provide more flexibility and the capability for more providers to participate with smaller cable counts.

Two-inch conduit has become a standard size for a wide range of construction projects, and can support the widest range of use cases. A single two-inch conduit can accommodate a range of multi-cable configurations, while retaining recommended fill ratios, allowing a single user to serve its backbone and "lateral"/access cable requirements with a single, dedicated conduit. A few example cable configurations supported by a single two-inch conduit, which are not supported by smaller conduit, include:

- Two medium backbone cables (e.g., 144-strand to 288-strand cables) and one smaller "feeder" cable (e.g., 24-strand cable);
- Large backbone cable (e.g., 864-strand) and two or more smaller feeder cables; or
- Three medium backbone cables.

Compared to placing fewer, larger conduits segmented with innerduct, this approach provides greater opportunity for individual conduit to be intercepted and routed for future vault installation by a particular user. Additionally, two-inch conduit is substantially cheaper to install and physically more flexible than larger varieties, offering more options to route around existing utilities and other obstructions. Placing four conduit will provide a standard allotment of one or two conduit for State or municipality use and provide capacity for other use and for spares.

We recommend SDR 11 HDPE in all cases except where conduit is exposed to the elements (for example, as a riser to building entry), or under extreme levels of pressure (such as under a train or trolley track). SDR 11 HDPE designs will generally support standard highway and railway loads with less than 1 percent deflection when buried with two feet of cover.

5 Proposed Fiber Design

5.1 Construction Methodology

Our analysis assumes underground construction will consist primarily of horizontal, directional drilling to minimize ROW impact and to provide greater flexibility to navigate around other utilities. There are a variety of methods for underground construction, including plowing, trenching, directional boring, and microtrenching.

Plowing is generally the cheapest construction method, and is performed in unpaved areas where little subsurface rock is present, and the fiber route maintains a straight path (e.g., along a highway). The plowing machine pushes away dirt, inserts conduit and covers the conduit with the backfill.

Trenching is similar to plowing in that a narrow hole is dug and conduit is laid and the bottom of the trench, and is then covered with backfill. Unlike plowing, trenching can be performed in most situations but may not be cost-effective when expensive restoration is required to return the streets or rights-of-way to their original (i.e., pre-installation) condition.

Directional Boring is a process in which conduit is placed by drilling horizontally underground without disturbing the surface. The boring machine pushes a long drill that displaces the dirt underground so that a conduit can be installed. The direction and depth of the directional bore can be altered to navigate around other existing utilities. Directional boring is ideal in situations where trenching is not feasible, such as stream and railroad crossings.

Microtrenching uses a specialized saw blade to cut a small trench about a foot deep into the road or sidewalk subsurface. Very tiny conduit is inserted and covered with backfill, and the cut or “microtrench” is then sealed. Specialized fiber is then blown through the conduit system. Microtrenching is best suited for areas where the cost to perform surface restoration is high and roadway construction is not anticipated.

Underground construction costs are subject to uncertainty related to utilities congestion in the public rights-of-way, and the prevalence of subsurface hard rock—neither of which can be fully mitigated without physical excavation and/or testing. Surface restoration requirements can also greatly impact the cost of underground construction. For, example unpaved land is far less expensive to restore than cobblestone streets.

This analysis estimated costs for underground infrastructure placement using available unit-cost data for materials and estimates on the labor costs for placing, pulling, and boring fiber based on construction in comparable markets.

5.2 Overview of Existing Assets

We compiled an inventory of Hayward's current and planned broadband assets, data, and related information. During the process, the City provided documentation of its fiber and conduit. At the City's request, we focused on how the City's assets could be leveraged for future plans, relying on existing documentation rather than performing new surveys and condition assessments. To complete our assessment, we requested several pieces of GIS data from the City, including:

1. Political boundaries
2. Hydro layers (rivers, wetlands, etc.)
3. Rights-of-way/property Lines
4. Street centerlines
5. Street polygons
6. Sidewalk/parking lot polygons
7. Address points
8. Building polygons
9. City facilities
10. Parks and green spaces
11. Existing conduit and fiber
12. Existing assets
13. Huts
14. Water towers
15. Special development areas
16. Any other utility information

We discussed with the City any known plans for constructing fiber and conduit in the future, including:

1. Planned public works projects
2. Current and planned construction by private contractors, utilities, and others

We note that this type of investigation aligns with our longstanding guidance to municipal clients to take advantage of public or private sector construction that creates an opportunity to install City-owned conduit or fiber.

5.2.1 City Conduit and Fiber

Based on the City's GIS data, the City constructed and operates 14.1 miles of fiber and 13.6 miles of conduit. Approximately nine miles of the infrastructure is a U-shaped core fiber path made up of 60-strand cables, which run along Hesperian Boulevard, Mission Boulevard, and Winton Avenue. In addition, a 48-count cable extends north of Winton Avenue on Hesperian

Boulevard, and 24-strand cables extend along Harder Road from Mission Boulevard to Tarman. 24-strand cables extend the Winton Avenue fiber west of Hesperian Boulevard and down Clawiter Road. There is fiber on Enterprise Avenue from Clawiter Road to a water treatment plant. The City also expects to install fiber as part of a project related to California State Route 238, south of Industrial and north of A Street, along Mission Boulevard.

The City's conduit follows much of the same path, including lateral extensions into City Hall, Fire Stations 1 and 4, Hayward Executive Airport, and the Water Pollution Control Facility. Based on conversations with City engineers, most of the existing conduit is 2 inches in diameter with notable exceptions of the conduit along Hesperian Boulevard between Panama Street and Industrial Boulevard, which is 1.5 inches in diameter, and the newer conduit along Mission Boulevard, which is 2.5 inches in diameter.

Vaults, or pull boxes, are generally located every 500 to 600 feet along the fiber path. City engineers indicated that, with some exceptions, pull boxes along Hesperian Boulevard, Harder Road, Clawiter Road, and Mission Boulevard are generally in good condition. Pull boxes along Winton Avenue require some repair work, and fiber along Hesperian Boulevard from Fire Station 4 to Winton Avenue should be further evaluated. Most of the conduit only contains one cable, which means there is room for future additions. City staff reports that the fiber is primarily used for traffic and fire station communications.

Based on our discussions with the City, there is not innerduct or pull cables in this conduit. Standards for fiber and conduit construction have largely been determined by individual contractors hired by the City. It is our understanding that the City is developing a construction standard for future projects.

An additional 27 miles of planned fiber and conduit construction will expand the City's fiber backbone and allow for future expansion in new areas, including multiple paths through the City's Industrial Corridor. In addition to expanding the reach of the City's core loop, the additional fiber will create several loop structures that will allow for redundant connections over diverse physical paths. The proposed fiber also includes connections to Fire Station 3, Weekes Branch Library, and the Hayward Area Recreation & Park District office as well as a loop through the California State University (CSU) East Bay campus. The new fiber would also pass several other community institutions, including schools, parks, and hospitals. The existing conduit and fiber routes are shown alongside proposed future routes in Figure 3 and Figure 4.

Figure 3: Existing and Proposed City-Constructed Infrastructure

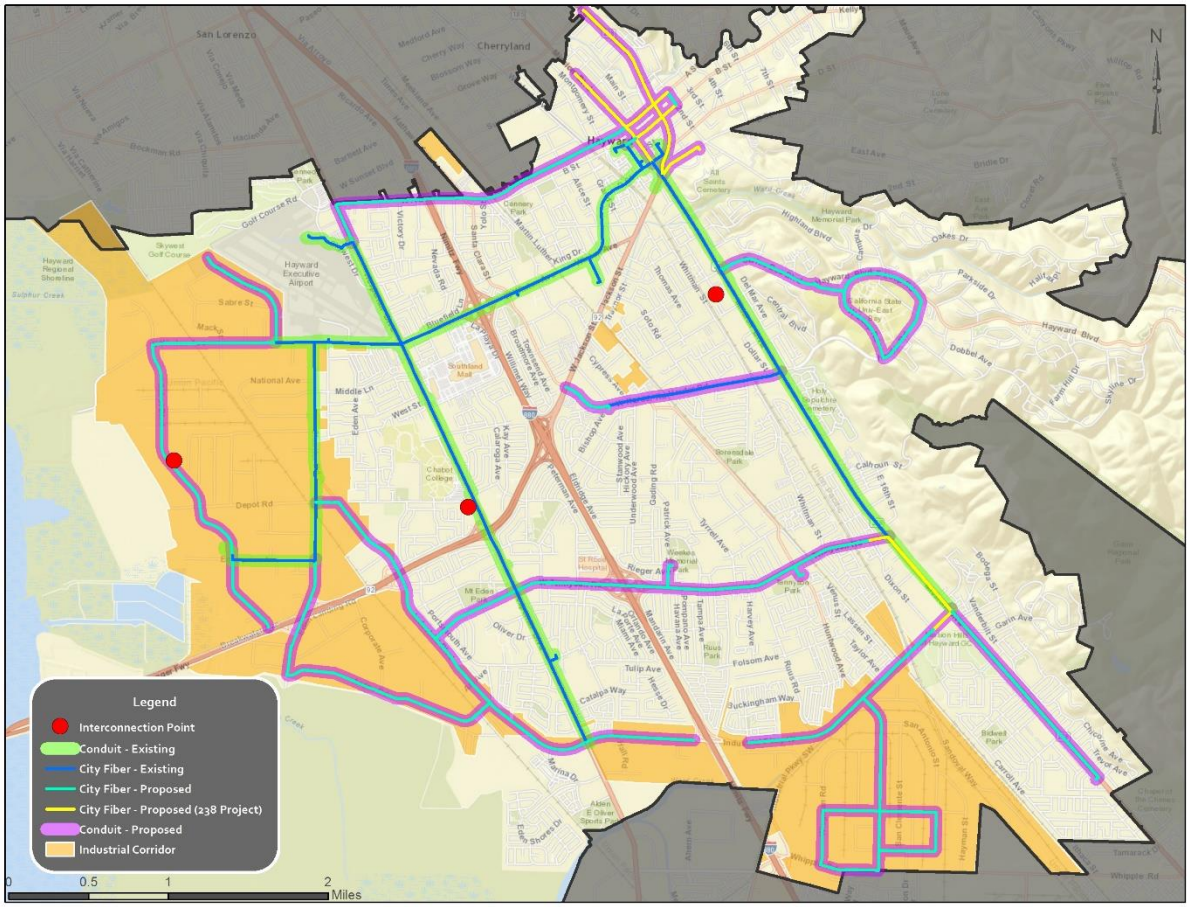
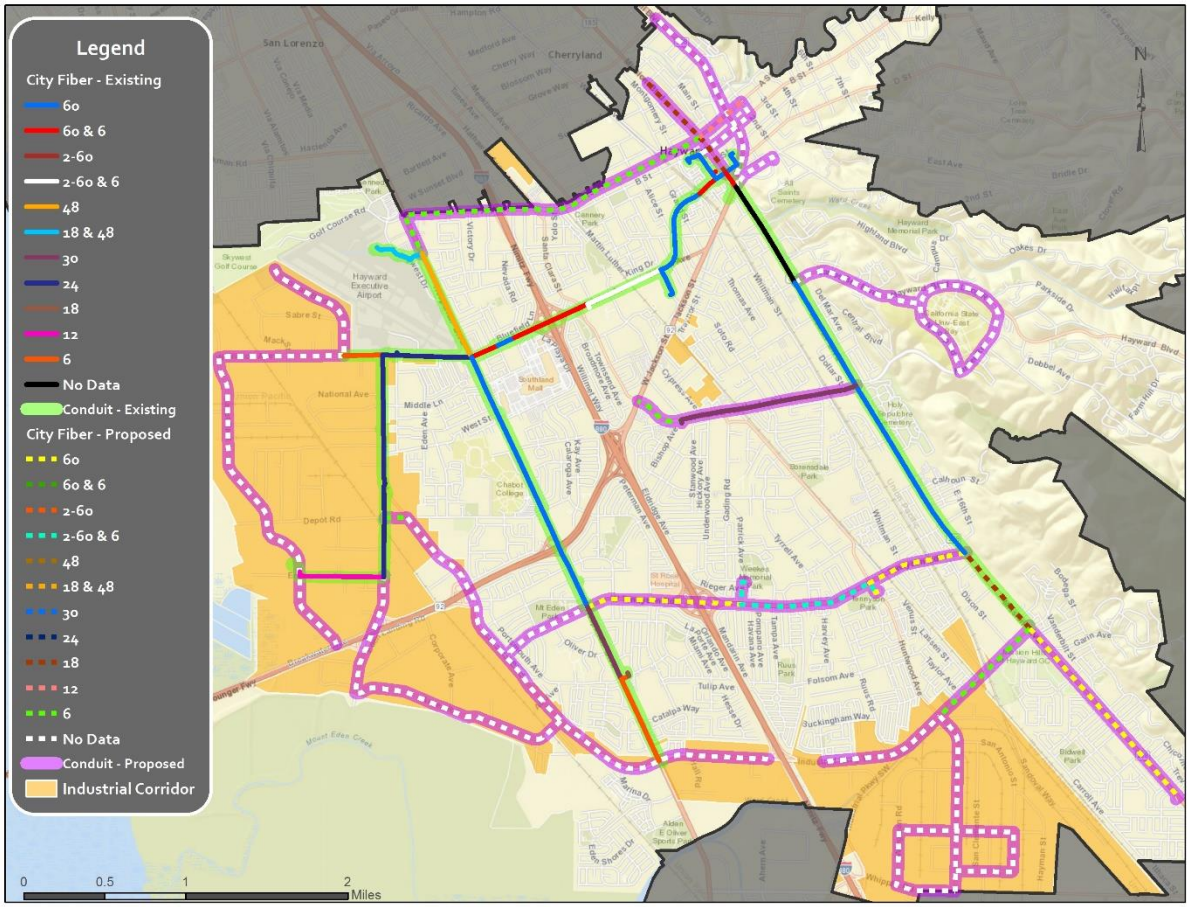


Figure 4: Existing and Proposed City-Constructed Fiber by Strand Count



During our review of the City's records, City staff reported that the City does not currently maintain records of fiber assignment, fiber use, and splice matrices, and that available GIS data does not necessarily include all the City's assets. We recommend that, going forward, the City include fiber assignment and splice matrices in its documentation efforts as this will aid in troubleshooting, future construction, and allocation of fiber strands.

5.3 Leverage Existing Assets

The existing conduit and fiber assets provide a starting point from which the City can expand. The proposed fiber builds will increase the resiliency of the network and allow the City to reach new key areas and institutions such as the Industrial Corridor. The existing strand counts, however, may not be sufficient for future needs.

If the City desires to significantly expand its fiber service, it should examine its current and future fiber needs and use strand counts that accommodate those needs plus those of potential external fiber users in new construction. Where higher strand counts are not available, new

cables can be pulled into the existing conduit if sufficient space is available. Where space is not available, new cables can replace the smaller cable to provide enhanced fiber counts along routes.

Future public works projects should also be leveraged to expand the City's conduit and fiber network. Projects such as utility replacements, road widenings, and other major capital improvements may provide the opportunity to install conduit and fiber optics without the need for surface restoration. A coordinated Dig Once ordinance, which typically requires the installation of City-owned communications infrastructure in excavation projects where the City has determined that it is both financially feasible and consistent with the City's long-term goals, is recommended to leverage these types of public and private excavation projects.

There may also be opportunities for the City to engage further with private partners to serve the Industrial Corridor. The City could, for example, provide transport for service providers that need to reach existing and potential customers as well as strategic peering points such as Internet POPs or data centers in another part of the City. The City may offer conduit to reduce construction costs to the Industrial Corridor—however, as we noted above, we do not recommend this approach.

We have identified three potential connection points within the City:

1. 25070 O'Neil Avenue
2. 21350 Cabot Boulevard[21]
3. 1880 Depot Road

The O'Neil Avenue location is an Internet POP where the City may be able to interconnect with other national and regional networks including Zayo. This POP is close to Route 238 where the City is planning to construct new fiber. The City may be able to arrange for connectivity at this site and include it in the Route 238 project construction so that it may offer transport or use the connectivity for its own purposes.

The Cabot Boulevard location is a Verizon data center approximately 1 mile west of the City's conduit along Clawiter Road.

The Depot Road location is an incumbent local exchange carrier (ILEC) central office, located next to the City's fiber and conduit along Hesperian Boulevard. If it is determined that interconnection services are available at this location, the City may want to take advantage of its proximity to existing fiber.

[21] https://fiberlocator.com, accessed June 2016.

5.4 Conceptual Design and Specifications – Industrial Technology & Innovation Corridor

OSP (layer 1, also referred to as the physical layer) is both the most expensive part of the network and the longest lasting. The architecture of the physical plant determines the network's scalability for future uses and how the plant will need to be operated and maintained; the architecture is also the main determinant of the total cost of the deployment.

Figure 5 (below) shows a logical representation of the high-level FTTP network architecture we recommend for deployment to the Industrial Corridor. This design is open to a variety of architecture options. The figure illustrates the primary functional components in the FTTP network, their relative position to one another, and the flexibility of the architecture to support multiple subscriber models and classes of service.

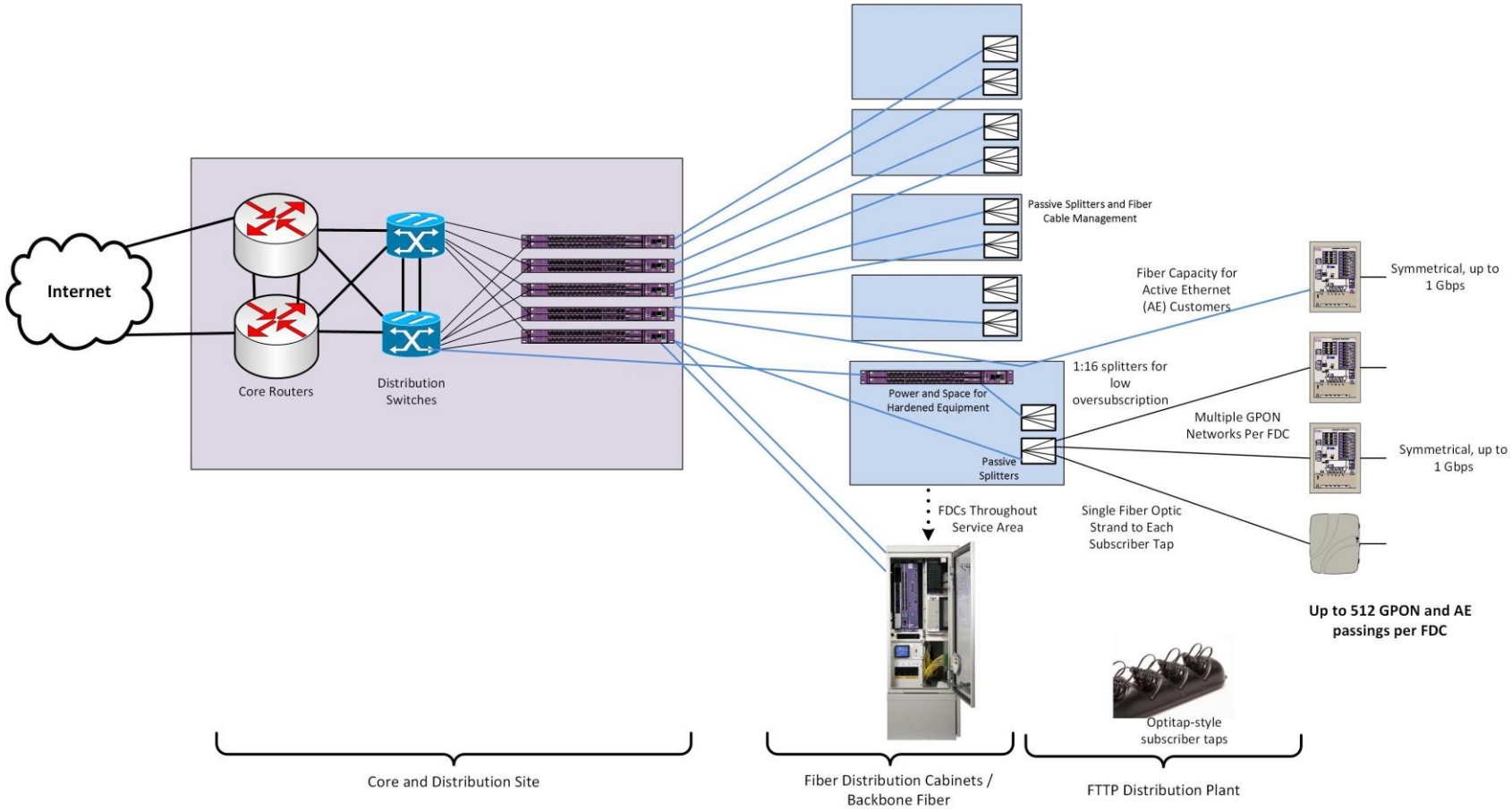
The recommended architecture is a hierarchical data network that provides critical scalability and flexibility, both in terms of initial network deployment and its ability to accommodate the increased demands of future applications and technologies. The characteristics of this hierarchical FTTP data network are:

- Capacity – ability to provide efficient transport for subscriber data, even at peak levels
- Availability – high levels of redundancy, reliability, and resiliency; ability to quickly detect faults and re-route traffic
- Diversity – physical path diversity to minimize operational impact resulting from fiber or equipment failure
- Efficiency – no traffic bottlenecks; efficient use of resources
- Scalability – ability to grow in terms of physical service area and increased data capacity, and to integrate newer technologies
- Manageability – simplified provisioning and management of subscribers and services
- Flexibility – ability to provide different levels and classes of service to different customer environments; can support an open access network or a single-provider network; can provide separation between service providers on the physical layer (separate fibers) or logical layer (separate virtual local area network (VLAN or VPN)
- Security – controlled physical access to all equipment and facilities, plus network access control to devices

This architecture offers scalability to meet long-term needs. It is consistent with best practices for an open access network model that might potentially be required to support multiple network operators, or at least multiple retail service providers requiring dedicated connections to certain customers. This design would support a combination of Gigabit passive optical network (GPON) and direct Active Ethernet (AE) services (with the addition of electronics at the Fiber Distribution Cabinets (FDCs)), which would enable the network to scale by migrating to direct connections to each customer, or reducing splitter ratios, on an as-needed basis.

The design assumes placement of manufacturer-terminated fiber tap enclosures within the ROW or easements, providing water-tight fiber connectors for customer service drop cables and eliminating the need for service installers to perform splices in the field. This is an industry-standard approach to reducing both customer activation times and the potential for damage to distribution cables and splices. The model also assumes the termination of standard lateral fiber connections within larger multi-tenant business locations.

Figure 5: High-Level FTTP Architecture



5.4.1 Network Design

The network design and cost estimates assume the City will:

- Use existing fiber and conduit to connect to an Internet POP in the City;
- Procure space at the POP to host network electronics and provide backhaul to the Internet;
- Use existing City land or ROW space in the Industrial Corridor to locate the core and distribution hub facility with adequate environmental and backup power systems to house network electronics;
- Construct fiber to connect the hub to the FDCs;
- Construct fiber optics from the FDCs to each business (i.e., from termination panels in the FDC to tap locations in the ROW or on City easements); and
- Construct fiber laterals into large, multi-tenant business facilities.

Leveraging the City's existing conduit and fiber resources could decrease the costs associated with both constructing a backbone and identifying locations to house electronics that are near the City's existing resources.

The FTTP network and service areas were defined based on the following criteria:

- Targeting 512 passings per FDC;
- FDCs suitable to support hardened network electronics, providing backup power and an active heat exchange;[22] and
- Avoiding the need for distribution plant to cross major roadways and railways.

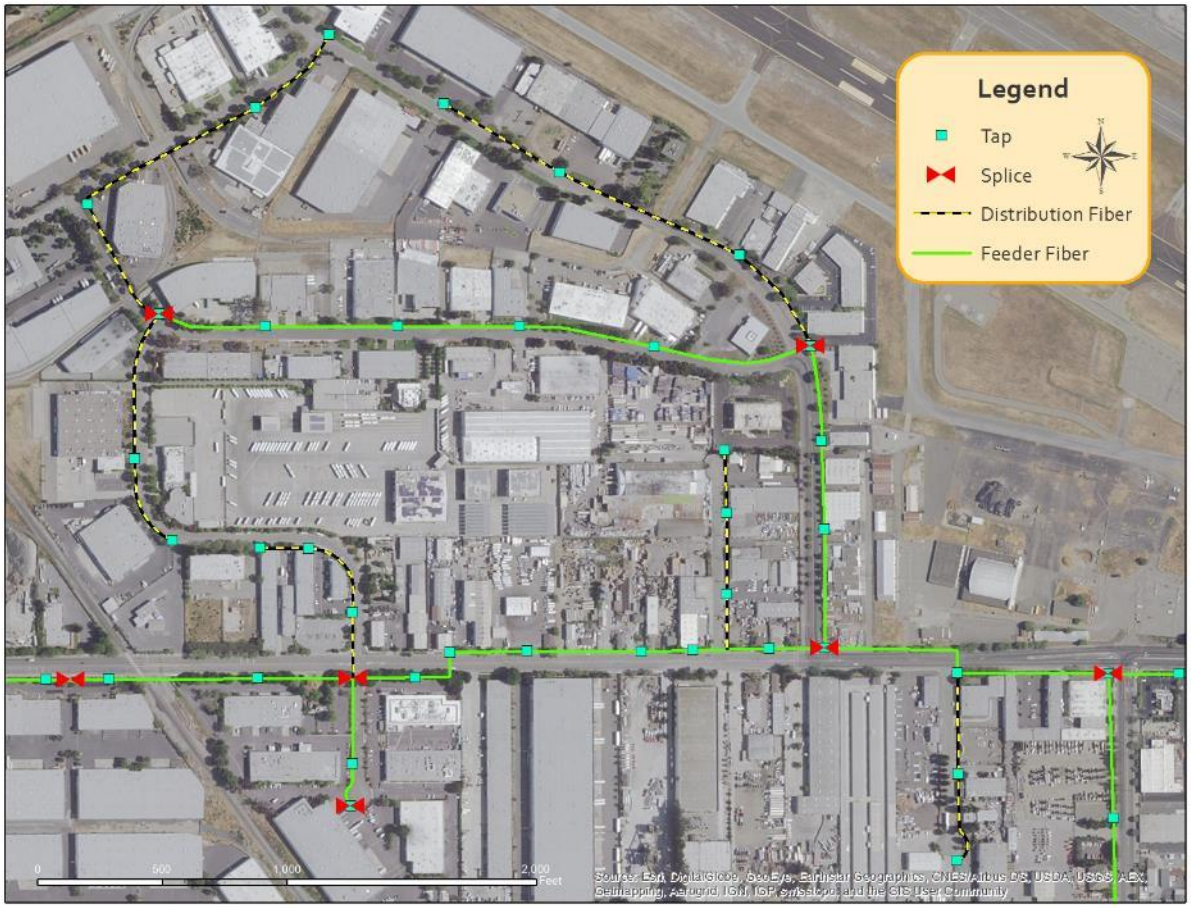
Coupled with an appropriate network electronics configuration, this fiber design serves to greatly increase the reliability of services provided to customers as compared to that of more traditional cable and telephone networks.

The access layer of the network, which encompasses the fiber plant from the FDCs to the customers, dedicates a single fiber strand from the FDC to each passing (i.e., potential customer

[22] These hardened FDCs reflect an assumption that the City's operational and business model will require the installation of provider electronics in the FDCs that can support open access among multiple providers. We note that the overall FTTP cost estimate would decrease if the hardened FDCs were replaced with passive FDCs (which would house only optical splitters) and the providers' electronics were housed only at hub locations.

address). This traditional FTTP design allows either network electronics or optical splitters in the FDCs. See Figure 6 below for a sample design.

Figure 6: Detail Showing FTTP Access Layer Design



This architecture offers scalability to meet long-term needs. It is consistent with best practices for an open access network model that might potentially be required to support multiple network operators, or at least multiple retail service providers requiring dedicated connections to certain customers.

5.4.2 Network Core and Hub Site

The core site is the bridge that links the FTTP network to the public Internet and deliver all services to end users. The proposed network design includes a single core location given the size of the network. However, if consumer demand dictates it, a second Internet POP could be added to increase redundancy to the network.

For the cost estimate, we assumed that the core site electronics would be collocated with the distribution electronics in the Industrial Corridor hub with connectivity to the Internet POP at 25070 O'Neil Avenue.

The core will also house the providers' Operational Support Systems (OSS) such as provisioning platforms, fault and performance management systems, remote access, and other operational support systems for FTTP operations. The core location is also where any business partner or content / service providers will gain access to the subscriber network with their own POP. This may be via remote connection, but collocation is recommended.

The core network electronics run in a High Availability (HA) configuration, with fully meshed and redundant uplinks to the public Internet and/or all other content and service providers. It is imperative that core network locations are physically secure and allow unencumbered access 24x7x365 to authorized engineering and operational staff.

The operational environment of the network core and hub locations is similar to that of a data center. This includes clean power sources, UPS batteries, and diesel power generation for survival through sustained commercial outages. The facility must provide strong physical security, limited/controlled access, and environmental controls for humidity and temperature. Fire suppression is highly recommended.

Equipment is to be mounted securely in racks and cabinets, in compliance with national, state, and local codes. Equipment power requirements and specification may include -48-volt DC and/or 120/240 volts AC. All equipment is to be connected to conditioned / protected clean power with uninterrupted cutover to battery and generation.

For the cost estimate, we assumed that the core and distribution hub will be located on existing City land within the Industrial Corridor.

5.4.3 Distribution and Access Network Design

The distribution network is the layer between the hub and the FDCs, which provide the access links to the taps. The distribution network aggregates traffic from the FDCs to the core. Fiber cuts and equipment failures have progressively greater operational impact as they happen closer to the network core, so it is critical to build in redundancies and physical path diversities in the distribution network, and to seamlessly re-route traffic when necessary.

The distribution and access network design proposed in this report is flexible and scalable enough to support two different architectures:

1. Housing both the distribution and access network electronics at the hub, and using only passive devices (optical splitters and patches) at the FDCs; or

2. Housing the distribution network electronics at the hub and pushing the access network electronics further into the network by housing them at the FDCs.

By housing all electronics at the hub, the network will not require power at the FDCs. Choosing a network design that only supports this architecture may reduce costs by allowing smaller, passive FDCs in the field. However, this architecture will limit the redundancy capability from the FDCs to the hub.

By pushing the network electronics further into the field, the network gains added redundancy by allowing the access electronics to connect to two distribution switches. In the event one distribution switch has an outage the subscribers connected to the FDC would still have network access via the other distribution switch. Choosing a network design that only supports this architecture may reduce costs by reducing the size of the hub.

Selecting a design that supports both models would allow the City to accommodate many different service operators and their network designs. This design would also allow service providers to start with a small deployment (i.e., placing electronics only at the hub site) and grow by pushing electronics closer to their subscribers.

5.4.3.1 Access Network Technologies

FDCs can sit on a curb, be mounted on a pole, or reside in a building. Our model recommends installing sufficient FDCs to support higher than anticipated levels of subscriber penetration. This approach will accommodate future subscriber growth with minimal re-engineering. Passive optical splitters are modular and can be added to an existing FDC as required to support subscriber growth, or to accommodate unanticipated changes to the fiber distribution network with potential future technologies.

Our FTTP design also includes the placement of indoor FDCs and splitters to support large-tenant businesses. This would require obtaining the right to access the equipment for repairs and installation in whatever timeframe is required by the service agreements with the customers. Lack of access would potentially limit the ability to perform repairs after normal business hours, which could be problematic for commercial services.

In this model, we assume the use of GPON electronics for most subscribers and Active Ethernet for a small percentage of subscribers (typically large business customers) that request a

premium service or require greater bandwidth. GPON is the most commonly provisioned FTTP service—used, for example, by Verizon (in its FiOS systems), Google Fiber, and Chattanooga EPB.

Furthermore, providers of gigabit services typically provide these services on GPON platforms. Even though the GPON platform is limited to 1.2 Gbps upstream and 2.4 Gbps downstream for the subscribers connected to a single PON, operators have found that the variations in actual subscriber usage generally means that all subscribers can obtain 1 Gbps on demand (without provisioned rate-limiting), even if the capacity is aggregated at the PON. Furthermore, many GPON manufacturers have a development roadmap to 10 Gbps and faster speeds as user demand increases.

GPON supports high-speed broadband data, and is easily leveraged by triple-play carriers for voice, video, and data services. The GPON OLT uses single-fiber (bi-directional) SFP modules to support multiple (most commonly less than 32) subscribers.

GPON uses passive optical splitting, which is performed inside FDC, to connect fiber from the OLTs to the customer premises. The FDCs house multiple optical splitters, each of which splits the fiber link to the OLT between 16 to 32 customers (in the case of GPON service).

AE provides a symmetrical (up/down) service that is commonly referred to as Symmetrical Gigabit Ethernet. AE can be provisioned to run at sub-gigabit speeds, and like GPON easily supports legacy voice, voice over IP, and video. AE is typically deployed for customers who require specific service level agreements that are easier to manage and maintain on a dedicated service.

For subscribers receiving Active Ethernet service, a single dedicated fiber goes directly to the subscriber premises with no splitting. Because AE requires dedicated fiber (home run) from the OLT to the CPE, and because each subscriber uses a dedicated SFP on the OLT, there is significant cost differential in provisioning an AE subscriber versus a GPON subscriber.

Our fiber plant is designed to provide Active Ethernet service or PON service to all passings. The network operator selects electronics based on the mix of services it plans to offer and can modify or upgrade electronics to change the mix of services.

5.4.3.2 Expanding the Access Network Bandwidth

GPON is currently the most commonly provisioned FTTP technology, due to inherent economies when compared with technologies delivered over home-run fiber[23] such as Active Ethernet. The cost differential between constructing an entire network using GPON and Active Ethernet is 40

[23] Home run fiber is a fiber optic architecture where individual fiber strands are extended from the distribution sites to the premises. Home run fiber does not use any intermediary aggregation points in the field.

percent to 50 percent.[24] GPON is used to provide services up to 1 Gbps per subscriber and is part of an evolution path to higher-speed technologies that use higher-speed optics and wave-division multiplexing.

This model provides many options for scaling capacity, which can be done separately or in parallel:

1. Reducing the number of premises in a PON segment by modifying the splitter assignment and adding optics. For example, by reducing the split from 16:1 to 4:1, the per-user capacity in the access portion of the network is quadrupled.

2. Adding higher speed PON protocols can be accomplished by adding electronics at the FDC or hub locations. Since these use different frequencies than the GPON electronics, none of the other CPE would need to be replaced.

3. Adding WDM-PON electronics as they become widely available. This will enable each user to have the same capacity as an entire PON. Again, these use different frequencies than GPON and are not expected to require replacement of legacy CPE equipment.

4. Option 1 could be taken to the maximum, and PON replaced by a 1:1 connection to electronics—an Active Ethernet configuration.

These upgrades would all require complementary upgrades in the backbone and distribution Ethernet electronics, as well as in the upstream Internet connections and peering—but they would not require increased fiber construction.

5.4.3.3 Customer Premises Equipment (CPE) and Subscriber Services

In the final segment of the FTTP network, fiber runs from the FDC to customers' buildings, where it terminates at the subscriber tap—a fiber optic housing located in the ROW closest to the premises. The service installer uses a pre-connectorized drop cable to connect the tap to the subscriber premises without the need for fiber optic splicing.

The drop cable extends from the subscriber tap (in a handhole underground) to the building, enters the building, and connects to CPEs.

[24] "Enhanced Communications in San Francisco: Phase II Feasibility Study," CTC report, October 2009, at p. 205.

6 Cost Estimate – Industrial Technology & Innovation Corridor

The City recognizes the importance of deploying a robust, scalable FTTP network infrastructure that can support a wide range of applications and services. At the City's request, CTC prepared a high-level network design and cost estimate for deploying a gigabit FTTP network in the City's Industrial Corridor. The FTTP network will promote economic development in the Industrial Corridor where businesses traditionally have limited options for telecommunication services.

The CTC cost estimate provides data relevant to assessing the financial viability of network deployment, and to developing a business model for a potential City construction effort (including the full range of models for public–private partnerships). This estimate will also enable financial modeling to determine the approximate revenue levels necessary for the City to service any debt incurred in building the network.

The CTC design and cost estimate are underpinned by data and insight gathered by CTC engineers through several related steps, including discussions with City stakeholders and an extensive field and desk survey of candidate fiber routes.

The descriptions in this document are highly technical and make use of acronyms. We have included a glossary as Appendix A.

6.1 FTTP Cost Estimate Summary

Based on these inputs and other guidance from the City, we developed a conceptual, high-level FTTP design that reflects the City's goals and is open to a variety of architecture options. From this design, we present two cost examples.

The first is the cost to deploy FTTP infrastructure, all electronics, service drops to the consumer, and CPEs. This estimate shows the total capital costs—which would be incurred by the City, or the City and its partner(s)—to build an FTTP network to support a ubiquitous 1 Gbps data-only service. This is the capital cost the City would occur if it pursued a wholesale or retail model.

The second cost estimate example is the cost to deploy *only* the FTTP OSP infrastructure—consistent with the dark FTTP model, as described in Section 1.5.1. This is the total capital cost for the City to build a dark FTTP network for lease to a private partner.

6.1.1 FTTP Cost Estimate (Fiber and Electronics) – Wholesale and Retail Models

This Industrial Corridor FTTP network deployment will cost approximately $8.5 million, inclusive of OSP construction labor, materials, engineering, permitting, network electronics, drop installation, CPEs, and testing.[25]

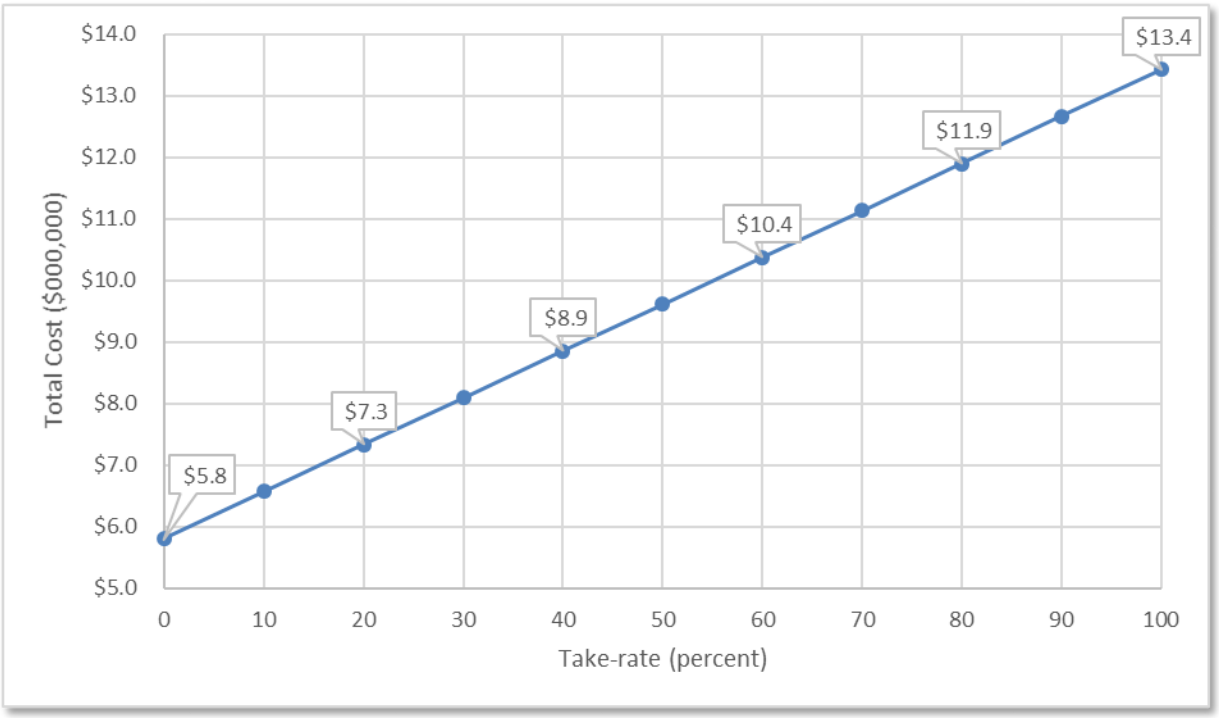
[25] The estimated total cost breakdown assumes a percentage of businesses that subscribe to the service, otherwise known as the penetration rate or the "take rate," of 35 percent.

Table 6: Breakdown of Estimated Total Cost

Cost Component	Total Estimated Cost
OSP	$5.2 million
Central Network Electronics	0.6 million
FTTP Service Drop and Lateral Installations	2.1 million
CPE	0.6 million
Total Estimated Cost:	$8.5 million

Figure 7 shows the change in total estimated cost by varying the expected take rate.

Figure 7: Total Estimated Cost versus Take Rate



The cost is roughly linear by take rate as the per-subscriber cost of adding additional subscribers is constant.

Actual costs may vary due to unknown factors, including: 1) costs of private easements, 2) congestion in the public ROW, 3) variations in labor and material costs, 4) subsurface hard rock, and 5) the City's operational and business model (including the percentage of businesses who subscribe to the service, otherwise known as the penetration rate or the "take rate"). We have incorporated suitable assumptions to address these items based on our experiences in similar markets.

The total estimated technical operating costs for this model are outlined in Section 6.5 (not including non-technical operating costs such as marketing, legal services, and financing costs). The total cost of operations will vary with the business model chosen and the level of existing resources that can be leveraged by the City and any potential business partners.

6.1.2 FTTP Only Cost Estimate (No Electronics, Drops, or CPEs) – Dark FTTP Model

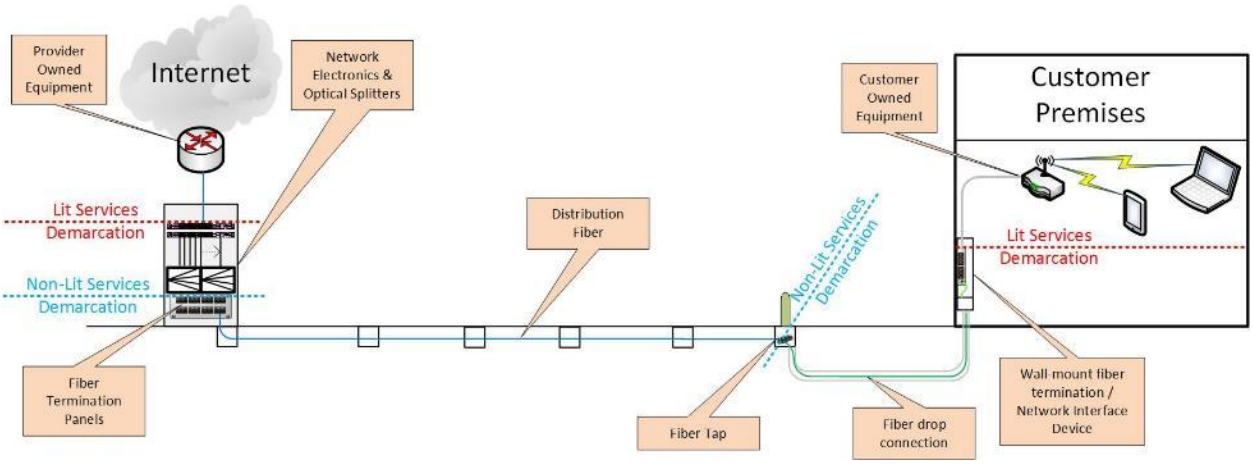
This Industrial Corridor dark FTTP network deployment will cost more than $5.4 million, inclusive of OSP construction labor, materials, engineering, and permitting. This estimate does not include any electronics, subscriber equipment, or drops.

Table 7: Breakdown of Estimated Dark FTTP Model Cost

Cost Component	Total Estimated Cost
OSP Engineering	$0.5 million
Quality Control/Quality Assurance	0.2 million
General OSP Construction Cost	3.2 million
Special Crossings	0.7 million
Backbone and Distribution Plant Splicing	0.1 million
Backbone Hub, Termination, and Testing	0.5 million
FTTP Lateral Installations	0.2 million
Total Estimated Cost:	$5.4 million

This estimate assumes that the City constructs and owns the FTTP infrastructure up to a demarcation point at the optical tap near each business, and leases the dark fiber backbone and distribution fiber to a private partner. The private partner would be responsible for all network electronics, fiber drops to subscribers, and CPEs—as well as network sales, marketing, and operations.

Figure 8: Demarcation Between City and Partner Network Elements



6.2 Cost Estimate Breakdown

The cost components for OSP construction include the following tasks:

- ***Engineering*** – includes system level architecture planning, preliminary designs and field walk-outs to determine candidate fiber routing; development of detailed engineering prints and preparation of permit applications; and post-construction "as-built" revisions to engineering design materials.

- ***Quality Control / Quality Assurance*** – includes expert quality assurance field review of final construction for acceptance.

- ***General Outside Plant Construction*** – consists of all labor and materials related to "typical" underground outside plant construction, including conduit placement, fiber installation, and surface restoration; includes all work area protection and traffic control measures inherent to all roadway construction activities.

- ***Special Crossings*** – consists of specialized engineering, permitting, and incremental construction (material and labor) costs associated with crossings of railroads, bridges, and interstate / controlled access highways.

- ***Backbone and Distribution Plant Splicing*** – includes all labor related to fiber splicing of outdoor fiber optic cables.

- ***Backbone Hub, Termination, and Testing*** – consists of the material and labor costs of placing hub shelters and enclosures, terminating backbone fiber cables within the hubs, and testing backbone cables.

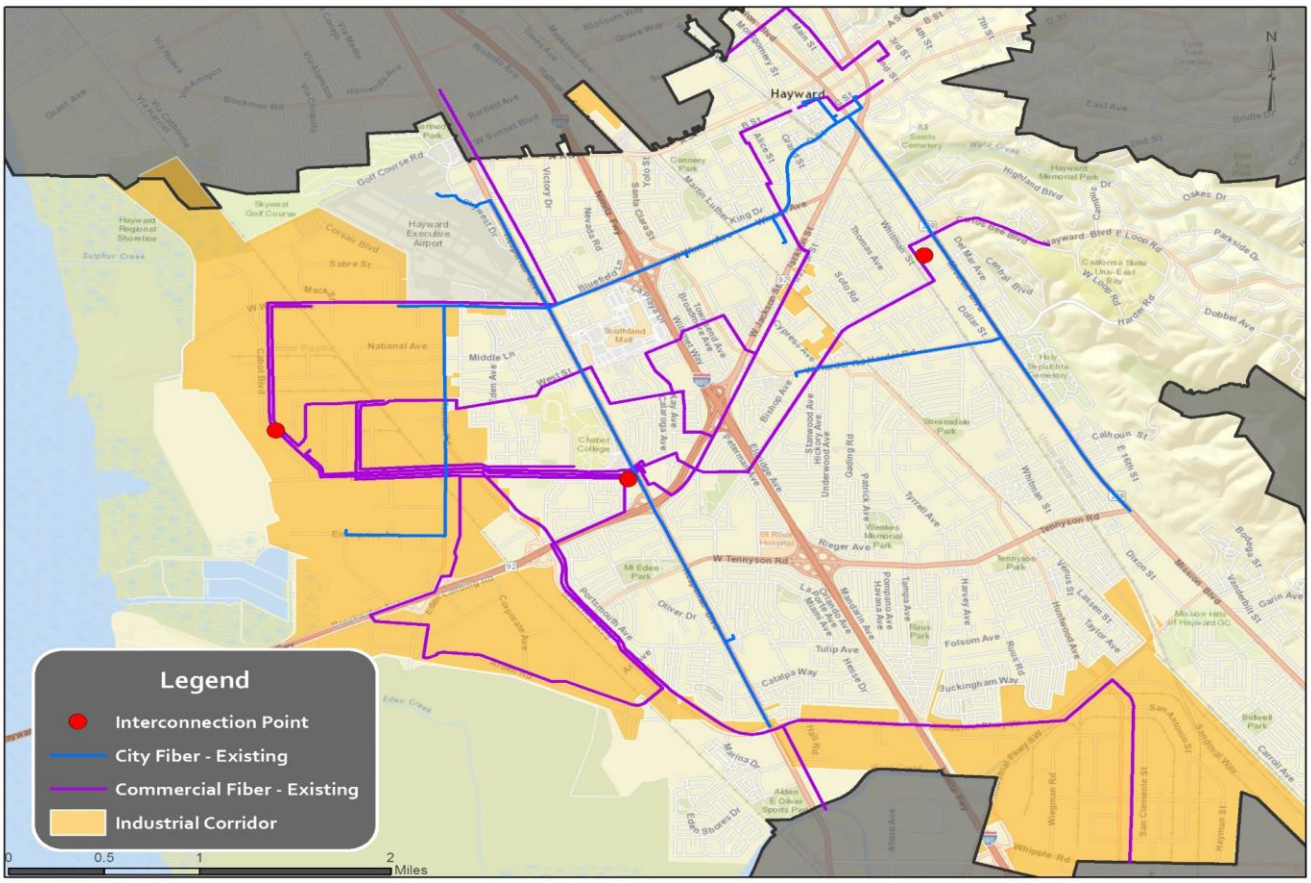
- ***FTTP Service Drop and Lateral Installations –*** consists of all costs related to fiber service drop installation, including outside plant construction on private property, building penetration, and inside plant construction to a typical backbone network service "demarcation" point; this also includes all materials and labor related to the termination of fiber cables at the demarcation point. A take-rate of 35 percent was assumed for standard fiber service drops.

6.2.1 Existing City Network Infrastructure Decreases FTTP Construction Costs

The cost estimate assumes the use of the City's conduit and fiber optic network to provide fiber optic connectivity along most the route between the Industrial Corridor and Internet POPs for network connectivity.

The use of the City's conduit and fiber optic resources as a backbone could reduce the cost and complexity of deploying an FTTP network because the network can reduce the amount of construction needed to provide backbone connectivity in the City (Figure 9).

Figure 9: Map Showing Existing Conduit and Fiber Resources



A detailed engineering design will determine the exact level of savings that the conduit and fiber resources can provide to the Industrial Corridor FTTP network, but we estimate the savings to be between $500,000 and $1 million.

6.3 Field Survey Methodology for Network Design and Cost Estimate

A CTC OSP engineer performed a preliminary survey of the Industrial Corridor via Google Earth Street View to develop estimates of per-mile cost for underground construction in the existing ROW. A CTC engineer then conducted a brief onsite field study of the City's existing conduit and the Industrial Corridor to determine the costs with underground construction in the area. The engineer reviewed available green space, ROW widths, building setbacks, and existing underground utility placements—all of which have been factored in to our design and cost estimate.

The ROW in the Industrial Corridor tends to be wide and many of the areas have additional ROW under sidewalks where existing utilities are not located. Some areas are served by aerial utilities while most the service drops and other areas of the Industrial Corridor have all

underground utilities. Given the width of the ROW we do not anticipate any issues with constructing City fiber optics in the ROW.

One obstacle for construction is the rail lines that crisscross the Industrial Corridor. Railroad crossings require permitting and special construction, which can increase the costs and time required to construct fiber optics. The owner of the rail bed must provide a permit or easement to cross the tracks, which is typically a straightforward process with the larger railroads such as Union Pacific. Crossings may be more difficult if someone else owns the rail bed, and/or it is abandoned.

The review of the existing conduit showed that the conduit and fiber optic system appeared to be in good shape. The older of the existing conduit system was designed to support traffic systems using either twisted copper pair or small count fiber optic cables. Traffic conduit tends to have closer handholes (every 250 feet) than fiber optic telecommunications conduit (every 500+ feet). We also noted that the handholes in the older conduit are smaller than what would be recommended today for a fiber optic network. Higher-count fiber optic cables require larger handholes to properly store slack cable and house the fiber optic splice enclosures. If higher fiber optic cable counts were needed in the future, approximately every other handhole would need to be replaced to accommodate the cable. It is important to note that even with potentially having to replace handholes, the fiber optic and conduit system provide tremendous value to the City.

6.4 FTTP Cost Estimate

This section provides a summary of cost estimates for construction of the FTTP network to all businesses in the Industrial Corridor. With the wholesale and retail models, assuming a 35 percent take rate, this deployment will cost approximately $8.5 million—inclusive of OSP construction labor, materials, engineering, permitting, network electronics, drop installation, CPEs, and testing. Table 8 shows the breakdown of estimated total costs for each network component.

Table 8: Breakdown of Estimated Total Capital Cost – Retail and Wholesale Model

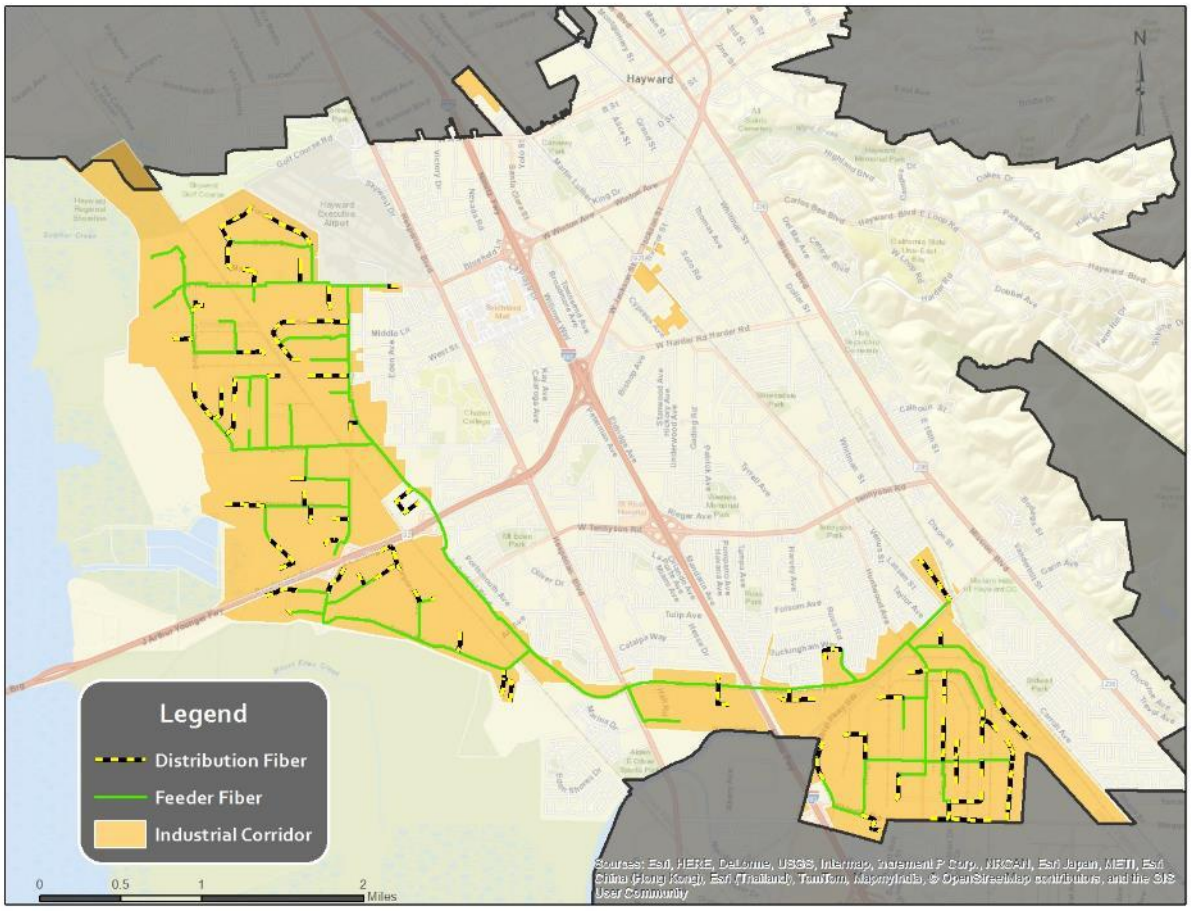
Cost Component	Total Estimated Cost
OSP	$5.2 million
Central Network Electronics	0.6 million
FTTP Service Drop and Lateral Installations	2.1 million
CPE	0.6 million
Total Estimated Cost:	$8.5 million

6.4.1 OSP Cost Estimation Methodology

As with any utility, the design and associated costs for construction vary with the unique physical layout of the service area—no two streets are likely to have the exact same configuration of fiber optic cables, communications conduit, and underground vaults. Costs are further varied by soil conditions, such as the prevalence of subsurface hard rock; location and number of existing utilities; and crossings of bridges, railways, and highways.

To estimate costs for the Industrial Corridor network, we developed a high level FTTP sample design based on street mileage and passings. Since much of the Industrial Corridor has underground utilities, we assumed that the entire FTTP network would be constructed underground.

Figure 10: High-Level FTTP Sample Design Overview



The assumptions, sample design, and cost estimates were used to estimate a cost per passing for the OSP. This number was then multiplied by the number of businesses based on the City's GIS data. The actual cost to construct FTTP to every premises in the Industrial Corridor could

differ from the estimate due to changes in the assumptions underlying the model. Further and more extensive analysis would be required to develop a more accurate cost estimate.

6.4.2 OSP

6.4.2.1 Cost to Construct the Network

In terms of OSP, the estimated cost to construct the proposed FTTP network is approximately $5.2 million, or $2,030 per passing.[26] As we discussed above, our model assumes all underground fiber construction. Table 9 provides a breakdown of the estimated OSP costs. (Note, the costs have been rounded.)

Table 9: Estimated OSP Costs for FTTP

Area	Distribution Plant Mileage	Total Cost	Passings	Cost per Passing	Cost Per Plant Mile
Corridor	33.9	$5,200,000	2,560	$2,030	$150,000

We estimated costs for underground placement using available unit cost data for materials and estimates on the labor costs for placing, pulling, and boring fiber based on construction in comparable markets.

Material costs were generally known, aside from unknown economies of scale and inflation rates, and barring any sort of phenomenon restricting material availability and costs. The labor costs associated with the placement of fiber were estimated based on similar construction projects.

While generally allowing for greater control over timelines and more predictable costs, underground construction is subject to uncertainty related to congestion of utilities in the public rights-of-way and the prevalence of subsurface hard rock—neither of which can be fully mitigated without physical excavation and/or testing. While anomalies and unique challenges will arise regardless of the design or construction methodology, the relatively large scale of this project is likely to provide ample opportunity for variations in construction difficulty to yield relatively predictable results on average.

We assume underground construction will consist primarily of horizontal, directional drilling to minimize ROW impact and to provide greater flexibility to navigate around other utilities. The design model assumes a single two-inch, High-Density Polyethylene (HDPE) flexible conduit

[26] The passing count includes individual single-unit buildings and units in small multi-business buildings as single passings. It treats larger multi-tenant businesses as single passings.

over underground distribution paths, and dual two-inch conduits over underground backbone paths to provide scalability for future network growth.

6.4.3 Central Network Electronics

Central network electronics will cost an estimated $580,000, or $225 per passing, based on an assumed take rate of 35 percent.[27] (These costs may increase or decrease depending on take rate, and the costs may be phased in as subscribers are added to the network.) The central network electronics consists of the electronics to connect subscribers to the FTTP network at the core, hub, and cabinets. Table 10 below lists the estimated costs for each segment.

Table 10: Estimated Central Network Electronics Costs

Network Segment	Subtotal	Passings	Cost per Passing
Core and Distribution Electronics	$360,000	2,560	$140
FTTP Access Electronics	220,000	2,560	85
Central Network Electronics Total	**$580,000**	**2,560**	**$225**

6.4.3.1 Core Electronics

The core electronics connect the FTTP network to the Internet. The core electronics consist of high performance routers, which handle all the routing on both the FTTP network and to the Internet. The core routers should have modular chassis to provide high availability in terms of redundant components and "hot swappable"[28] modular line cards in the event of an outage. Modular routers also provide the ability to expand the routers as demand for additional bandwidth increases.

The cost estimate design envisions redundant rings between the core sites running networking protocols such as hot standby routing protocol (HSRP) to ensure redundancy in the event of a core failure. Additional rings can be added as bandwidth on the network increases. The core sites would also tie to the distribution electronics 10 Gbps links. The links to the hubs can also be increased with additional 10 Gbps and 40 Gbps line cards and optics as demand grows on the network. The core routers will also have 10 Gbps links to ISPs that connect the FTTP network to the Internet.

The cost of the core routing equipment is $260,000. These costs do not include the service provider's OSS—such as provisioning platforms, fault and performance management systems,

[27] The take rate affects the electronics and drop costs, but also may affect other parts of the network, as the city may make different design choices based on the expected take rate. A 35 percent take rate is typical of environments where a new provider joins the telephone and cable provider in a city.

[28] Hot swappable means that the line cards or modular can be removed and reinserted without the entire device being powered down or rebooted. The control cards in the router should maintain all configurations and push them to a replaced line card without the need for reconfirmation.

remote access, and other OSS for FTTP operations. The service providers and/or their content providers may already have these systems in place.

6.4.3.2 Distribution Electronics

The distribution network electronics aggregate the traffic from the FDCs and send it to the core to access the Internet. The distribution electronics consist of high performance aggregation switches, which consolidate the traffic from the many access electronics and send it to the core for route processing. The distribution switches typically are modular switch chassis that can accommodate many line cards for aggregation. The switches should also be modular to provide redundancy in the same manner as the core switches.

The cost estimate assumes that the aggregation switches connect to the access network electronics with 10 Gbps links to each distribution switch. The aggregation switches would then connect to the core switches over single or multiple 10 Gbps links as needed to meet the demand of the FTTP users in each service area.

The cost of the distribution switching equipment is $100,000. These costs do not include any of the service provider's OSS or other management equipment.

6.4.3.3 Access Electronics

The access network electronics at the FDCs connect the subscribers' CPEs to the FTTP network. We recommend deploying access network electronics that can support both GPON and Active Ethernet subscribers to provide flexibility within the FDC service area. We also recommend deploying modular access network electronics for reliability and the ability at add line cards as more subscribers join in the service area. Modularity also helps reduce initial capital costs while the network is under construction or during the roll out of the network.

The cost of the access network electronics for the network is $220,000. These costs are based on a take rate of 35 percent and include optical splitters at the FDCs for that take rate.

6.4.4 Customer Premises Equipment (CPE) and Service Drop Installation (Per-subscriber Costs)

CPEs are the subscriber's interface to the FTTP network. For this cost estimate, we selected CPEs that provide only Ethernet data services (however, there are a wide variety of CPEs offering other data, voice, and video services). Using the estimated take rate of 35 percent, we estimated the CPE for business customers will be $630,000.

Each activated subscriber would also require a fiber drop installation, and related electronics, which would cost roughly $2,860 per subscriber, or $2.7 million total (assuming a 35 percent take rate).

The drop installation cost is the biggest variable in the total cost of adding a subscriber. A short aerial drop can cost as little as $250 to install, whereas a long underground drop installation can cost upward of $3,000. (We estimate an average of $2,160 per drop installation within the Industrial Corridor.)

The other per-subscriber expenses include the cost of the optical network terminal (ONT) at the premises, a portion of the optical line termination (OLT) costs at the hub, the labor to install and configure the electronics, and the incidental materials needed to perform the installation. The numbers provided in the table below are averages and will vary depending on the type of premises and the internal wiring available at each premises.

Table 11: Per-subscriber Cost Estimates

Construction and Electronics Required to Activate a Subscriber	Estimated Average Cost
Drop Installation and Materials	$2,160
Subscriber Electronics (ONT and OLT)	400
Electronics Installation	200
Installation Materials	100
Total	**$2,860**

6.5 Operating Cost Considerations

This section outlines some of the key technical operating expenditures the Industrial Corridor FTTP network would incur. Costs for FTTP network technical operations include staffing (technicians, program manager), OSP maintenance, electronics maintenance, and customer support.

The costs discussed in this section are not meant to be inclusive of all operating costs such as marketing, legal, and financial costs. Further, the magnitude of total cost of operations will vary with the business model chosen, balance of added new staff versus using contractors, the level of existing resources that can be leveraged by the City, and any potential business partners. Staffing requirements and operation costs will vary based on the selected business model. We provide additional staffing and operational cost details in Section 7.

6.5.1 Technical Operational Expenditures

If the City chooses to offer a retail data service, we estimate that the City would likely initially purchase 2 Gbps of Internet capacity. This is an estimated number for the beginning of the

network deployment and can be expected to grow as video streaming and other cloud applications grow in importance. Depending upon the contract terms Internet bandwidth we would estimate costs in the $0.75 per Mbps per month to $1.50 per Mbps per month range in Hayward. We recommend that the Internet access be purchased from multiple Internet providers and be load balanced to ensure continuity during an outage.

The operating costs also include maintenance contracts on the core network electronics. These contracts ensure that the City has access to software support and replacement of critical network electronics that would be cost-prohibitive to store as spares. Where cost effective such as the distribution aggregation switches and the FTTP electronics, we recommend storing spares to reduce the total costs of maintenance contracts. We estimate hardware maintenance contracts and sparing at 15 percent of the total electronics cost.

In addition, we recommend planning for an annual payment into a depreciation operating reserve account based on the equipment replacement cost to help limit risk. This reserve fund should never go negative; the balance that accrues in this account will fund the capital needs for ongoing capital replenishments.

6.5.1.1 Fiber Maintenance Costs

The City would need to augment its current fiber staff or contractors with the necessary expertise and equipment available to maintain the fiber optic cable in an Industrial Corridor FTTP network. Typical maintenance costs can exceed 1 percent of the total fiber OSP construction cost per year and includes a mix of contracted services.

Fiber optic cable is resilient compared to copper telephone lines and cable TV coaxial cable. The fiber itself does not corrode, and fiber cable installed over 20 years ago is still in good condition. However, fiber can be vulnerable to accidental cuts by other construction, traffic accidents, and severe weather. In other networks of this size, we have seen approximately 80 outages per 1,000 miles of plant per year.

The fiber optic redundancy from the hubs to the FDCs in the backbone network will facilitate restoring network outages while repair of the fiber optic plant is taking place.

Depending on the operational and business models established between the City and service providers, the City may be responsible for adds, moves, and changes associated with the network as well as standard plant maintenance. These items may include:

- Adding and/or changing patching and optical splitter configurations at FDCs and hubs;
- Extending optical taps and laterals to new buildings or developments;
- Extending access to the FTTP network to other service providers; and

- Relocating fiber paths due to changes such as the widening of roadways.

The City would need to obtain contracts with fiber optic contractors that have the necessary expertise and equipment available to maintain an Industrial Corridor FTTP network. These contracts should specify the service level agreements the City needs from the fiber optic contractors to ensure that the City can meet the service level agreements it has with the network service providers. The City should also ensure that it has access to multiple fiber optic contractors if one contractor is unable to meet the City's needs. The fiber optic contractors should be available 24x7 and have a process in place for activating emergency service requests.

6.5.1.2 Fiber Locating

The City will be responsible for locating and marking all underground conduit for excavation projects per California's DigAlert System statutes. Locating involves receiving and reviewing excavation tickets to determine whether the area of excavation may impact the City's underground FTTP infrastructure. If the system is impacted, the City must mark its utilities in the manner and within the allotted timeframe provided by the statute.

Locating is either done in-house or by contractors who specialize in utility locating. The City may be able to leverage its existing utility locating personnel, processes, or contractors to reduce the cost of utility locating for the FTTP network.

6.5.2 Technical Staffing Requirements

Additional staffing will be required to perform the maintenance and operation responsibilities of an Industrial Corridor FTTP network. The staffing levels and the responsibility for that staffing will vary greatly with the various potential business models. The following sections outline the technical groups that will be required to maintain and operate the network.

6.5.2.1 Outside Plant

The OSP group will be responsible for the maintenance, operations, and expansion of the City's telecommunications infrastructure including conduit, fiber, and splice enclosures. During construction, the OSP group will be responsible for tracking and overseeing the construction of new infrastructure. Once the network is constructed, the OSP group will oversee any future adds, moves, or changes to the network.

The OSP group may use contractors to perform activities such as construction, repair, and locating. Management of contractors will be a responsibility of an OSP manager with OSP technicians assisting with project oversight and quality assurance and quality control. The OSP manager will also assist with engineering and design of any adds, moves, and changes that occur on the network.

The OSP group will have responsibility for general field operations. This group will include OSP technicians to perform locates, and contracted support to provide repair services. Tasks will include management of the One Call process, fiber locates, response and troubleshooting of Layer 1 troubleshooting, and fleet management. Additionally, it is critical that while many of OSP jobs may be outsourced, that the OSP group be equipped with the proper locate and testing equipment.

6.5.2.2 Network Engineering

The network engineering group develops and maintains the network architecture, responds to high-level troubleshooting requests, manages network electronics and makes sure the network delivers to the end user a reliable service.

The network engineering group is responsible for making architecture decisions that will determine how the network can deliver services to users. The network engineering group will also be responsible for change management and architectural review to ensure that network continuity is ensured after changes.

The network engineering group will also be responsible for vendor selections when new hardware, technologies, or contractor support is needed to support the network. The network engineering team will perform regular maintenance of the network as well as provision, deploy, test, and accept any electronics to support new sites or services.

Network technicians will be responsible for troubleshooting issues with network electronics and responding to customer complaints.

To operate network electronics (if required by the business model) we estimate a staffing requirement of one network manager, up to one network engineer, and up to two network technicians that could be a combination of personnel as well as contracted support. Network staffing levels may vary depending on the take rate of the FTTP network.

6.5.2.3 Network Operations Center and Customer Service

The network will require individuals to perform monitoring and oversight of the network electronics. The group will be responsible for handling technical calls from users, actively monitoring the health of the network, and escalating issues to the proper operations groups. The group is also required to develop and monitor network performance parameters to ensure that the network is meeting its obligations to its users as defined in the network service level agreements (SLAs).

Often network operations require a 24x7 customer service helpdesk and tools for network monitoring, alerting, and provisioning.

7 Business and Financial Model

This section presents a financial analysis based on the candidate business models we outline in Section 1.5, above. Our modeling is based on an FTTP deployment to the Industrial Corridor, and assumes that the City will take some financial risk by investing at least in dark FTTP infrastructure. The models are briefly summarized again in Table 12, with an emphasis on the division of responsibilities between the City and a partner.

Table 12: Responsibility Matrix for Potential Business Models

Activity	Model		
	Dark FTTP	**Wholesale Service**	**Retail Service**
Who invests in and owns the outside plant (OSP), like fiber?	City	City	City
Who invests in and owns the network electronics?	Partner(s)	City	City
Who is responsible for customer service to end users?	Partner(s)	Partner(s)	City

7.1 Overview

Potential business models for an FTTP deployment range from:

- A **retail service model** in which the City directly provides fiber service;
- To a **wholesale service model** in which the City builds an open access network and invites private partners to deliver services over the network;
- To a **dark FTTP model** in which the City builds the fiber and enters a partnership with an anchor service provider, similar to the business model the City of Westminster, Maryland adopted when it partnered with Ting Fiber.[29]

As we noted in Section 1.5, we believe a dark F model will best fit the City's needs, because it leverages the City's abilities and offsets some of the risk associated with implementing a new broadband enterprise, as the City would be required to do in a retail service model.

We conducted financial modeling based on the three potential business models to illustrate the kind of costs and revenues the City might see under each model. This section presents an overview of the FTTP financial model, based on the cost estimates in Section 6. We have provided the City with a complete financial model in Excel format; because the Excel

[29] "Westminster Fiber Network," *City of Westminster,* accessed November 8, 2016, http://www.westminstermd.gov/419/Westminster-Fiber-Network.

spreadsheet can be modified to show the impact of changing assumptions, it will be an important tool for the City to use if it negotiates with a private partner.

These financial projections do not include any economic development or other indirect benefits, which are often not easily quantifiable. The projections also do not include potential revenues from small cell or distributed antenna system (DAS) providers, which may represent a modest revenue source the City can tap into if it can find interested providers.

7.2 Retail Model Financial Projections

The financial analysis in this section assumes the City of Hayward owns and operates the FTTP infrastructure and provides retail service to businesses in the identified service area. As we described above, the City will be the service provider in a retail service model and will be responsible for all aspects of network deployment and maintenance, network and customer electronics, service delivery, and customer service and support. This financial analysis is based on several assumptions, outlined below.

In the analysis, we assume the City offers four base services, at prices that compare favorably to similar services in other cities:

- A 250 Mbps commercial service at $100 per month,
- A 1 Gbps small commercial service at $200 per month,
- A 1 Gbps medium commercial service at $400 per month (including service-level agreement), and
- A 1 Gbps Metro Ethernet transport service at $1,000 per month (including service-level agreement).

We assumed that 68 percent of subscribers will purchase the 250 Mbps service; 15 percent will purchase the 1 Gbps small commercial service; 15 percent will purchase the 1 Gbps medium commercial service; and 2 percent will purchase the 1 Gbps Metro Ethernet service.

Given the assumptions outlined in this section, a 60 percent take rate (the percentage of customers that subscribe to the service) is required to maintain a positive cash flow. Note that this analysis does not indicate or review whether obtaining this required take rate is realistic; rather, it reflects the take rate necessary to maintain a positive cash flow, considering all other assumptions in the model. The complete model is provided in Appendix C.

Please note that, based on other competitive overbuilds, obtaining a 60 percent take rate is considered aggressive, and will likely be difficult to obtain and maintain. Realistically, we would expect a 35 percent to 45 percent take rate.

The financial analysis for this base case scenario is as follows:

Table 13: Base Case Retail Model Financial Analysis with 60 Percent Take Rate

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$341,000	$3,280,000	$3,280,000	$3,280,000	$3,280,000
Total Cash Expenses	(911,000)	(1,419,000)	(1,419,000)	(1,419,000)	(1,419,000)
Depreciation	(234,000)	(1,254,000)	(625,000)	(617,000)	(617,000)
Interest Expense	(185,000)	(617,000)	(485,000)	(321,000)	(111,000)
Taxes	-	-	-	-	-
Net Income	$(989,000)	$(10,000)	$751,000	$923,000	$1,133,000

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$(50,000)	$491,000	$2,770,000	$5,548,000	$8,319,000
Depreciation Reserve	-	1,132,000	1,150,000	354,000	(138,000)
Interest Reserve	185,000	-	-	-	-
Debt Service Reserve	185,000	660,000	660,000	660,000	660,000
Total Cash Balance	$320,000	$2,283,000	$4,580,000	$6,562,000	$8,841,000

The income statement demonstrates an overall health of the enterprise on a year-by-year basis. The above cash flow statement shows the cumulative cash balance of the enterprise. It shows unrestricted and restricted (depreciation, interest, and debt service reserves) cumulative cash balances. The cash flow statement is the most important measure for a public entity. It is important for the enterprise to maintain a positive unrestricted cash balance at the end of each year.

Please note that we used a "flat model" in the analysis. With a "flat model," inflation and salary cost increases are not used in the analysis because it is assumed that operating cost increases will be offset and passed on to subscribers in the form of increased prices. Models that add an inflation factor to both revenues and expenses can greatly overstate net revenues in the out-years since net revenues would then also increase by the same inflation factor.

7.2.1 Financing Costs and Operating Expenses

This financial analysis assumes a combination of bonds and loans will be necessary to deploy the FTTP network. We expect that the City will seek 20-year bonds with principal repayments starting the year after the bond issuance.

We project that the bond issuance costs will be equal to 1.0 percent of the principal borrowed. For the bond, a debt service reserve account is maintained at 5.0 percent of the total issuance amount. An interest reserve account equal to years one and two interest expense is maintained for the first two years.

Our analysis estimates total bonding requirements to be $13.2 million, and we assume that bonds are issued at a 5 percent interest rate.

The model assumes a straight-line depreciation of assets, and that the OSP and materials will have a 20-year life span while network equipment will need to be replaced after 10 years. Last mile fiber and CPEs, as well as other miscellaneous implementation costs, will need to be accounted for after five years. Network equipment will be replaced or upgraded at 80 percent of its original cost, miscellaneous implementation costs will be at 100 percent, and last mile and CPEs will be at 100 percent. The model plans for a depreciation reserve account starting in year three—these monies are set aside to fund future electronics replacements and upgrades.

Table 14 shows operating expenses for years one, five, 10, 15, and 20. As the table indicates, some expenses will remain constant while others will increase as the network matures and the customer base increases.

Table 14: Operating Expenses in Years 1, 5, 10, 15, and 20 – Retail Model

Operating Expenses	Year 1	Year 5	Year 10	Year 15	Year 20
Support Services	$52,000	$28,000	$28,000	$28,000	$28,000
Insurance	25,000	50,000	50,000	50,000	50,000
Utilities	-	-	-	-	-
Office Expenses	6,000	6,000	6,000	6,000	6,000
Facility Lease	-	-	-	-	-
Locates & Ticket Processing	8,000	31,000	31,000	31,000	31,000
Peering	-	-	-	-	-
Contingency	10,000	25,000	25,000	25,000	25,000
Billing Maintenance Contract	10,000	20,000	20,000	20,000	20,000
Fiber & Network Maintenance	16,000	55,000	55,000	55,000	55,000
Vendor Maintenance Contracts	-	83,000	83,000	83,000	83,000
Legal and Lobby Fees	50,000	10,000	10,000	10,000	10,000
Planning	-	-	-	-	-
Consulting	50,000	10,000	10,000	10,000	10,000
Marketing	100,000	50,000	50,000	50,000	50,000
Education and Training	11,000	19,000	19,000	19,000	19,000
Customer Handholding	-	-	-	-	-
Customer Billing (Unit)	-	5,000	5,000	5,000	5,000
Allowance for Bad Debts	3,000	33,000	33,000	33,000	33,000
Churn (acquisition costs)	1,000	15,000	15,000	15,000	15,000
Pole Attachment Expense	-	-	-	-	-
Internet	30,000	41,000	41,000	41,000	41,000
Sub-Total	$372,000	$481,000	$481,000	$481,000	$481,000
Labor Expenses	$539,000	$938,000	$938,000	$938,000	$938,000
Sub-Total	$539,000	$938,000	$938,000	$938,000	$938,000
Total Expenses	$911,000	$1,419,000	$1,419,000	$1,419,000	$1,419,000

Table 15 shows the income statement for years one, five, 10, 15, and 20.

Table 15: Income Statement – Retail Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Revenues					
Internet - Business	$277,000	$3,280,000	$3,280,000	$3,280,000	$3,280,000
Connection Fee (net)	64,000	-	-	-	-
Per Passing	-	-	-	-	-
Per Customer	-	-	-	-	-
Provider Fee	-	-	-	-	-
Assessments	-	-	-	-	-
Ancillary Revenues	-	-	-	-	-
Total	$341,000	$3,280,000	$3,280,000	$3,280,000	$3,280,000
b. Content Fees					
Internet	$30,000	$41,000	$41,000	$41,000	$41,000
Total	$30,000	$41,000	$41,000	$41,000	$41,000
c. Operating Costs					
Operation Costs	$342,000	$440,000	$440,000	$440,000	$440,000
Labor Costs	539,000	938,000	938,000	938,000	938,000
Total	$881,000	$1,378,000	$1,378,000	$1,378,000	$1,378,000
d. EBITDA	$(570,000)	$1,861,000	$1,861,000	$1,861,000	$1,861,000
e. Depreciation	234,000	1,254,000	625,000	617,000	617,000
f. Operating Income (EBITDA less Depreciation)	$(804,000)	$607,000	$1,236,000	$1,244,000	$1,244,000
g. Non-Operating Income					
Interest Income	$ -	$4,000	$5,000	$3,000	$1,000
Interest Expense (10 Year Bond)	-	-	-	-	-
Interest Expense (20 Year Bond)	(185,000)	(621,000)	(490,000)	(324,000)	(112,000)
Interest Expense (Loan)	-	-	-	-	-
Total	$(185,000)	$(485,000)	$(485,000)	$(321,000)	$(111,000)
h. Net Income (before taxes)	$(989,000)	$(10,000)	$751,000	$923,000	$1,133,000
i. Facility Taxes	$ -	$ -	$ -	$ -	$ -
j. Net Income	$(989,000)	$(10,000)	$751,000	$923,000	$1,133,000

Table 16: Cash Flow Statement – Retail Model

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Net Income	$(989,000)	$(10,000)	$751,000	$923,000	$ 1,133,000
b. Cash Outflows					
Debt Service Reserve	$(185,000)	$ -	$ -	$ -	$ -
Interest Reserve	(370,000)	-	-	-	-
Depreciation Reserve	-	(439,000)	(219,000)	(216,000)	(216,000)
Financing	(37,000)	-	-	-	-
Capital Expenditures	(2,588,000)	-	-	-	-
Total	$ (3,180,000)	$ (439,000)	$ (219,000)	$ (216,000)	$ (216,000)
c. Cash Inflows					
Interest Reserve	$ 185,000	$ 95,000	$ -	$ -	$ -
Depreciation Reserve	-	-	-	-	-
Investment Capital	-	-	-	-	-
Start Up Funds	-	-	-	-	-
Grants (infrastructure)	-	-	-	-	-
Grants (customer premises)	-	-	-	-	-
10-Year Bond/Loan Proceeds	-	-	-	-	-
20-Year Bond Proceeds	3,700,000	-	-	-	-
Loan Proceeds	-	-	-	-	-
Total	$ 3,885,000	$ 95,000	$ -	$ -	$ -
d. Total Cash Outflows and Inflows	$ 705,000	$ (344,000)	$ (219,000)	$ (216,000)	$ (216,000)
e. Non-Cash Expenses - Depreciation	$ 234,000	$ 1,254,000	$ 625,000	$ 617,000	$ 617,000
f. Adjustments					
Proceeds from Additional Cash Flows (10 Year Bond)	$ -	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (20 Year Bond)	$ (3,700,000)	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (Loan)	$ -	$ -	$ -	$ -	$ -
g. Adjusted Available Net Revenue	$ (3,750,000)	$ 900,000	$ 1,157,000	$ 1,324,000	$ 1,534,000
h. Principal Payments on Debt					
10 Year Bond Principal	$ -	$ -	$ -	$ -	$ -
20 Year Bond Principal	-	472,000	602,000	768,000	981,000
Loan Principal	-	-	-	-	-
Total	$ -	$ 472,000	$ 602,000	$ 768,000	$ 981,000

Significant network expenses—known as "capital additions"—are incurred in the first few years during the construction phase of the network. These represent the equipment and labor expenses associated with building, implementing, and lighting a fiber network. Table 17 shows the capital additions costs in years one, two, and three, and the total for years one through three.

This analysis projects that the capital additions in year one will total approximately $2.6 million. These costs will total approximately $3.5 million in year two, $1.8 million in year three, and $2.6 million in year four. This totals just over $10.5 million for total capital additions costs for years one through four.

Table 17: Capital Additions – Retail Model

Capital Additions		Year 1	Year 2	Year 3	Year 4
Network Equipment					
Core Network Equipment		$380,000	$ -	$ -	$ -
TBD		-	-	-	-
Additional Annual Capital		-	-	-	-
	Total	$ 380,000	$ -	$ -	$ -
Outside Plant and Facilities					
Total Backbone and FTTP		$1,635,000	$2,726,000	$1,090,000	$ -
Additional Annual Capital		-	-	-	-
	Total	$1,635,000	$2,726,000	$1,090,000	$ -
Last Mile and Customer Premises Equipment					
CPE (residential and small commercial)		$91,000	$182,000	$182,000	$638,000
CPE (medium commercial)		18,000	36,000	35,000	124,000
CPE (enterprise)		6,000	10,000	10,000	36,000
Average Drop Cost		263,000	525,000	523,000	1,836,000
Additional Annual Replacement Capital		-	-	-	-
	Total	$378,000	$753,000	$750,000	$2,634,000
Miscellaneous Implementation Costs					
Splicing		$ -	$ -	$ -	$ -
Vehicles		50,000	-	-	-
Emergency Restoration Kit		50,000	-	-	-
Work Station, Computers, and Software		10,000	7,000	-	2,000
Fiber OTDR and Other Tools		85,000	-	-	-
Generators & UPS		-	-	-	-
OSS		-	-	-	-
Additional Annual Capital		-	-	-	-
	Total	$195,000	$7,000	$ -	$2,000
Replacement Costs for Depreciation					
Network Equipment		$ -	$ -	$ -	$ -
Customer Premises Equipment		-	-	-	-
Miscellaneous Implementation Costs		-	-	-	-
	Total	$ -	$ -	$ -	$ -
Total Capital Additions		$2,588,000	$3,486,000	$1,840,000	$2,636,000

7.2.2 Operating and Maintenance Expenses

The cost to deploy an FTTP network goes far beyond fiber implementation. Network deployment requires additional staffing for sales and marketing, network operations, and other functions. The addition of new staff and inventory requirements will require office and warehousing space:

- Expand office facilities for management, technical and clerical staff
- Expand retail "storefront" to facilitate customer contact and enhance their experience doing business with the FTTP enterprise
- Provide warehousing for receipt and storage of cable and hardware for the installation and on-going maintenance of the broadband infrastructure
- Establish location to house servers, switches, routers, and other core-network equipment

Training new and existing staff is important to fully realize the economies of starting the FTTP network. The training will be particularly important in the short-term as the new enterprise establishes itself as a unique entity providing services distinct from services provided by the City today.

The expanded business and increased responsibilities will require the addition of new staff. Marketing and sales are critical. It is important to be proactive in setting customer expectations, addressing security concerns, and educating the customers on how to initiate services.

The initial additional positions, staffing levels, and base salaries are shown in Table 18. Please note that the table only lists estimated salaries and in the analysis, we added a 40 percent overhead to these salaries.

Table 18: Labor Expenses – Retail Model

	Year 1	Year 2	Year 3	Year 4	Year 5+	Labor Cost
New Employees						
Business Manager	0.50	1.00	1.00	1.00	1.00	$130,000
GIS	0.50	1.00	1.00	1.00	1.00	$80,000
Communications - Sales	0.50	2.00	2.00	2.00	2.00	$75,000
Customer Service Representative	2.00	2.00	2.00	2.00	2.00	$65,000
Service Technicians/Installers & IT Support	1.00	1.00	1.00	2.00	2.00	$90,000
Fiber Plant O&M Technicians	0.25	1.00	1.00	1.00	1.00	$90,000
Total New Staff	4.75	8	8	9	9	

7.2.3 Summary of Operating and Maintenance Assumptions

Additional key operating and maintenance assumptions include:

- Salaries and benefits are based on estimated market wages. See Table 18 for a list of staffing requirements for the retail service model. Benefits are estimated at 40 percent of base salary.
- Use of a help desk service, which includes a $50,000 startup cost and $1.50 per month per customer service fee.
- Insurance is estimated to be $25,000 in year one and $50,000 from year two on.

- Office expense allocations are estimated to be $6,000 per year.
- Locates and ticket processing are estimated to start in year one at $8,000, increase to $15,000 in year two, and increase to $31,000 from year three on.
- Contingency is estimated to be $10,000 in year one and $25,000 from year two on.
- Billing and maintenance contract fees are estimated at $10,000 in year one, and $20,000 from year two on.
- Legal fees are estimated to be $50,000 in year one, and $10,000 from year two on.
- Consulting fees are estimated at $50,000 in year one, and $10,000 from year three on.
- Marketing and promotional expenses are estimated to be $100,000 in year one, and $50,000 from year two on.

Vendor maintenance contract fees are expected to start at $43,000 in year two, increase to $52,000 in year three, and increase again to $83,000 in year four; these fees are expected to remain steady at $83,000 per year beyond year four. Annual variable and operating expenses not including direct Internet access include:

- Education and training are calculated as 2 percent of direct payroll expense.
- Customer billing is estimated to be $0.25 per bill per month.
- Allowance for bad debts is computed as 1 percent of revenues.
- Churn is anticipated to be 5 percent annually.

Fiber network maintenance costs are calculated at 1 percent of the total construction cost, per year. This is estimated based on a typical rate of occurrence in an urban environment, and the cost of individual repairs. This is in addition to staffing costs to maintain fiber.

Internet and peering is estimated at $1.25 per Mbps per month for the first 2 Gbps, and $1.00 per Mbps per month thereafter.

7.2.4 Take-Rate Sensitivity

This section shows the large impact that fluctuations in take rate can have on financial modeling. In the following tables, we show the financial projections for take rates of 50 percent, 40 percent, and 30 percent.

Please note that, based on other competitive overbuilds, obtaining a 60 percent take rate is considered aggressive, and will likely be difficult to obtain and maintain. Realistically, we would expect a 35 percent to 45 percent take rate.

Note that the total unrestricted cash balance in year one with a 50 percent take rate is projected as a loss of $50,000, as shown in Table 19, below. This number is the same as the projections for a 60 percent take rate (see Table 13, above), but by the time we reach year five, the numbers diverge significantly.

The projected unrestricted cash balance with a 60 percent take rate is projected to be approximately $491,000 in year five. With a 50 percent take rate, the unrestricted cash balance in year five is projected as a loss of approximately $451,000.

This is nearly a $1 million difference in unrestricted cash balances based on the difference between a 60 percent and a 50 percent take rate. As the take rate declines, this gap widens, as the tables below show.

Table 19: Take Rate Reduced to 50 Percent – Retail Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$341,000	$2,738,000	$2,738,000	$2,738,000	$2,738,000
Total Cash Expenses	(911,000)	(1,390,000)	(1,390,000)	(1,390,000)	(1,390,000)
Depreciation	(234,000)	(1,104,000)	(579,000)	(572,000)	(572,000)
Interest Expense	(185,000)	(577,000)	(453,000)	(297,000)	(98,000)
Taxes	-	-	-	-	-
Net Income	$ (989,000)	$ (333,000)	$316,000	$479,000	$678,000

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (50,000)	$ (451,000)	$ (220,000)	$404,000	$1,023,000
Depreciation Reserve	-	1,026,000	1,082,000	434,000	90,000
Interest Reserve	185,000	-	-	-	-
Debt Service Reserve	185,000	620,000	620,000	620,000	620,000
Total Cash Balance	$320,000	$1,195,000	$1,482,000	$1,458,000	$1,733,000

As Table 20 shows, the total projected revenues in year five with a 40 percent take rate are approximately $2,176,000. The base case analysis with a 60 percent take rate projected year five revenues at approximately $3,280,000. This is greater than a $1.1 million difference in projected revenues based on take rate.

Similarly, the unrestricted cash balance in year five for the base case analysis—with a 60 percent take rate—is projected at approximately $491,000 per year in year five. With a 40 percent take rate (see Table 20, below), the unrestricted cash balance is projected as a loss of approximately $1.5 million per year in year five.

Table 20: Take Rate Reduced to 40 Percent – Retail Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$341,000	$2,176,000	$2,176,000	$2,176,000	$2,176,000
Total Cash Expenses	(911,000)	(1,362,000)	(1,362,000)	(1,362,000)	(1,362,000)
Depreciation	(234,000)	(953,000)	(533,000)	(526,000)	(526,000)
Interest Expense	(185,000)	(532,000)	(417,000)	(271,000)	(85,000)
Taxes	-	-	-	-	-
Net Income	$ (989,000)	$ (671,000)	$ (136,000)	$ 17,000	$203,000

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (50,000)	$(1,514,000)	$ (3,394,000)	$ (4,988,000)	$ (6,586,000)
Depreciation Reserve	-	922,000	1,018,000	520,000	326,000
Interest Reserve	185,000	-	-	-	-
Debt Service Reserve	185,000	575,000	575,000	575,000	575,000
Total Cash Balance	$320,000	$ (17,000)	$ (1,801,000)	$ (3,893,000)	$ (5,685,000)

Again, the unrestricted cash balance in the base case analysis (Table 13) for a retail model is projected as approximately $491,000 in year five. As Table 21 shows below, the projected unrestricted cash balance with a 30 percent take rate is a loss of approximately $2.5 million in year five.

Table 21: Take Rate Reduced to 30 Percent – Retail Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$341,000	$1,634,000	$1,634,000	$1,634,000	$ 1,634,000
Total Cash Expenses	(911,000)	(1,340,000)	(1,340,000)	(1,340,000)	(1,340,000)
Depreciation	(234,000)	(803,000)	(488,000)	(480,000)	(480,000)
Interest Expense	(185,000)	(493,000)	(384,000)	(247,000)	(72,000)
Taxes	-	-	-	-	-
Net Income	$ (989,000)	$ (1,002,000)	$ (578,000)	$ (433,000)	$ (258,000)

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (50,000)	$ (2,469,000)	$ (6,431,000)	$ (10,216,000)	$ (14,002,000)
Depreciation Reserve	-	816,000	950,000	600,000	554,000
Interest Reserve	185,000	-	-	-	-
Debt Service Reserve	185,000	535,000	535,000	535,000	535,000
Total Cash Balance	$ 320,000	$ (1,118,000)	$ (4,946,000)	$ (9,081,000)	$ (12,913,000)

7.3 Wholesale Model Financial Projections

The financial analysis in this section assumes the City of Hayward owns and operates the FTTP infrastructure and provides wholesale service to ISPs. The ISPs in turn offer retail service businesses in the identified service area. This financial analysis is based on several assumptions, outlined below.

In the analysis, we assume the City offers four wholesale base services, based on a 25 percent discount from the retail model.

- A 250 Mbps commercial service at $75 per month;
- A 1 Gbps small commercial service at $150 per month;
- A 1 Gbps medium commercial service at $300 per month (including service-level agreement); and
- A 1 Gbps Metro Ethernet transport service at $750 per month (including service-level agreement).

We assumed that 68 percent of subscribers will purchase the 250 Mbps service; 15 percent will purchase the 1 Gbps small commercial service; 15 percent will purchase the 1 Gbps medium commercial service; and 2 percent will purchase the 1 Gbps Metro Ethernet service.

As in the case of the retail model, a 60 percent take rate is required to maintain a positive cash flow.

The financial analysis for this base case scenario is as follows:

Table 22: Wholesale Model Financial Analysis with 60 Percent Take Rate (Base Case)

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$271,000	$2,460,000	$2,460,000	$2,460,000	$2,460,000
Total Cash Expenses	(572,750)	(934,250)	(934,250)	(934,250)	(934,250)
Depreciation	(233,000)	(1,253,000)	(623,000)	(616,000)	(616,000)
Interest Expense	(175,000)	(589,000)	(465,000)	(308,000)	(107,000)
Taxes	-	-	-	-	-
Net Income	$ (709,750)	$ (316,250)	$437,750	$601,750	$802,750

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$55,250	$57,250	$909,000	$2,257,750	$3,601,500
Depreciation Reserve	-	1,132,000	1,154,000	366,000	(118,000)
Interest Reserve	175,000	-	-	-	-
Debt Service Reserve	175,000	630,000	630,000	630,000	630,000
Total Cash Balance	$405,250	$1,819,250	$2,693,000	$3,253,750	$4,113,500

This analysis does not indicate or review whether obtaining this required take rate is realistic; rather, it reflects the take rate necessary to maintain a positive cash flow, considering all other assumptions in the model. The complete model is provided in Appendix D.

Please note that we used a "flat model" in the analysis. With a "flat model," inflation and salary cost increases are not used in the analysis because it is assumed that operating cost increases will be offset and passed on to subscribers in the form of increased prices. Models that add an inflation factor to both revenues and expenses can greatly overstate net revenues in the out-years since net revenues would then also increase by the same inflation factor.

7.3.1 Financing Costs and Operating Expenses

This financial analysis assumes a combination of bonds and loans will be necessary. We expect that the City will seek 20-year bonds with principal repayments starting the year after issuance.

We project that the bond issuance costs will be equal to 1.0 percent of the principal borrowed. For the bond, a debt service reserve account is maintained at 5.0 percent of the total issuance amount. An interest reserve account equal to years one and two interest expense is maintained for the first two years.

Our analysis estimates total bonding requirements to be $12.6 million and are issued at a 5 percent interest rate.

The model assumes a straight-line depreciation of assets, and that the OSP and materials will have a 20-year life span while network equipment will need to be replaced after 10 years. Last mile and CPEs as well as other miscellaneous implementation costs will need to be accounted for after five years. Network equipment will be replaced or upgraded at 80 percent of its original cost, miscellaneous implementation costs will be at 100 percent, and last mile and CPEs will be at 100 percent. The model plans for a depreciation reserve account starting in year three - this funds future electronics replacements and upgrades.

Table 23 shows operating expenses for years one, five, 10, 15, and 20. As seen, some expenses will remain constant while others will increase as the network matures and the customer base increases.

Table 23: Operating Expenses in Years 1, 5, 10, 15, and 20 – Wholesale Model

Operating Expenses	Year 1	Year 5	Year 10	Year 15	Year 20
Support Services	$ -	$ -	$ -	$ -	$ -
Insurance	25,000	50,000	50,000	50,000	50,000
Utilities	-	-	-	-	-
Office Expenses	6,000	6,000	6,000	6,000	6,000
Facility Lease	-	-	-	-	-
Locates & Ticket Processing	8,000	31,000	31,000	31,000	31,000
Peering	-	-	-	-	-
Contingency	10,000	25,000	25,000	25,000	25,000
Billing Maintenance Contract	10,000	20,000	20,000	20,000	20,000
Fiber & Network Maintenance	16,000	55,000	55,000	55,000	55,000
Vendor Maintenance Contracts	-	83,000	83,000	83,000	83,000
Legal and Lobby Fees	50,000	10,000	10,000	10,000	10,000
Planning	-	-	-	-	-
Consulting	50,000	10,000	10,000	10,000	10,000
Marketing	30,000	15,000	15,000	15,000	15,000
Education and Training	7,000	11,000	11,000	11,000	11,000
Customer Handholding	-	-	-	-	-
Customer Billing (Unit)	-	5,000	5,000	5,000	5,000
Allowance for Bad Debts	-	-	-	-	-
Churn (acquisition costs)	-	-	-	-	-
Pole Attachment Expense	-	-	-	-	-
Internet	30,000	41,000	41,000	41,000	41,000
Sub-Total	$242,000	$362,000	$362,000	$362,000	$362,000
Labor Expenses	$330,750	$572,250	$572,250	$572,250	$572,250
Sub-Total	$330,750	$572,250	$572,250	$572,250	$572,250
Total Expenses	$572,750	$934,250	$934,250	$934,250	$934,250

Table 24 shows the income statement for years one, five, 10, 15, and 20.

Table 24: Income Statement – Wholesale Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Revenues					
Internet - Business	$207,000	$2,460,000	$2,460,000	$2,460,000	$2,460,000
Connection Fee (net)	64,000	-	-	-	-
Per Passing	-	-	-	-	-
Per Customer	-	-	-	-	-
Provider Fee	-	-	-	-	-
Assessments	-	-	-	-	-
Ancillary Revenues	-	-	-	-	-
Total	$271,000	$2,460,000	$2,460,000	$2,460,000	$2,460,000
b. Content Fees					
Internet	$30,000	$41,000	$41,000	$41,000	$41,000
Total	$30,000	$41,000	$41,000	$41,000	$41,000
c. Operating Costs					
Operation Costs	$212,000	$321,000	$321,000	$321,000	$321,000
Labor Costs	330,750	572,250	572,250	572,250	572,250
Total	$542,750	$893,250	$893,250	$893,250	$893,250
d. EBITDA	$(301,750)	$1,525,750	$1,525,750	$1,525,750	$1,525,750
e. Depreciation	233,000	1,253,000	623,000	616,000	616,000
f. Operating Income (EBITDA less Depreciation)	$(534,750)	$272,750	$902,750	$909,750	$909,750
g. Non-Operating Income					
Interest Income	$ -	$4,000	$4,000	$2,0000	$1,0000
Interest Expense (10 Year Bond)	-	-	-	-	-
Interest Expense (20 Year Bond)	(175,000)	(593,000)	(469,000)	(310,000)	(108,000)
Interest Expense (Loan)	-	-	-	-	-
Total	$ (175,000)	$ (465,000)	$ (465,000)	$ (308,000)	$ (107,000)
h. Net Income (before taxes)	$ (709,750)	$ (316,250)	$437,750	$601,750	$802,750
i. Facility Taxes	$ -	$ -	$ -	$ -	$ -
j. Net Income	$ (709,750)	$ (316,250)	$437,750	$601,750	$802,750

Table 25 shows the cash flow statement for years one, five, 10, 15, and 20.

Table 25: Cash Flow Statement – Wholesale Model

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Net Income	$ (709,750)	$ (316,250)	$437,750	$601,750	$802,750
b. Cash Outflows					
Debt Service Reserve	$ (175,000)	$ -	$ -	$ -	$ -
Interest Reserve	(350,000)	-	-	-	-
Depreciation Reserve	-	(439,000)	(218,000)	(216,000)	(216,000)
Financing	(35,000)	-	-	-	-
Capital Expenditures	(2,583,000)	-	-	-	-
Total	$ (3,143,000)	$ (439,000)	$ (218,000)	$ (216,000)	$ (216,000)
c. Cash Inflows					
Interest Reserve	$175,000	$105,000	$ -	$ -	$ -
Depreciation Reserve	-	-	-	-	-
Investment Capital	-	-	-	-	-
Start Up Funds	-	-	-	-	-
Grants (infrastructure)	-	-	-	-	-
Grants (customer premises)	-	-	-	-	-
10-Year Bond/Loan Proceeds	-	-	-	-	-
20-Year Bond Proceeds	3,500,000	-	-	-	-
Loan Proceeds	-	-	-	-	-
Total	$3,675,000	$105,000	$ -	$ -	$ -
d. Total Cash Outflows and Inflows	$532,000	$ (334,000)	$ (218,000)	$ (216,000)	$ (216,000)
e. Non-Cash Expenses - Depreciation	$233,000	$1,253,000	$623,000	$616,000	$616,000
f. Adjustments					
Proceeds from Additional Cash Flows (10 Year Bond)	$ -	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (20 Year Bond)	$ (3,500,000)	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (Loan)	$ -	$ -	$ -	$ -	$ -
g. Adjusted Available Net Revenue	$ (3,444,750)	$602,750	$842,750	$1,001,750	$1,202,750
h. Principal Payments on Debt					
10 Year Bond Principal	$ -	$ -	$ -	$ -	$ -
20 Year Bond Principal	-	450,000	574,000	732,000	935,000
Loan Principal	-	-	-	-	-
Total	$ -	$450,000	$574,000	$732,000	$935,000
j. Cash Balance					
Unrestricted Cash Balance	$55,250	$57,250	$909,000	$2,257,750	$3,601,500
Depreciation Reserve	-	1,132,000	1,154,000	366,000	(118,000)
Interest Reserve	175,000	-	-	-	-
Debt Service Reserve	175,000	630,000	630,000	630,000	630,000
Total Cash Balance	$405,250	$1,819,250	$2,693,000	$3,253,750	$4,113,500

Significant network expenses—known as "capital additions"—are incurred in the first few years during the construction phase of the network. These represent the equipment and labor expenses associated with building, implementing, and lighting a fiber network. Table 26 shows the capital additions costs in years one, two, and three, and the total for years one through three.

This analysis projects that the capital additions in year one will total approximately $2.6 million. These costs will total approximately $3.5 million in year two, $1.8 million in year three, and $2.6 million in year four. This totals just over $10.5 million for total capital additions costs for years one through four.

Table 26: Capital Additions – Wholesale Model

Capital Additions		Year 1	Year 2	Year 3	Year 4
Network Equipment					
Core Network Equipment		$380,000	$ -	$ -	$ -
TBD		-	-	-	-
Additional Annual Capital		-	-	-	-
	Total	$380,000	$ -	$ -	$ -
Outside Plant and Facilities					
Total Backbone and FTTP		$1,635,000	$2,726,000	$1,090,000	$ -
Additional Annual Capital		-	-	-	-
	Total	$1,635,000	$2,726,000	$1,090,000	$ -
Last Mile and Customer Premises Equipment					
CPE (residential and small commercial)		$91,000	$182,000	$182,000	$638,000
CPE (medium commercial)		18,000	36,000	35,000	124,000
CPE (enterprise)		6,000	10,000	10,000	36,000
Average Drop Cost		263,000	525,000	523,000	1,836,000
Additional Annual Replacement Capital		-	-	-	-
	Total	$378,000	$753,000	$750,000	$2,634,000
Miscellaneous Implementation Costs					
Splicing		$ -	$ -	$ -	$ -
Vehicles		50,000	-	-	-
Emergency Restoration Kit		50,000	-	-	-
Work Station, Computers, and Software		5,000	4,000	-	2,000
Fiber OTDR and Other Tools		85,000	-	-	-
Generators & UPS		-	-	-	-
OSS		-	-	-	-
Additional Annual Capital		-	-	-	-
	Total	$190,000	$4,000	$ -	$2,000
Replacement Costs for Depreciation					
Network Equipment		$ -	$ -	$ -	$ -
Customer Premises Equipment		-	-	-	-
Miscellaneous Implementation Costs		-	-	-	-
	Total	$ -	$ -	$ -	$ -
Total Capital Additions		$2,583,000	$3,483,000	$1,840,000	$2,636,000

7.3.2 Operating and Maintenance Expenses

The cost to deploy an FTTP network goes far beyond fiber implementation. Network deployment requires additional staffing for sales and marketing, network operations, and other functions. The addition of new staff and inventory requirements will require office and warehousing space:

- Expand office facilities for management, technical and clerical staff
- Provide warehousing for receipt and storage of cable and hardware for the installation and on-going maintenance of the broadband infrastructure
- Establish location to house servers, switches, routers, and other core-network equipment

Training new and existing staff is important to fully realize the economies of starting the FTTP network. The training will be particularly important in the short-term as the new enterprise establishes itself as a unique entity providing services distinct from services provided by the City today.

The expanded business and increased responsibilities will require the addition of new staff. Even in the wholesale service model - marketing and sales are critical. It is important to be proactive in setting expectations, addressing security concerns, and educating the ISPs on how to initiate services.

The initial additional positions, staffing levels, and base salaries are shown in Table 27. Please note that, in the financial model, a 40 percent overhead is added to the salaries listed below.

Table 27: Labor Expenses – Wholesale Model

	Year 1	Year 2	Year 3	Year 4	Year 5+	Labor Cost
New Employees						
Business Manager	0.50	1.00	1.00	1.00	1.00	130,000
GIS	0.50	1.00	1.00	1.00	1.00	80,000
Communications - Sales	0.25	0.25	0.25	0.25	0.25	75,000
Customer Service Representative	-	-	-	-	-	65,000
Service Technicians/Installers & IT Support	1.00	1.00	1.00	2.00	2.00	90,000
Fiber Plant O&M Technicians	0.25	1.00	1.00	1.00	1.00	90,000
Total New Staff	2.5	4.25	4.25	5.25	5.25	

7.3.3 Summary of Operating and Maintenance Expenses

Additional key operating and maintenance assumptions include:

- Salaries and benefits are based on estimated market wages. See Table 27 for a list of staffing requirements. Benefits are estimated at 40 percent of base salary.
- Insurance is estimated to be $25,000 in year one and $50,000 from year two on.
- Office expense allocations are estimated to be $6,000 per year
- Locates and ticket processing are estimated to start in year one at $8,000, increase to $15,000 in year two, and increase to $31,000 from year three on.
- Contingency is estimated to be $10,000 in year one and $25,000 from year two on.

- Billing and maintenance contract fees are estimated at $10,000 in year one, and $20,000 from year two on.
- Legal fees are estimated to be $50,000 in year one, and $10,000 from year two on.
- Consulting fees are estimated at $50,000 in year one, and $10,000 from year three on.
- Marketing and promotional expenses are estimated to be $30,000 in year one, and $15,000 from year two on.

Vendor maintenance contract fees are expected to start at $43,000 in year two, $52,000 in year three, and $83,000 year four on. Annual variable and operating expenses not including direct Internet access include:

- Education and training are calculated as 2 percent of direct payroll expense.
- Customer billing is estimated to be $0.25 per bill per month.

Fiber network maintenance costs are calculated at 1 percent of the total construction cost, per year. This is estimated based on a typical rate of occurrence in an urban environment, and the cost of individual repairs. This is in addition to staffing costs to maintain fiber.

Internet and peering is estimated at $1.25 per Mbps per month for the first 2 Gbps and $1.00 per Mbps per month thereafter.

7.3.4 Take-Rate Sensitivity

This section shows the large impact that fluctuations in take rate can have on financial modeling. In the following tables, we show the financial projections for take rates of 50 percent, 40 percent, and 30 percent.

As discussed in the retail model, obtaining a 60 percent take rate is considered aggressive, and will likely be difficult to obtain and maintain. Realistically, we would expect a 35 percent to 45 percent take rate.

Table 28, below, shows financial projections for a 50 percent take rate. While projections for year one are identical to our base case scenario of 60 percent (seen in Table 22, above), the City's unrestricted cash balance shows a loss of approximately $641,000 by year five, and this continues to increase. By year 20, the unrestricted cash balance shows a loss of approximately $1.6 million. This is a $5.2 million difference between the base case scenario with a 60 percent take rate and a scenario with a 50 percent take rate.

Table 28: Take Rate Reduced to 50 Percent – Wholesale Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$271,000	$2,053,000	$2,053,000	$2,053,000	$2,053,000
Total Cash Expenses	(572,750)	(918,250)	(918,250)	(918,250)	(918,250)
Depreciation	(233,000)	(1,102,000)	(578,000)	(570,000)	(570,000)
Interest Expense	(175,000)	(549,000)	(432,000)	(284,000)	(94,000)
Taxes	-	-	-	-	-
Net Income	$ (709,750)	$ (516,250)	$124,750	$280,750	$470,750

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$55,250	$ (640,750)	$ (1,226,000)	$ (1,422,250)	$ (1,621,500)
Depreciation Reserve	-	1,026,000	1,087,000	447,000	111,000
Interest Reserve	175,000	-	-	-	-
Debt Service Reserve	175,000	590,000	590,000	590,000	590,000
Total Cash Balance	$405,250	$975,250	$451,000	$ (385,250)	$ (920,500)

As take rate continues to decrease, financial projections follow suit. As shown in Table 29, below, unrestricted cash balance for a take rate of 40 percent falls to a deficit of nearly $1.5 million by year five. This negative balance continues to grow to over $7 million by year 20. Further, with a take rate of 40 percent, the City would not generate a positive net income until year 20.

Compared to the base model, a 40 percent take rate will dramatically affect unrestricted cash balance, result in a nearly $1.5 million difference by year five, and an over $10.5 million difference by year 20.

Table 29: Take Rate Reduced to 40 Percent – Wholesale Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$271,000	$1,632,000	$1,632,000	$1,632,000	$1,632,000
Total Cash Expenses	(572,750)	(903,250)	(903,250)	(903,250)	(903,250)
Depreciation	(233,000)	(952,000)	(532,000)	(524,000)	(524,000)
Interest Expense	(175,000)	(504,000)	(395,000)	(257,000)	(81,000)
Taxes	-	-	-	-	-
Net Income	$ (709,750)	$ (727,250)	$ (198,250)	$ (52,250)	$ 123,750

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$55,250	$ (1,447,750)	$ (3,501,000)	$ (5,268,250)	$ (7,039,500)
Depreciation Reserve	-	920,000	1,020,000	525,000	334,000
Interest Reserve	175,000	-	-	-	-
Debt Service Reserve	175,000	545,000	545,000	545,000	545,000
Total Cash Balance	$405,250	$17,250	$ (1,936,000)	$ (4,198,250)	$ (6,160,500)

Table 30 shows our lowest projected take rate of 30 percent. In this model, the unrestricted cash balance is a deficit of over $2 million by year five, and the deficit continues to grow to over $12 million by year twenty. In this model, the City is unable to generate a positive net income over the course of 20 years.

In comparison to our base model of a 60 percent take rate, the difference in unrestricted cash balance by year five is over $2.2 million, and nearly $16 million by year 20.

Table 30: Take Rate Reduced to 30 Percent – Wholesale Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$271,000	$1,226,000	$1,226,000	$1,226,000	$1,226,000
Total Cash Expenses	(572,750)	(893,250)	(893,250)	(893,250)	(893,250)
Depreciation	(233,000)	(801,000)	(486,000)	(479,000)	(479,000)
Interest Expense	(175,000)	(465,000)	(362,000)	(234,000)	(68,000)
Taxes	-	-	-	-	-
Net Income	$ (709,750)	$ (933,250)	$ (515,250)	$ (380,250)	$ (214,250)

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$55,250	$ (2,155,750)	$ (5,671,000)	$ (9,014,250)	$ (12,358,500)
Depreciation Reserve	-	814,000	952,000	610,000	572,000
Interest Reserve	175,000	-	-	-	-
Debt Service Reserve	175,000	505,000	505,000	505,000	505,000
Total Cash Balance	$405,250	$ (836,750)	$ (4,214,000)	$ (7,899,250)	$ (11,281,500)

7.4 Dark FTTP Model Financial Analysis

The financial analysis for all scenarios presented here represents a minimum requirement for the City to break even each year, excluding any potential revenue from other dark fiber lease opportunities that may be available to the City.

The base case scenario assumes that the City's private partner will pay a fee of $40 per passing per month, with no upfront or balloon payments. Based on an assumption that the City will deploy an FTTP network in the identified business area, the financial model applies the fee to all business premises in the identified service area. The current model keeps constant the $40 per passing fee, though the City and its partner could negotiate periodic increases.

Please note there is no market data or examples of the dark FTTP model with a business focus. For example, in its agreement with Huntsville Utilities in Huntsville, Alabama, Google Fiber pays under $10 per month per passing, but this is for residences only—no businesses are included. The per-passing fee is the largest "risk" in the model and could be tested with the recommended RFI.

Further, the $40 fee is based on a full recovery of capital and expenses. The FTTP deployment is likely to have additional economic development and other benefits that are not easily measured. In recognition of these benefits, the City could choose to provide funding to the proposed enterprise that would lower the required per passing fee.

The financial analysis for the base case scenario is as follows:

Table 31: Base Case Financial Analysis – Dark FTTP Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$6,140	$1,226,880	$1,226,880	$1,226,880	$1,226,880
Total Cash Expenses	(373,750)	(549,250)	(549,250)	(549,250)	(549,250)
Depreciation	(119,000)	(311,000)	(311,000)	(311,000)	(311,000)
Interest Expense	(130,000)	(351,000)	(275,000)	(176,000)	(51,000)
Taxes	-	-	-	-	-
Net Income	$ (616,610)	$15,630	$91,630	$190,630	$315,630

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (6,610)	$10,340	$25,490	$40,640	$56,790
Depreciation Reserve	-	141,000	185,000	229,000	273,000
Interest Reserve	130,000	-	-	-	-
Debt Service Reserve	130,000	380,000	380,000	380,000	380,000
Total Cash Balance	$253,390	$531,340	$590,490	$649,640	$709,790

Please note that we used a "flat model" in the analysis, which means that inflation and operating cost increases (including salaries) are not used because it is assumed that operating cost increases will be offset by increases in operator lease payments over time (and likely passed on to subscribers in the form of increased prices). We anticipate that the City will apply an inflation factor, typically based on a Consumer Price Index (CPI), to the portion of the per-subscriber fee that covers projected operating expenses during negotiations with a private partner. Please note that it is not appropriate to apply a CPI to the entire passing fee because most of the fee is to support the principal and interest on the debt service.

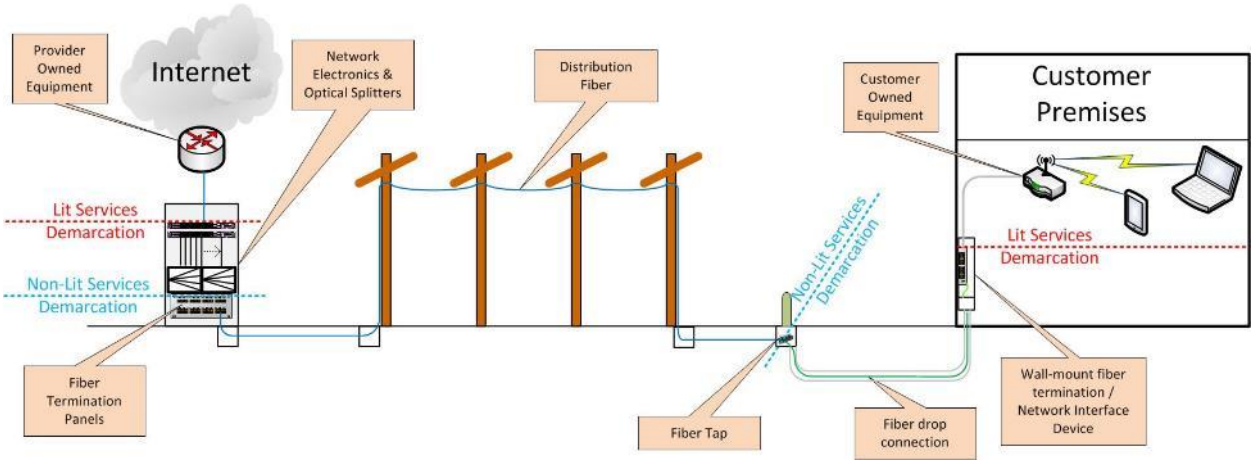
This document presents an overview of the financial model; we have provided the City with a complete financial model in Excel format. Because the Excel spreadsheets can be manipulated to show the impact of changing assumptions it will be an important tool for the City to use as it negotiates with a private partner.

This analysis does not contain any potential revenue from wireless ISPs that are looking for connectivity to wireless access points. A wireless ISP could leverage the FTTP infrastructure and avoid drop costs and investment in the electronics for the FTTP network. The use of the fiber is dependent upon the wireless technologies implemented by the wireless ISP.

7.4.1 Cost Implications of the Dark FTTP Model

The financial analysis in this section assumes that the City constructs and owns the FTTP infrastructure up to a demarcation point at the optical tap near each residence and business, and leases the dark fiber backbone and distribution fiber to a private partner. The private partner would be responsible for all network electronics, fiber drops to subscribers, and CPEs—as well as network sales, marketing, and operations.

Figure 11: Demarcation Between City and Partner Network Elements



Using 100 percent underground construction, the dark FTTP network deployment for the business park will cost approximately $5.5 million, including OSP construction labor, materials, engineering, permitting, and pole attachment licensing. This estimate does not include and electronics, subscriber equipment, or drops.

Table 32: Breakdown of Estimated Dark FTTP Model Cost (aerial and underground construction)

Cost Component	Total Estimated Cost
OSP Engineering	$519,000
Quality Control/Quality Assurance	192,000
General OSP Construction Cost	3,158,000
Special Crossings	703,000
Backbone and Distribution Plant Splicing	139,000
Backbone Hub, Termination, and Testing	475,000
FTTP Lateral Installations	265,000
Total Estimated Cost:	$5,451,000

The above estimates assume that the City constructs and owns the FTTP infrastructure up to a demarcation point at the optical tap near each business, and leases the dark fiber backbone and distribution fiber to a private partner. The private partner would be responsible for all network electronics, fiber drops to subscribers, and CPEs—as well as network sales, marketing, and operations.

The ownership of the drops is an assumption that could be changed through negotiation with a private partner—as, indeed, could many of the assumptions underpinning this analysis. We have chosen this key parameter for the base case scenario because we believe this approach presents a reasonable balance of costs, control, and risk for the City. (City ownership of the drops, for example, would increase the City's control, but also significantly increase the City's costs.)

In a related vein, we note that some network operators suggest that the network's optical splitters should be a part of the Layer 1 or dark fiber assets. We caution against this approach. The network operator (i.e., the City's partner) should maintain the splitters because, as operator of the electronics, it must determine and control the GPON network split ratio to meet the network's performance standards. This may involve moving power users to GPON ports with lower split ratios, or moving users to different splitters to manage the capacity of the GPON ports. The City should not be involved in this level of network management. Also, the City should not have to inventory various sized splitters or swap them as the network operator makes changes. Even if the City were to decide to purchase some of the optical splitters for the network, we believe it should be the network operator's responsibility to manage and maintain the splitters.

7.4.2 Financing Costs and Operating Expenses

For the base financial analysis, we used the OSP costs for a combination aerial and underground construction. In the scenarios, we show the impact of the increased costs for an all-underground deployment.

This financial analysis assumes that the City will cover all its capital requirements with general obligation (GO) bonds. We assumed that the City's bond rate would be 5 percent.

We expect that the City will take three 20-year bonds—one each in years one, two, and three—for a total of $7.6 million in financing. (The difference between the financed amount and the total capital costs represents the amount needed to maintain positive cash flow in the early years of network deployment.) The resulting principal and interest (P&I) payments will be the major factor in determining the City's long-term financial requirements; P&I accounts for about 53 percent of the City's annual costs in our base case model after the construction period.

We project that the bond issuance costs will be equal to 1.0 percent of the principal borrowed. For the bond, a debt service reserve account is maintained at 5.0 percent of the total issuance amount. An interest reserve account will be maintained for the first two years. Principal repayment on the bonds will start in year two.

The model assumes a straight-line depreciation of assets, and that the OSP and materials will have a 20-year life span. Because we assume the City's partner will be responsible for network electronics and CPE, we have not included depreciation or replacement costs for that equipment (although we note that, typically, network equipment would be replaced after 10 years, while CPE and last-mile infrastructure would be depreciated over five years). The model plans for a depreciation reserve account starting in year three to fund future replacements and upgrades.

Table 33 shows the income statement for years one, five, 10, 15, and 20.

Table 33: Income Statement – Dark FTTP Model

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Revenues					
Internet - Business	$ -	$ -	$ -	$ -	$ -
Connection Fee (net)	-	-	-	-	-
Per Passing	6,140	1,226,880	1,226,880	1,226,880	1,226,880
Per Customer	-	-	-	-	-
Provider Fee	-	-	-	-	-
Assessments	-	-	-	-	-
Ancillary Revenues	-	-	-	-	-
Total	$ 6,140	$ 1,226,880	$ 1,226,880	$ 1,226,880	$ 1,226,880
b. Content Fees					
Internet	$ -	$ -	$ -	$ -	$ -
Total	$ -	$ -	$ -	$ -	$ -
c. Operating Costs					
Operation Costs	$169,000	$194,000	$194,000	$194,000	$194,000
Labor Costs	204,750	355,250	355,250	355,250	355,250
Total	$373,750	$549,250	$549,250	$549,250	$549,250
d. EBITDA	$ (367,610)	$ 677,630	$ 677,630	$ 677,630	$ 677,630
e. Depreciation	119,000	311,000	311,000	311,000	311,000
f. Operating Income (EBITDA less Depreciation)	$ (486,610)	$366,630	$366,630	$366,630	$366,630
g. Non-Operating Income					
Interest Income	$ -	$1,000	$1,000	$2,000	$2,000
Interest Expense (10 Year Bond)	-	-	-	-	-
Interest Expense (20 Year Bond)	(130,000)	(352,000)	(276,000)	(178,000)	(53,000)
Interest Expense (Loan)	-	-	-	-	-
Total	$ (130,000)	$ (275,000)	$ (275,000)	$ (176,000)	$ (51,000)
h. Net Income (before taxes)	$ (616,610)	$15,630	$91,630	$190,630	$315,630
i. Facility Taxes	$ -	$ -	$ -	$ -	$ -
j. Net Income	$ (616,610)	$15,630	$91,630	$190,630	$315,630

Table 34 shows the cash flow statement for years one, five, 10, 15, and 20.

Table 34: Cash Flow Statement – Dark FTTP Model

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
a. Net Income	$ (616,610)	$15,630	$91,630	$190,630	$315,630
b. Cash Outflows					
Debt Service Reserve	$ (130,000)	$ -	$ -	$ -	$ -
Interest Reserve	(260,000)	-	-	-	-
Depreciation Reserve	-	(47,000)	(47,000)	(47,000)	(47,000)
Financing	(26,000)	-	-	-	-
Capital Expenditures	(1,823,000)	-	-	-	-
Total	$ (2,239,000)	$ (47,000)	$ (47,000)	$ (47,000)	$ (47,000)
c. Cash Inflows					
Interest Reserve	$130,000	$ -	$ -	$ -	$ -
Depreciation Reserve	-	-	-	-	-
Investment Capital	-	-	-	-	-
Start Up Funds	-	-	-	-	-
Grants (infrastructure)	-	-	-	-	-
Grants (customer premises)	-	-	-	-	-
10-Year Bond/Loan Proceeds	-	-	-	-	-
20-Year Bond Proceeds	2,600,000	-	-	-	-
Loan Proceeds	-	-	-	-	-
Total	$ 2,730,000	$ -	$ -	$ -	$ -
d. Total Cash Outflows and Inflows	$491,000	$ (47,000)	$ (47,000)	$ (47,000)	$ (47,000)
e. Non-Cash Expenses - Depreciation	$119,000	$311,000	$311,000	$311,000	$311,000
f. Adjustments					
Proceeds from Additional Cash Flows (10 Year Bond)	$ -	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (20 Year Bond)	$ (2,600,000)	$ -	$ -	$ -	$ -
Proceeds from Additional Cash Flows (Loan)	$ -	$ -	$ -	$ -	$ -
g. Adjusted Available Net Revenue	$ (2,606,610)	$279,630	$355,630	$454,630	$579,630
h. Principal Payments on Debt					
10 Year Bond Principal	$ -	$ -	$ -	$ -	$ -
20 Year Bond Principal	-	277,000	353,000	451,000	576,000
Loan Principal	-	-	-	-	-
Total	$ -	$277,000	$353,000	$451,000	$576,000

j. Cash Balance					
Unrestricted Cash Balance	$ (6,610)	$10,340	$25,490	$40,640	$56,790
Depreciation Reserve	-	141,000	185,000	229,000	273,000
Interest Reserve	130,000	-	-	-	-
Debt Service Reserve	130,000	380,000	380,000	380,000	380,000
Total Cash Balance	$253,390	$531,340	$590,490	$649,640	$709,790

Significant network expenses—known as "capital additions"—are incurred in the first few years during the construction phase of the network. These represent the equipment and labor expenses associated with building a fiber network. (Again, because the City's responsibility will be limited to OSP, we have not included any costs for core network equipment, drops, or CPE.) This analysis projects that the capital additions (including vehicles and test equipment) in year one will total approximately $1.8 million. These costs will total approximately $2.7 million in year two, and $1.1 million in year three. This totals just over $5.6 million in capital additions for years one through three.

Table 35 – Capital Additions – Dark FTTP Model

Capital Additions		Year 1	Year 2	Year 3
Network Equipment				
Core Network Equipment		$ -	$ -	$ -
TBD		-	-	-
Additional Annual Capital		-	-	-
	Total	$ -	$ -	$ -
		$ -	$ -	$ -
Outside Plant and Facilities				
Total Backbone and FTTP		$1,635,000	$2,726,000	$1,090,000
Additional Annual Capital		-	-	-
	Total	$1,635,000	$2,726,000	$1,090,000
Last Mile and Customer Premises Equipment				
CPE (residential and small commercial)		$ -	$ -	$ -
CPE (medium commercial)		-	-	-
CPE (enterprise)		-	-	-
Average Drop Cost		-	-	-
Additional Annual Replacement Capital		-	-	-
	Total	$ -	$ -	$ -
Miscellaneous Implementation Costs				
Splicing		$ -	$ -	$ -
Vehicles		50,000	-	-
Emergency Restoration Kit		50,000	-	-
Work Station, Computers, and Software		3,000	3,000	-
Fiber OTDR and Other Tools		85,000	-	-
Generators & UPS		-	-	-
OSS		-	-	-
Additional Annual Capital		-	-	-
	Total	$188,000	$3,000	$ -
Replacement Costs for Depreciation				
Network Equipment		$ -	$ -	$ -
Customer Premises Equipment		-	-	-
Miscellaneous Implementation Costs		-	-	-
	Total	$ -	$ -	$ -
	Total Capital Additions	$1,823,000	$2,729,000	$1,090,000

7.4.3 Operating and Maintenance Expenses

The cost to deploy an FTTP network goes far beyond fiber implementation. Network deployment requires network maintenance and technical operations, and other functions. In this model, we assume that the City's partner will be responsible for lighting the fiber and selling services, so the City's financial requirements are limited to expenses related to OSP infrastructure and network administration.

These expanded responsibilities will require the addition of new staff. We assume the City will add a total of three and three-quarters full-time-equivalent (FTE) positions within the first three years, and will then maintain that level of staffing. Our assumptions include one-half FTE for management, one FTE for GIS, one-quarter FTE for communication support, and one FTE for fiber plant maintenance and operations. Salaries and benefits are based on estimated market wages, and benefits are estimated at 40 percent of base salary.

Some of these responsibilities can be contracted out, while some can be absorbed into existing positions within the City. Each City's circumstances are unique, and the skill sets that exist within an organization will inform to what degree responsibilities must be contracted out. We encourage the City to train internal staff for all record-keeping responsibilities—particularly network details such as fiber strand usage and locations. We cannot overstate the importance of keeping meticulous records on the fiber to maintain the long-term integrity of the network, and keeping this function in-house gives the City the greatest degree of control over these records' accuracy.

Locates and ticket processing will be significant ongoing operational expenses for the City. Based on our experience in other cities, we estimate that a contract for locates will cost $8,000 in year one, increase to $15,000 in year two, and increase to $31,000 from year three on. (If the City decides to perform this work in-house, the contract expense would be eliminated—but staffing expenses would increase.)

Additional key operating and maintenance assumptions include the following:

- Insurance is estimated to be $25,000 in year one and $50,000 from year two on.
- Office expenses are estimated to be $2,400 annually.
- Contingency expenses are estimated at $10,000 in year one and $25,000 in subsequent years.
- Legal fees are estimated to be $50,000 in year one and $10,000 from year two on.
- Consulting fees are estimated at $50,000 in year one and $10,000 from year two on.

Fiber network maintenance costs are calculated at one percent of the total construction cost, per year. This is estimated based on a typical rate of occurrence in an urban environment, and the cost of individual repairs. This is in addition to staffing costs to maintain the fiber.

Table 36 lists the City's projected operating expenses for years one, five, 10, 15, and 20.

Table 36: Operating Expenses Dark FTTP Model

Operating Expenses	Year 1	Year 5	Year 10	Year 15	Year 20
Support Services	$ -	$ -	$ -	$ -	$ -
Insurance	25,000	50,000	50,000	50,000	50,000
Utilities	-	-	-	-	-
Office Expenses	6,000	6,000	6,000	6,000	6,000
Facility Lease	-	-	-	-	-
Locates & Ticket Processing	8,000	31,000	31,000	31,000	31,000
Peering	-	-	-	-	-
Contingency	10,000	25,000	25,000	25,000	25,000
Billing Maintenance Contract	-	-	-	-	-
Fiber & Network Maintenance	16,000	55,000	55,000	55,000	55,000
Vendor Maintenance Contracts	-	-	-	-	-
Legal and Lobby Fees	50,000	10,000	10,000	10,000	10,000
Planning	-	-	-	-	-
Consulting	50,000	10,000	10,000	10,000	10,000
Marketing	-	-	-	-	-
Education and Training	4,000	7,000	7,000	7,000	7,000
Customer Handholding	-	-	-	-	-
Customer Billing (Unit)	-	-	-	-	-
Allowance for Bad Debts	-	-	-	-	-
Churn (acquisition costs)	-	-	-	-	-
Pole Attachment Expense	-	-	-	-	-
Internet	-	-	-	-	-
Sub-Total	$169,000	$194,000	$194,000	$194,000	$194,000
Labor Expenses	$204,750	$355,250	$355,250	$355,250	$355,250
Sub-Total	$204,750	$355,250	$355,250	$355,250	$355,250
Total Expenses	$373,750	$549,250	$549,250	$549,250	$549,250

7.4.4 Revenue

The base case scenario assumes that the City's private partner will pay a fee of $40 per passing per month, with no upfront or balloon payments. Based on an assumption that the City will deploy a ubiquitous FTTP network in the business park. The financial model applies the fee to all business premises in the business park. The current model keeps that $40 per passing fee constant, although the City and its partner could negotiate periodic increases.

Operating and maintenance expenses account for approximately 47 percent of the City's total annual costs. (P&I payment on debt is the remaining amount.) At a minimum, 47-percent of the per-passing fee should be increased by a CPI each year.

In the scenarios below, we show the sensitivity of the monthly fee.

7.4.5 Dark FTTP Fee Sensitivity

This section demonstrates the sensitivity of the financial projections to changes in per passing fee. We show the financial projects for fees at $35, $30, and $25 per passing per month.

Table 37, below, shows financial analysis for a $35 per month passing fee. In this model, the unrestricted cash balance shows a loss of approximately $435,000 by year five, and more than $2.6 million by year 20.

Compared to our base model of a $40 per-month passing fee, the decreased fee results in an unrestricted cash balance difference of $760 at year one, growing to an approximately $445,000 difference by year 5, and ultimately a difference of over $2.7 million by year 20.

Table 37: Dark FTTP Model Financial Analysis - $35 Per Month Passing Fee

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$5,380	$1,073,520	$1,073,520	$1,073,520	$1,073,520
Total Cash Expenses	(373,750)	(549,250)	(549,250)	(549,250)	(549,250)
Depreciation	(119,000)	(311,000)	(311,000)	(311,000)	(311,000)
Interest Expense	(130,000)	(351,000)	(275,000)	(176,000)	(51,000)
Taxes	-	-	-	-	-
Net Income	$ (617,370)	$ (137,730)	$ (61,730)	$37,270	$162,270

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (7,370)	$ (435,160)	$ (1,186,810)	$ (1,938,460)	$ (2,689,110)
Depreciation Reserve	-	141,000	185,000	229,000	273,000
Interest Reserve	130,000	-	-	-	-
Debt Service Reserve	130,000	380,000	380,000	380,000	380,000
Total Cash Balance	$252,630	$85,840	$ (621,810)	$ (1,329,460)	$ (2,036,110)

As the per-passing fee decreases, unrestricted cash balance and net income also decrease. Table 38, below, shows financial projections for a $30 per month passing fee. Were the City to charge this fee, we project an unrestricted cash balance deficit of $8,140 at year one, and that deficit increasing to over $5 million by year 20.

In comparison to our base model of a $40 per month passing fee, a $30 fee results in an unrestricted cash balance difference of $1,530 at year 1, growing to a difference of nearly $5.5 million by year 20.

Table 38: Dark FTTP Model Financial Analysis - $30 Per Month Passing Fee

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$4,610	$920,160	$920,160	$920,160	$920,160
Total Cash Expenses	(373,750)	(549,250)	(549,250)	(549,250)	(549,250)
Depreciation	(119,000)	(311,000)	(311,000)	(311,000)	(311,000)
Interest Expense	(130,000)	(351,000)	(275,000)	(176,000)	(51,000)
Taxes	-	-	-	-	-
Net Income	$ (618,140)	$ (291,090)	$ (215,090)	$ (116,090)	$ 8,910

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (8,140)	$ (880,680)	$ (2,399,130)	$ (3,917,580)	$ (5,435,030)
Depreciation Reserve	-	141,000	185,000	229,000	273,000
Interest Reserve	130,000	-	-	-	-
Debt Service Reserve	130,000	380,000	380,000	380,000	380,000
Total Cash Balance	$251,860	$ (359,680)	$ (1,834,130)	$ (3,308,580)	$ (4,782,030)

Table 39, below, shows our projections for the lowest passing fee of $25 per month. In this projection, the unrestricted cash balance begins as a deficit of $8,910, with that deficit growing to $8.1 million by year twenty. Further, this per-passing fee is unable to generate positive net income over the twenty-year projection.

In comparison to our base model, a $25 per month passing fee results in a difference of $2,300 at year one, $1.3 million difference by year five, and ultimately an $8.2 million difference by year 20.

Table 39: Dark FTTP Model Financial Analysis - $25 Per Month Passing Fee

Income Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Total Revenues	$3,840	$766,800	$766,800	$766,800	$766,800
Total Cash Expenses	(373,750)	(549,250)	(549,250)	(549,250)	(549,250)
Depreciation	(119,000)	(311,000)	(311,000)	(311,000)	(311,000)
Interest Expense	(130,000)	(351,000)	(275,000)	(176,000)	(51,000)
Taxes	-	-	-	-	-
Net Income	$ (618,910)	$ (444,450)	$ (368,450)	$ (269,450)	$ (144,450)

Cash Flow Statement	Year 1	Year 5	Year 10	Year 15	Year 20
Unrestricted Cash Balance	$ (8,910)	$ (1,326,190)	$ (3,611,440)	$ (5,896,690)	$ (8,180,940)
Depreciation Reserve	-	141,000	185,000	229,000	273,000
Interest Reserve	130,000	-	-	-	-
Debt Service Reserve	130,000	380,000	380,000	380,000	380,000
Total Cash Balance	$251,090	$ (805,190)	$ (3,046,440)	$ (5,287,690)	$ (7,527,940)

Appendix A: Glossary of Terms

The descriptions in our FTTP design and cost estimate analysis are highly technical and make use of several acronyms that can be confusing, especially to a non-technical audience. While we try to define each acronym the first time it appears in the text, we also believe that a glossary can be a useful tool to navigate this document. This section outlines most of the acronyms that appear in this analysis.

AE – Active Ethernet; a technology that provides a symmetrical (upload/download) Ethernet service and does not share optical wavelengths with other users. For subscribers that receive Active Ethernet service—typically business customers that request a premium service or require greater bandwidth—a single dedicated fiber goes directly to the subscriber premises with no optical splitting.

CPE – Customer premises equipment; the electronic equipment installed at a subscriber's home or business.

Distribution Fiber – The fiber in an FTTP network that connects the hub sites to the fiber distribution cabinets (see below).

Drop – The fiber connection from an optical tap in the ROW to the customer premises.

FDC – Fiber distribution cabinet; houses the fiber connections between the distribution fiber and the access fiber. FDCs, which can also house network electronics and optical splitters, can sit on a curb, be mounted on a pole, or reside in a building.

Access Fiber – The fiber in an FTTP network that goes from the FDCs to the optical taps that are located outside of homes and businesses in the rights-of-way.

FTTP – Fiber-to-the-premises; a network architecture in which fiber optics are used to provide broadband services all the way to each subscriber's premises.

GPON – Gigabit passive optical network; the most commonly provisioned FTTP service—used, for example, by Verizon (in its FiOS systems), Google Fiber, and Chattanooga Electric Power Board (EPB). GPON uses passive optical splitting, which is performed inside FDCs, to connect fiber from the Optical Line Terminals (OLTs) to multiple customer premises over a single GPON port.

Hub – At the hub, optical splitting is used to distribute network services deeper into the community, enabling eventual FTTP connections.

IP – Internet Protocol; the method by which computers share data on the Internet.

LEC – Local Exchange Carrier; a public telephone company that provides service to a local or regional area.

MDU – Multi-dwelling unit (i.e., an apartment or office building).

OLT – Optical Line Terminal; the upstream connection point (to the provider core network) for subscribers. The choice of an optical interface installed in the OLT determines whether the network provisions shared access (one fiber split among multiple subscribers in a GPON architecture) or dedicated Active Ethernet access (one port for one subscriber).

OSP – Outside plant; the physical portion of a network (also called "layer 1") that is constructed on utility poles (aerial) or in conduit (underground).

OSS – Operational Support Systems (OSS); includes a provider's provisioning platforms, fault and performance management systems, remote access, and other operational support systems for FTTP operations. OSS is housed in a network's core locations.

OTT – Over-the-top; content, such as voice or video service, that is delivered over a data connection.

Passing – A potential customer address, typically an individual home or business. Note that, in this report, the passing count includes individual single-unit buildings and units in small multi-business buildings as single passings. It treats larger multi-tenant businesses as single passings. In the Industrial Corridor, we estimated 2,556 passings that serve 5,100 businesses.

Peering – An interconnection between two service providers, or a service provider and an application provider (Netflix, Dropbox, etc.) to facilitate faster, less-expensive connections.

PON – Passive optical network; uses passive optical splitting, which is performed inside FDCs, to connect fiber from the OLTs to multiple customer premises over a single PON port.

POP – Point of presence; a physical location where network switches, routers, and servers are housed. POPs frequently offer appropriate power, cooling, and security resources for network equipment, peering (see above) and at times enable connections to multiple ISPs.

POTS – "Plain old telephone service;" delivered over the PSTN.

PSTN – Public switched telephone network; the copper-wire telephone networks that connect landline phones.

QoS – Quality of service; a network's performance as measured on a number of attributes.

ROW – Right-of-way; land reserved for the public good such as utility construction. ROW typically abuts public roadways.

VoIP – Voice over Internet Protocol; telephone service that is delivered over a data connection.

Appendix B: Assessment of Local Broadband Market

This Appendix is attached as a separate PDF file.

Appendix C: Retail Financial Model (spreadsheet)

This Appendix is attached as a separate Microsoft Excel file.

Appendix D: Wholesale Financial Model (spreadsheet)

This Appendix is attached as a separate Microsoft Excel file.

Appendix E: Dark FTTP Financial Model (spreadsheet)

This Appendix is attached as a separate Microsoft Excel file.

Appendix F: Online Business Survey Questions

This appendix is attached as a separate PDF file.

Appendix G: Online Business Survey Results

To understand the potential market demand for fiber connectivity and related services among Hayward businesses, CTC conducted an online survey in summer 2016. At a high level, the survey showed that the respondents that completed the questionnaire are not overwhelmingly unhappy with their current speeds, and that there is a modest willingness to switch to a higher-speed service—but only if the price point is $75 per month or less.

Most of the businesses indicated that price, reliability, and speed are important factors for them to consider as their connectivity needs evolve and they become increasingly dependent on cloud-based business solutions to support their operations.

Survey Methodology

The survey was sent out via e-email on behalf of the City to approximately 2,600 businesses in July 2016. An online survey mechanism enabled completion of the survey questionnaires over the Internet. The survey was designed to collect a range of data to understand businesses' current use of data and Internet services; satisfaction with current service providers; and interest in new, higher-speed data and Internet service offerings.

The survey's e-mail distribution list was culled from data purchased from InfoUSA on approximately 900 businesses located in Hayward, in conjunction with email lists provided by the City and Chamber of Commerce. CTC worked with City staff to develop a set of questions for Hayward businesses, which were then entered into a survey instrument on SurveyMonkey, an online tool that allows for customization, and provides granular output of responses in various formats for analysis. The survey questionnaire is attached to this report as Appendix C.

50 recipients opted out of the survey; 18 emails were returned as undeliverable; and 1,545 emails were unopened. Of the 1,006 potential respondents that opened the email, 183 clicked through. There were 156 total responses through the email collector, which included the original email we sent through SurveyMonkey.

In the weeks following the initial SurveyMonkey email notification, the City sent a follow-up email outside the SurveyMonkey system, which contained a web link for potential respondents to access the survey. There were 103 responses collected through the web link, for a total of 259 responses all together. Of the approximately 2,600 email recipients, there were 259 respondents that filled out at least some portion of the survey.

While there were 259 responses to the survey, not every respondent completed the full survey, as respondents were able to skip questions and answer questions only partially. We designed the survey in this way to encourage respondents to answer questions for which they had a response, while not forcing them to attempt to answer questions they do not believe are

applicable to their business. Although this does not produce statistically valid results, it can provide insight into the business community's connectivity needs, their willingness to switch to a new provider, and what role they believe the City should play in an FTTP deployment.

Further, a secondary purpose of the survey was to identify potential businesses that would be willing to further discuss their connectivity needs, and their potential willingness to purchase services from the City. The final questions in the survey prompted willing respondents to provide specific information about their contact information and their willingness to speak in greater detail with City representatives about their connectivity needs. While 77 respondents listed their business' specific address, only 41 respondents indicated a willingness to be contacted further. CTC was able to reach 24 businesses for follow-up discussions.

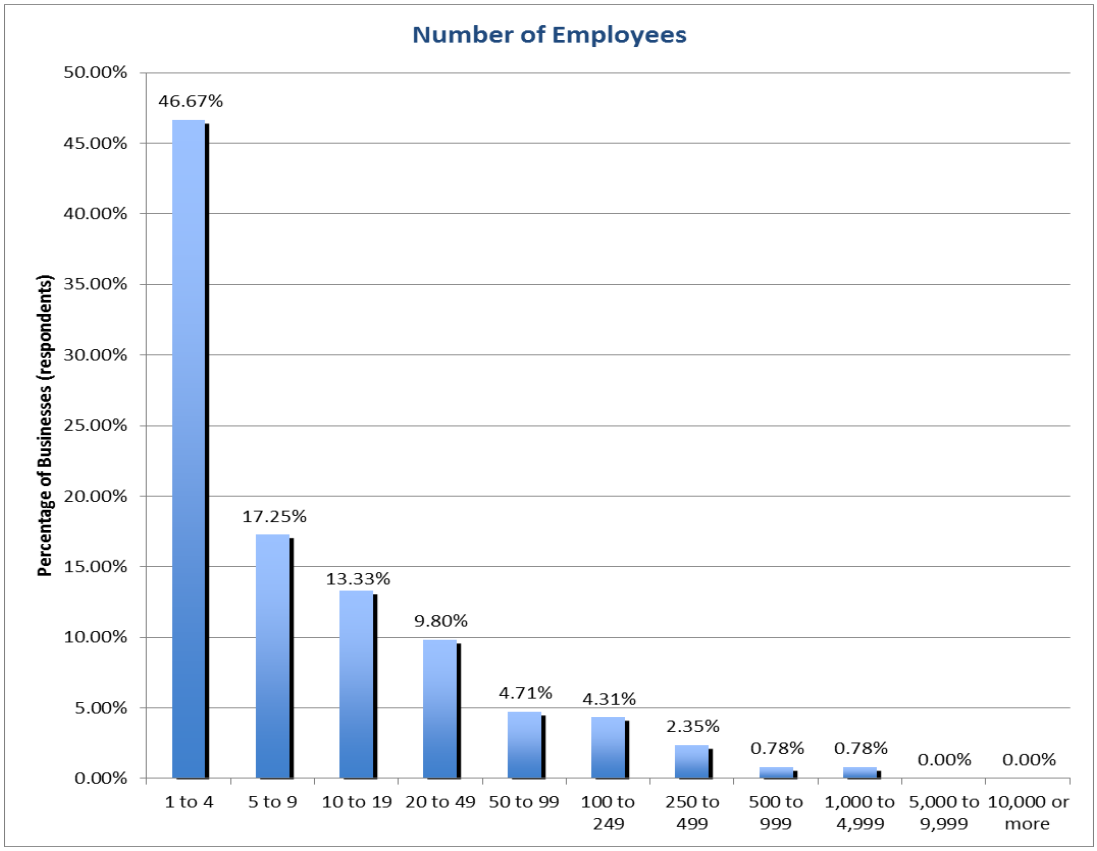
Online Survey Results

As we noted, the survey had some inherent limitations, and the respondents are not truly representative of a random selection of the population. Still, the City can potentially glean some valuable information from the businesses that chose to respond, caveats aside.

The Majority of Responses Were from Small-to-Medium Size Businesses

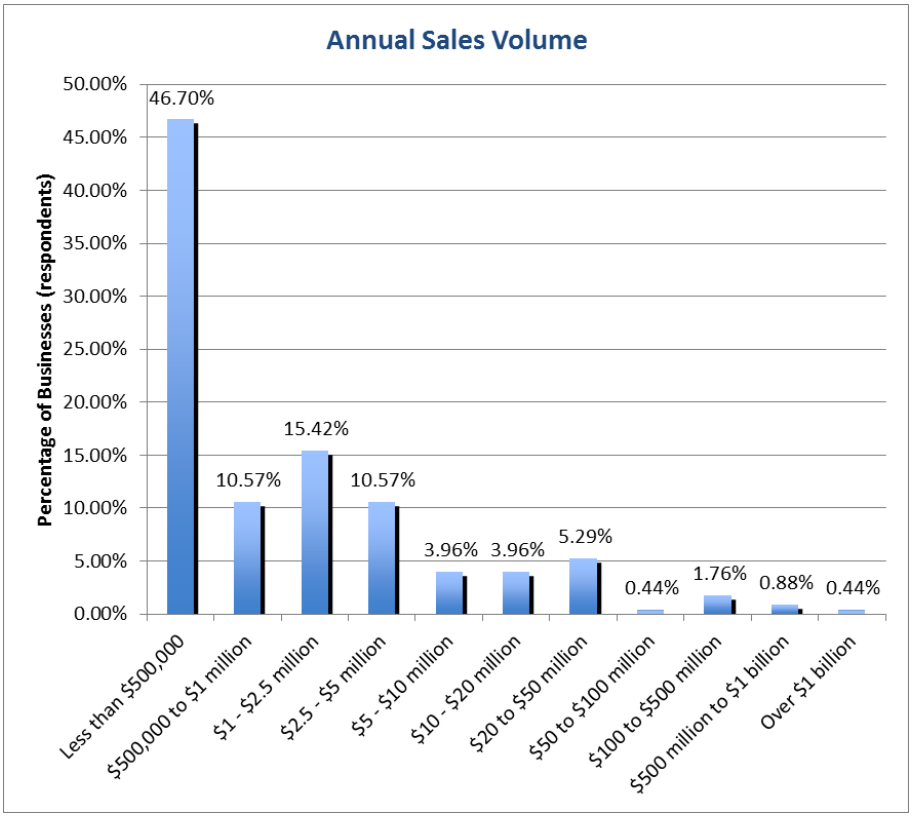
91 percent of the responses were from businesses with only one location. Nearly half the respondents to the business survey represented businesses with 1 to 4 employees, and more than three-quarters (approximately 77.25 percent) came from businesses with less than 20 employees. About 14.5 percent of responses were from businesses with 20 to 99 employees, and about 6.7 percent of responses were from businesses with 100 to 499 employees. Only about 1.5 percent of responses were from business with 500 or more employees. There were no responses from businesses with more than 5,000 employees. See Figure 12, below.

Figure 12: Respondents' Number of Employees (Based on 255 Responses)



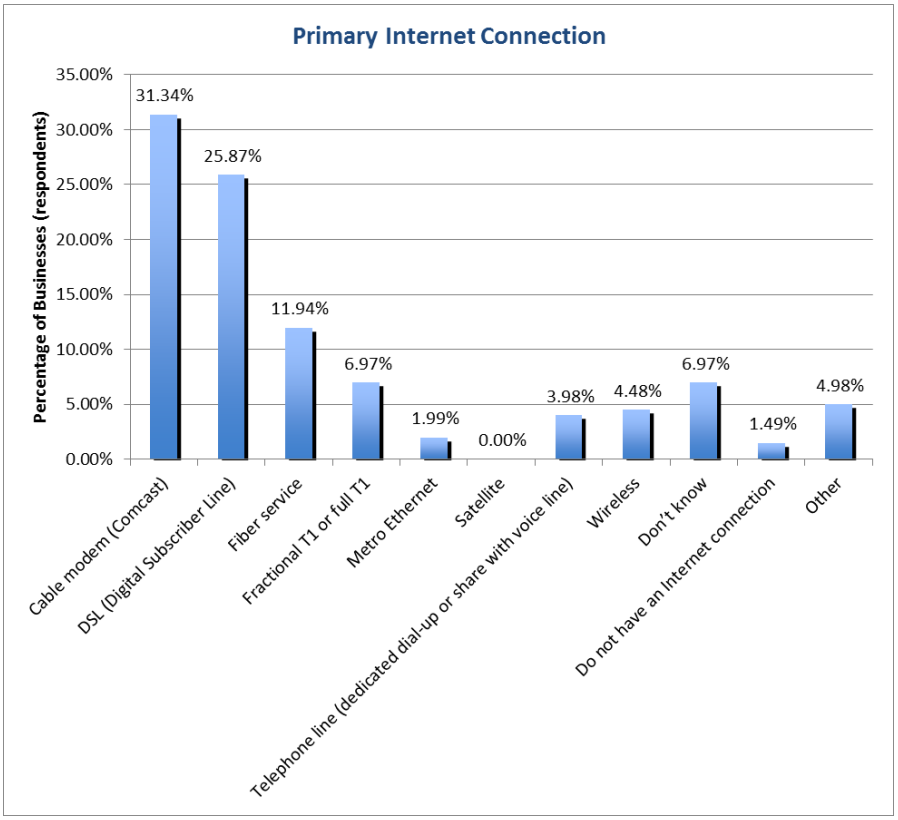
Nearly half of the responses were from businesses with a sales volume of less than $500,000 per year. A majority of businesses (approximately 83.3 percent) represented had an annual sales volume of $5 million or less. Only approximately 3.5 percent of respondents represented businesses with an annual sales volume of $50 million or greater.

Figure 13: Respondents' Annual Sales Volume (Based on 227 Responses)



More than half of the respondents (approximately 57.2 percent) currently subscribe to either cable or DSL; nearly 12 percent of respondents are connected via fiber; and slightly less than 7 percent are connected to a fractional or full T1. See Figure 14, below.

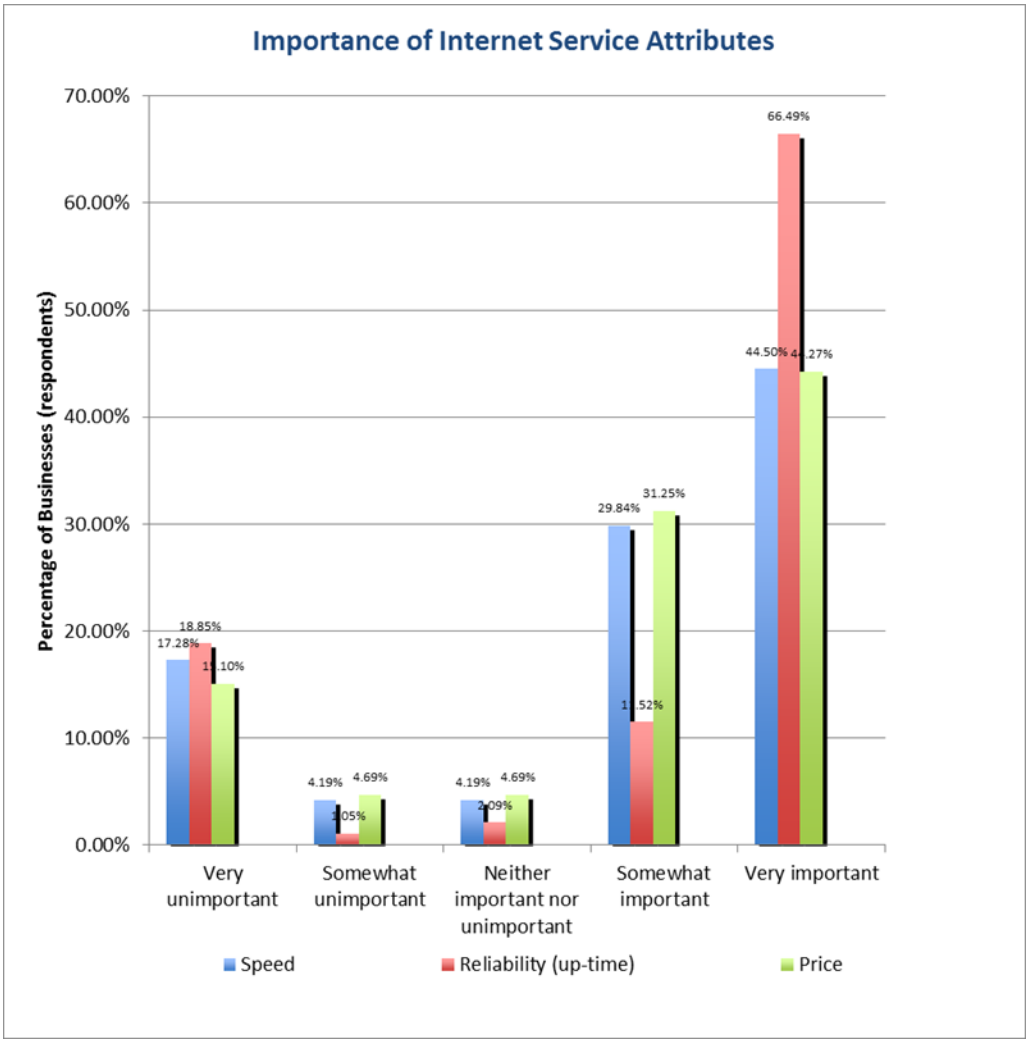
Figure 14: Business Respondents' Primary Internet Connection (Based on 201 Responses)



Nearly Half of Respondents Are Satisfied with Current Internet Speeds

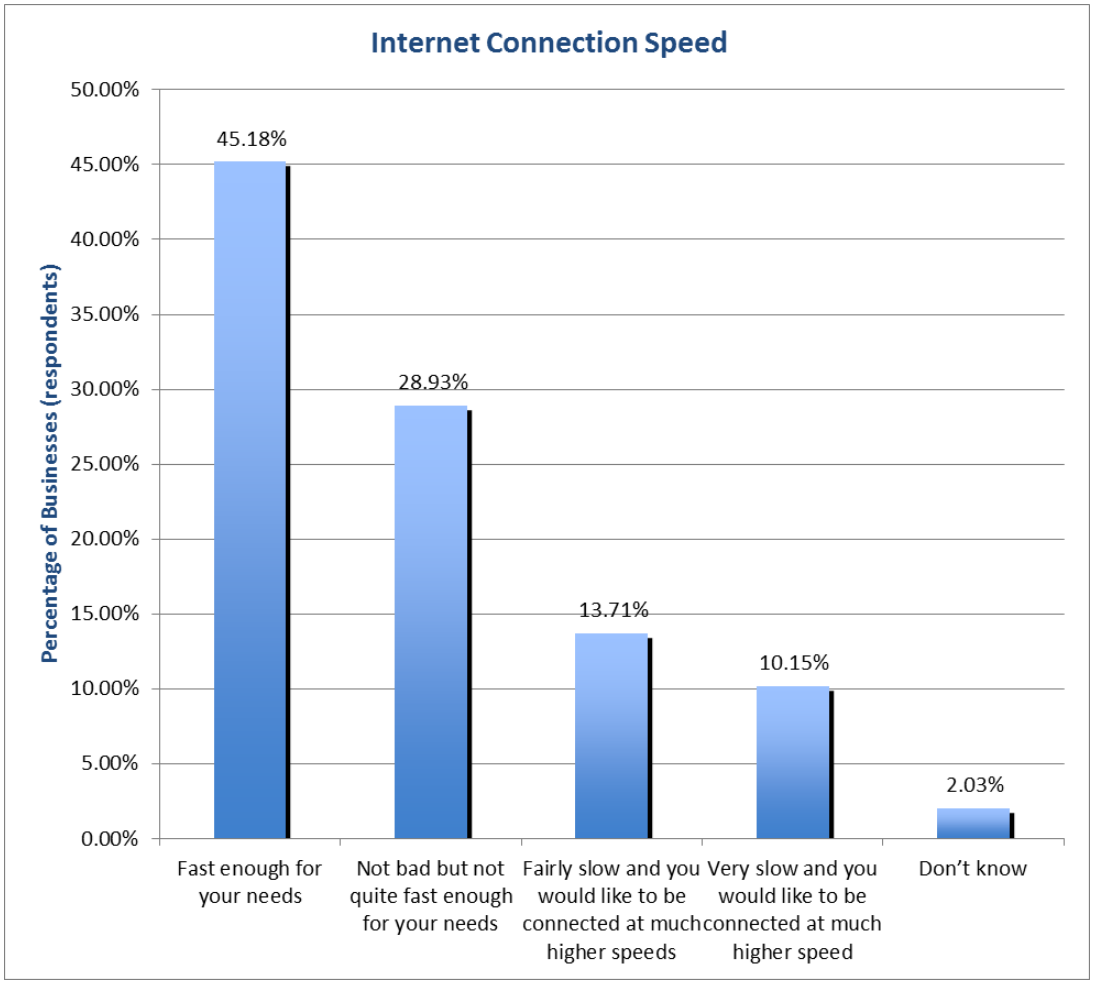
Price, Reliability, and Speed tend to be the most important factors that businesses consider when evaluating their connectivity options, and when considering the possibility of switching providers. Based on the 191 full responses to the question that prompted respondents to indicate the importance of various aspects of their business Internet service, it appears that reliability is most important, followed by price, and speed. Approximately 78 percent of respondents indicated that reliability was somewhat or very important; approximately 76 percent indicated price was somewhat or very important; and approximately 74 percent of respondents indicated that speed was somewhat or very important. See Figure 15, below.

Figure 15: Importance of Price, Reliability, and Speed (Based on 191 Responses)



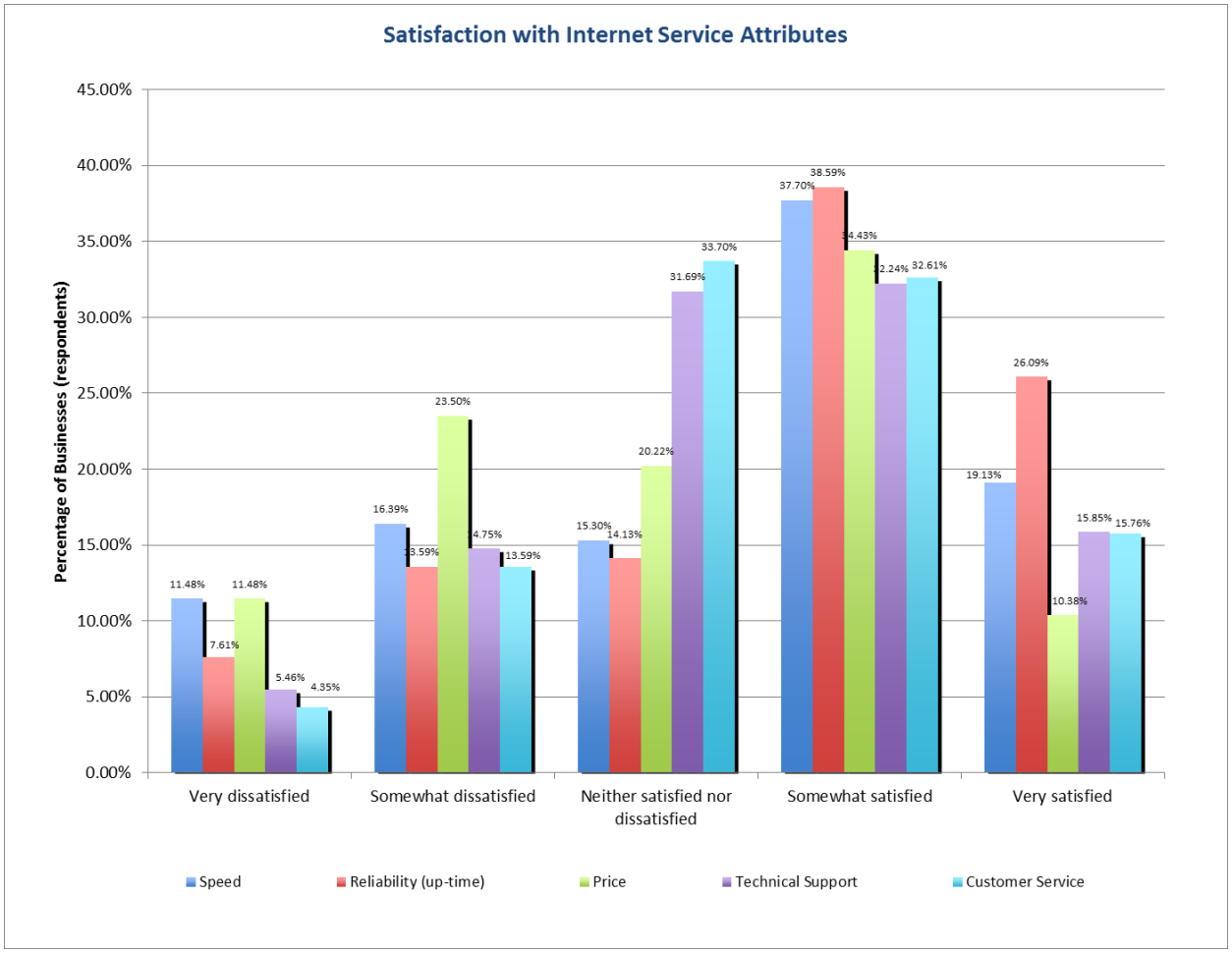
While speed appears to be an important attribute to the respondents, nearly half of the 197 respondents that fully answered the question indicated that their current Internet speed was fast enough for their needs. Approximately 29 percent of respondents indicated that their current speed was not bad, but not quite fast enough for their needs. Only a little over 10 percent of respondents indicated that their current Internet speed was very slow, and approximately 13.7 percent indicated it was fairly slow. That group—approximately 23.9 percent of respondents to the question—indicated that they would like to be connected at higher speeds.

Figure 16: Respondents' Satisfaction With Current Internet Speeds (Based on 197 Responses)



It appears that most respondents are not particularly unhappy with various attributes of their current service (see Figure 17, below). This does not mean that respondents would not consider alternative service from a different provider, but it does indicate that the City would have to find ways to differentiate itself to stand out among its competitors—particularly as a retail service provider.

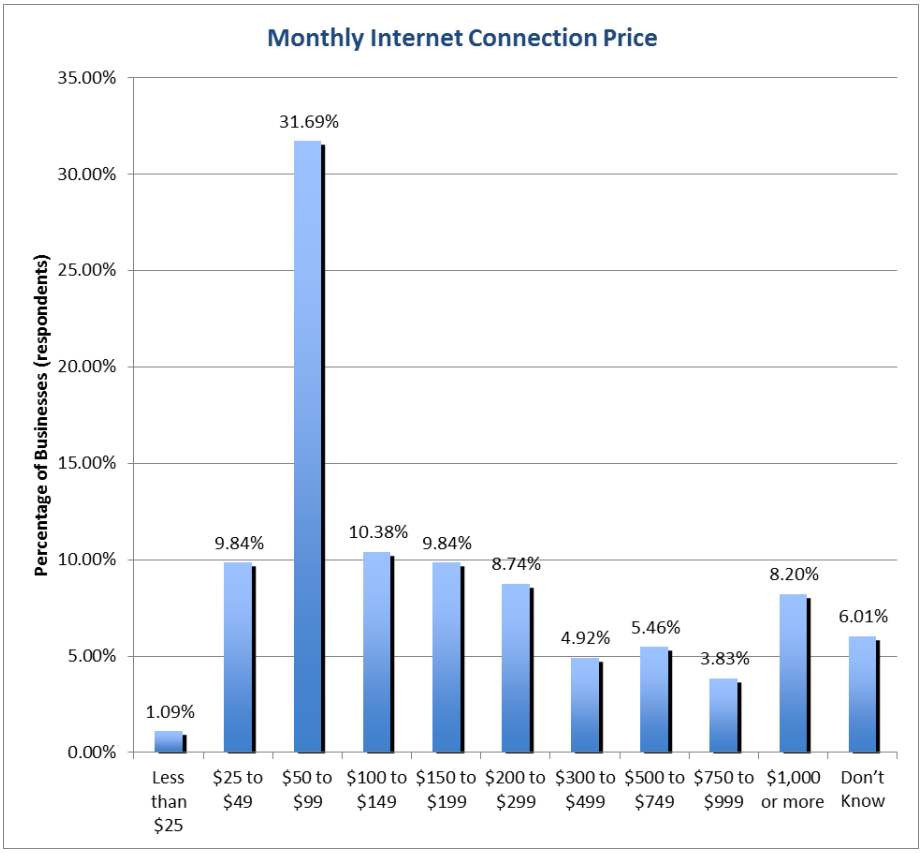
Figure 17: Satisfaction with Current Internet Service Attributes (Based on 192 Responses)



Pricing Sensitivity and Willingness to Switch Service Providers

Almost 60 percent of respondents indicated that they currently pay $100 or more per month for their business Internet connection. Just over 10 percent of respondents indicated that they currently pay $49 or less per month for their business Internet connection. Nearly 32 percent of respondents indicated that they currently pay $50 to $99 per month. See Figure 18, below.

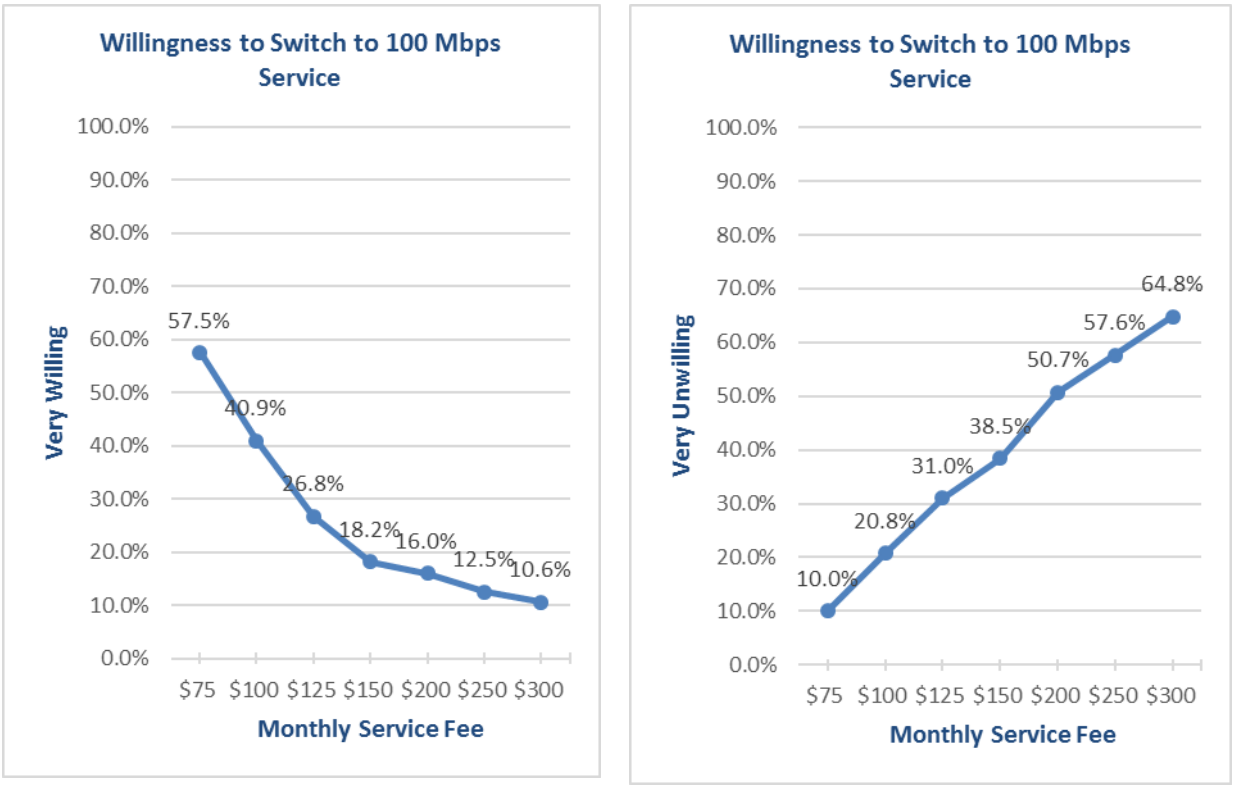
Figure 18: Monthly Cost for Internet Services (Based on 183 Responses)



Although most respondents appear to pay more than $75 per month, or somewhere near that price point, there did not appear to be a significant willingness to switch to much higher speeds. Nearly half of respondents (approximately 45 percent) indicated that they were somewhat or very satisfied with the price of their current services—based on the 192 respondents that fully answered the question. Still, only approximately 35 percent indicated that they were very or somewhat *dis*satisfied with the price of their current services.

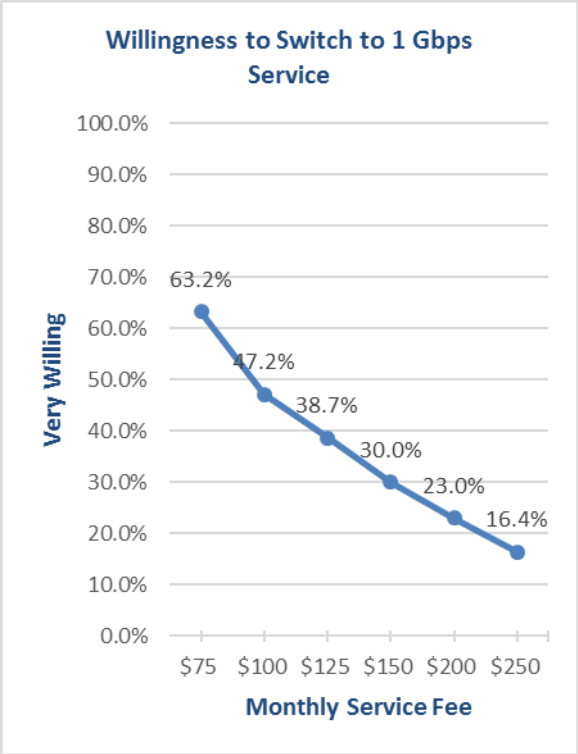
Just under 60 percent of respondents indicated that they would be "very willing" to switch to a 100 Mbps service for $75 per month, and only 10 percent indicated they would be "very unwilling" to switch to 100 Mbps service for $75 per month. The respondents appear to be particularly sensitive to price

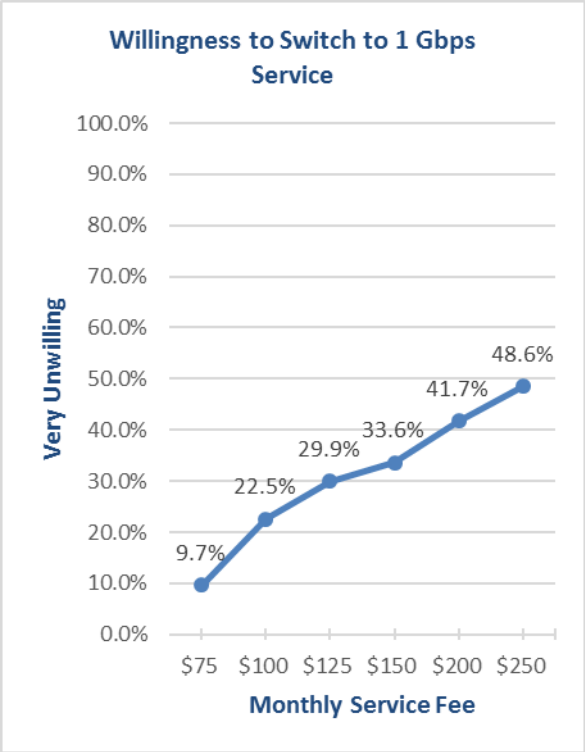
Figure 19: Respondents' Willingness to Switch to 100 Mbps Service at Various Price Points (Based on 142 Responses)



Approximately 63 percent of respondents to the survey indicated they would be "very willing" to switch to 1 Gbps service for $75 per month, which is a slightly higher willingness than those respondents that indicated they would switch to 100 Mbps service at the same price point. Respondents seem slightly more likely to switch service for higher speeds.

Figure 20: Respondents' Willingness to Switch to 1 Gbps Service at Various Price Points (Based on 137 Responses)

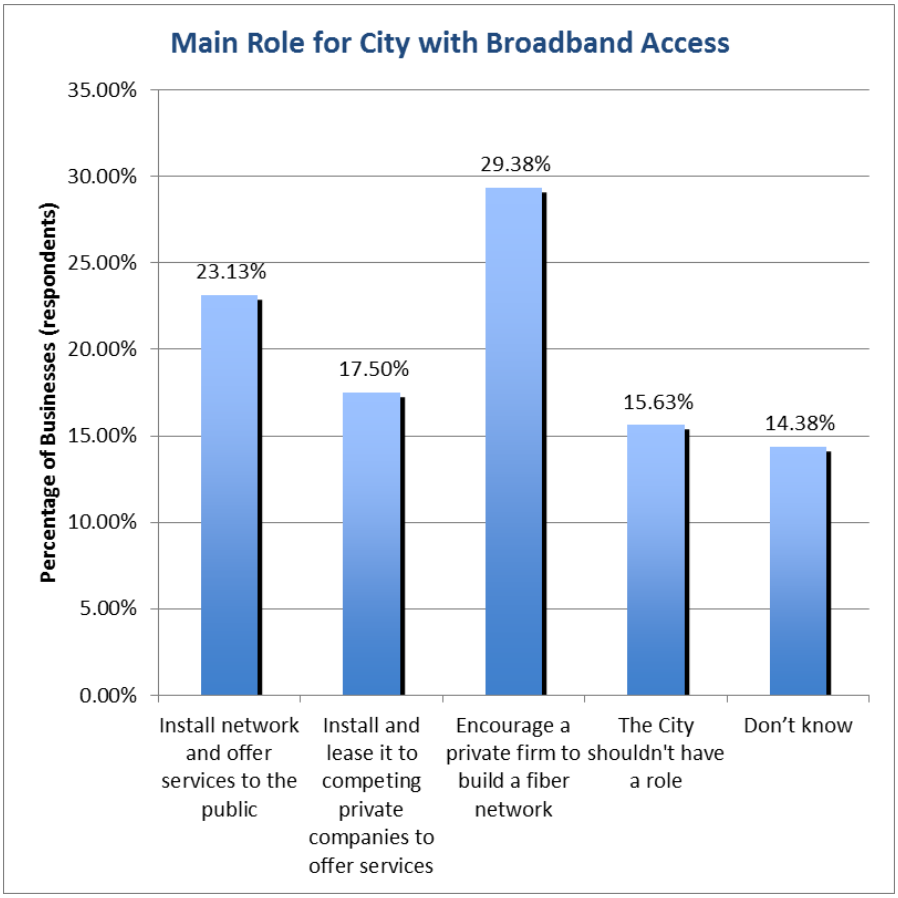




The City's Role

One of the questions the survey asked all respondents was what role they believe the City should play in facilitating broadband access in Hayward. Only approximately 15.6 percent of the 160 responses indicate a belief that the City should have no role. Just over 40 percent of respondents indicate that the City should either install a network and offer services to the public or install a network and lease it to competing private companies to offer services. Approximately 29.4 percent of respondents believe the City should encourage a private firm to build a fiber network in Hayward. Approximately 14.4 percent of respondents do not know what role the City should play. See Figure 21, Below.

Figure 21: Main Role for the City With Respect to Broadband Access (Based on 160 Responses)



Follow-Up Interviews with Select Businesses

As we noted, approximately 40 businesses indicated that they could be contacted further for additional discussions. We managed to reach 24 unique businesses for follow-up conversations to gather these businesses' insights. Most of these respondents believe that the City has some role in at least providing infrastructure to help manage the connectivity challenges in the market today, and especially in the future. Only one respondent indicated the City should become a provider, while only three respondents were on the opposite end of the spectrum and claimed the City's only role should be to expedite permits.

In general, the respondents that we reached indicated that they believe connectivity is critical for their business operations, and their dependency on it is growing. This is especially true as their business operations grow increasingly dependent on cloud computing. Most respondents indicated that the current market does not meet their needs, and that the speed and reliability of currently-available services is especially unlikely to meet their future needs as their businesses grow and evolve.

As is the case with many small- to medium-size businesses in other markets, connectivity options are limited to only DSL or cable for many of the respondents to the business survey. There is a shared perception that competition is lacking in the Hayward business market, and that it must be increased in order to drive better choice for businesses. Further, choices are limited for alternative services, or for back-up options to help offset the speed and reliability challenges these businesses face with their primary providers.

While some of the respondents could purchase cable modem service through Comcast, it tends to be much more expensive than AT&T's DSL service, and the speeds and reliability do not necessarily justify the increased cost. Still, satisfaction related to reliability and speed seems to be marginally higher with Comcast than with AT&T. Most of these respondents claimed that the customer service they receive from their current providers is not good, and they would prefer more positive experiences when seeking support.

Fiber Optic Master Plan:
Response to Comments & Report Change Log

Work Session Comment	Response
1. Add lateral connections to BART. As I mentioned yesterday, BART runs an extensive railside dark fiber network throughout the Bay Area. They already lease excess capacity to telecommunications providers, so connecting the new Hayward fiber backbone to one or both BART stations would be a very beneficial resource that would enable your private partners to connect the Hayward fiber network to the global internet. I believe BART's rates may potentially be more competitive than rates from carriers located at the proposed 25070 O'Neil Ave site. Having both connections (25070 O'Neil and BART) would add a lot of flexibility and redundancy to the Hayward fiber network.	The cost to connect BART is approximately $60,000 (similar distance as to 25070 O'Neil). The reference to the O'Neil connection was the first connection to complete in order to allow early dark fiber connections with the existing fiber before the proposed FTTP in the business park is implemented. This information and explanation has been added to the report.
2. Lack of Clarify in the Report. While the report was chocked full of great information, it's not structured in a way that makes it clear what projects are being proposed. It appears that there are three elements - 1. existing City-owned fiber, 2. the new EDA-funded backbone fiber construction in 2017, and 3. a potential FTTP deployment to reach each business. The report should be structured in a way that makes it very clear that the recommended FTTP project is separate from the EDA-funded backbone project which will likely happen later this year.	The FTTP is incremental to the EDA-funded backbone, as is clearly stated in the executive summary, sidebars, and throughout the report. We have made efforts to clarify this further.

3. <u>Streamline Permitting Processes.</u> I recommend adding a review and streamlining of the existing City permitting processes and requirements for fiber construction in Hayward. Ensure that the process is quick and predictable for outside providers who want to build fiber networks in Hayward. Doing so would benefit carriers who are considering deploying additional fiber in any area in Hayward - not just within the Industrial Corridor. One key point would be the adoption of a Master Encroachment Permit program for communications providers deploying fiber optic networks within the City. MEP programs tend to fit communications deployments well due to the frequent nature of these smaller repetitive projects spread throughout the City.	This is part of an overall dig-once policy, and we have added a statement. We advise being cautious of requests to have a master permit for any provider to install fiber.
4. <u>Additional Fiber Strands.</u> Consider constructing the potential FTTP network to support more than 1 fiber strand per subscriber. Doing so would enable businesses to subscribe to more than one carrier at a time (perhaps purchase internet from one carrier and phone from another). The cost to add additional strands of glass is minimal.	The design is for an FTTP GPON network with a 16-1 splitter that will support a 100 percent take rate with strand capacity to provide direct connections to some businesses. Having a dedicated stand or multiple strands to each business does not make sense, as the network would then be required to have a few thousand stands along some routes. The model is not one that any ISP can lease point-to-point fiber to all businesses.

5. Additional Conduit. Consider installing extra conduit for leasing to communications providers. When pulling your new conduit underground, pull an additional 2-3 conduits for future use. These conduits are typically 1.25" to 2" in diameter. Future providers would then have the ability to pull their own fiber optic cable through these excess conduits in addition to whatever the city installs for itself, ensuring long-term system flexibility. The cost to pull a few additional conduits during the initial phase is relatively minimal.	The construction method assumed in our engineering design is directional boring, not trenching. With a trench, installing additional conduit does not greatly increase the cost. However, the cost to install additional conduit with a directional boring construction method is not minimal, as the boring size would have to be greatly increased. The design uses two-inch conduit.
6. Contracting Services. Consider contracting all operational and maintenance duties to your private partner and eliminate the proposed city staff requirement (2-3 FTEs) altogether. Your private partner will already be very involved with the daily network operation, and therefore it seems more efficient for the private partner to take responsibility for all operational and maintenance aspects as well. This would lower costs to the City (totaling $10.5M over 20yrs as included in the models from CTC), and likely allow the City to modify the financial model slightly in favor of lower the per-passing lease rate from $40/passing/month to $20-$25/passing/month.	As indicated in the report, we recommend the City use a combination of internal staff and contracted services. Certain functions, such as recordkeeping, are best kept within the City to ensure quality control. Use of a contractor rather than internal labor merely shifts the costs; it does not eliminate them. Also, expecting multiple parties that lease fiber to manage the fiber maintenance is simply not practical.
7. Contracting for Lateral Construction. The consultant proposed various options for the construction and ownership of lateral connections from they City's network to connect each of the subscribing businesses. I recommend that the City install and own these lateral connections. Doing so will ensure the City's network usability long term. Having a private partner install and own these lateral connections would not make sense. City	The RFI will fine-tune the business model. Either the City or the party that leases the dark FTTP network could own the fiber drop cable. This comment appears to assume that the City will be leasing fiber to many providers. The model is leasing fiber to a single provider that will then lease the FTTP network to serve businesses. Then, on a case-by-case basis, other providers could lease point-to-point

ownership of the fiber end-to-end would be the lowest risk for the City long-term since it would ensure a completely usable network through which it can reach the end users without regard to another entity owning and controlling the last 300ft to reach each customer. This also makes sense given the common multi-tenant nature of businesses in the Industrial Corridor. In an example scenario where one tenant in a building signs up for service initially, we wouldn't want them to have to bear the cost of connecting the building while future tenants in that building would receive their connection for a much lower cost (since we would have already connected their building at that point). Anything other than City-installed lateral connections may slow down the adoption of the service by businesses who wish to wait and let others bear the initial expense of connecting their building to the network. I recommend that the City pre-negotiate a contract with a communications construction company to install these laterals as customers subscribe to the services ("on-demand"). Once a customer orders service, the private network operator would notify the City's construction contractor to connect the subscriber's building to the network. This construction contractor would then install a lateral connection to reach the customer's building, and subsequently provide any necessary documentation to the City.	fiber. The RFI will also fine-tune the business model to encourage or require the provider to offer wholesale services.

8. Number of Businesses. The consultant mentioned that there are 5,100 businesses in Industrial Corridor and 2,550 passings. Appendix A defined passings as "potential customer address (e.g., an individual home or business)". The definition of "passings" in Appendix A should be corrected to reflect "each building passed" or "each parcel passed".	Appendix A has been updated.
9. Internal City Communications Services. The City should consider procuring its own data and telecommunications services from the private network operator. It's very likely that the City would be able to obtain a much higher speed connection to the internet at a lower rate. These recurring operational expense savings should be taken into consideration when analyzing the business models for this project. In addition, the City would likely benefit from the construction of this network by enabling the use of new technologies for the City that wouldn't have otherwise been implemented. Examples include connecting and coordinating more City traffic lights, adding traffic cameras, etc.	We disagree with this assertion. Based on our experience, we find that—in most cases—the City can meet its own needs over a City-owned fiber network for less cost than obtaining services from a private provider. The savings increases as the required circuit speeds increase for City locations.

10. <u>Expedite Existing Dark Fiber Availability.</u> The City should consider expediting the process of making its *existing* fiber network assets available for lease. The City's current excess fiber capacity has value and could potentially serve to encourage broadband deployment in Hayward. As the City constructs more fiber assets, these would then also be made available for leasing by private carriers. There is no need to wait for the EDA-funded fiber backbone to be complete before making *existing* excess fiber capacity available for lease.	The set of recommendations (including the connection to O'Neil) states this. It is important, however, to get the "house in order," including record keeping, clarified and streamlined policies, and so on, before jumping into fiber leasing.

ATTACHMENT V

ctc technology & energy

engineering & business consulting



Appendix B: Assessment of Local Broadband Market

Prepared for the City of Hayward, California

October 2016

Columbia Telecommunications Corporation

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1 Enterprise Market

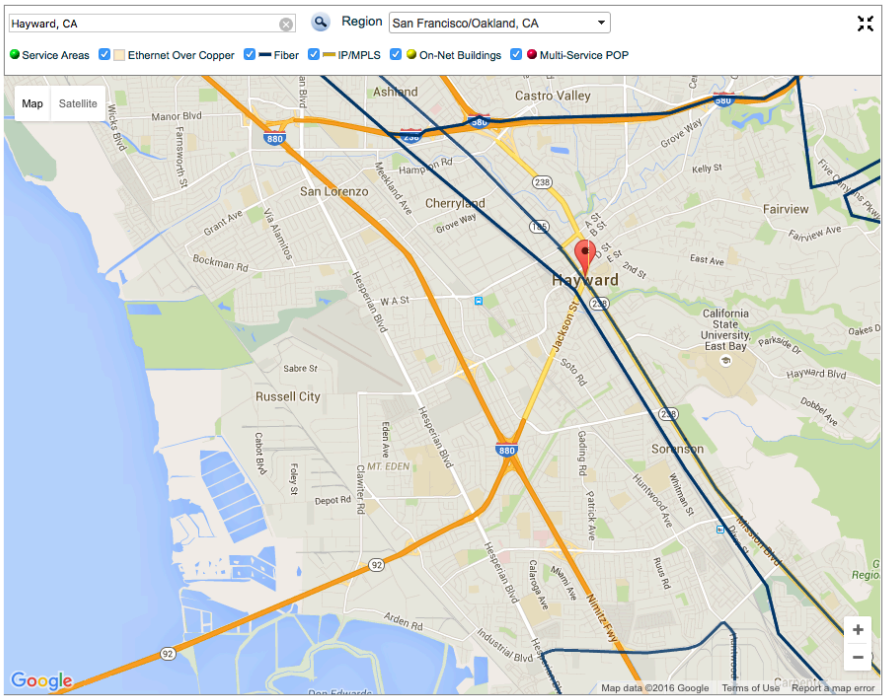
This section provides an overview of competitive providers for dark fiber and lit services with respect to the residential and small business customers within the City of Hayward. During our research, we identified 14 service providers in the Hayward area that offer a range of services, from dark fiber connectivity to data transport services, with speeds that range from 1 Mbps to 100 Gbps. Individual providers tailor these services to customers' requirements (e.g., speed, class of service). Greater proximity to the provider's existing network infrastructure results in lower service pricing. Providers typically prefer to offer transport services between locations on their networks (on-net) and provision Multiprotocol Label Switching (MPLS) based services for connecting locations that are off-net.

1.1 Dark Fiber Services

Four service providers in the City have dark fiber availability: Integra Telecom, Level 3, Line Systems, and Zayo.

Integra Telecom, which operates primarily in the western U.S., has long-haul and metro fiber in Hayward (Figure 1). Integra offers lease and Indefeasible Rights of Use (IRU) options.[1]

Figure 1: Integra Fiber Paths[2]

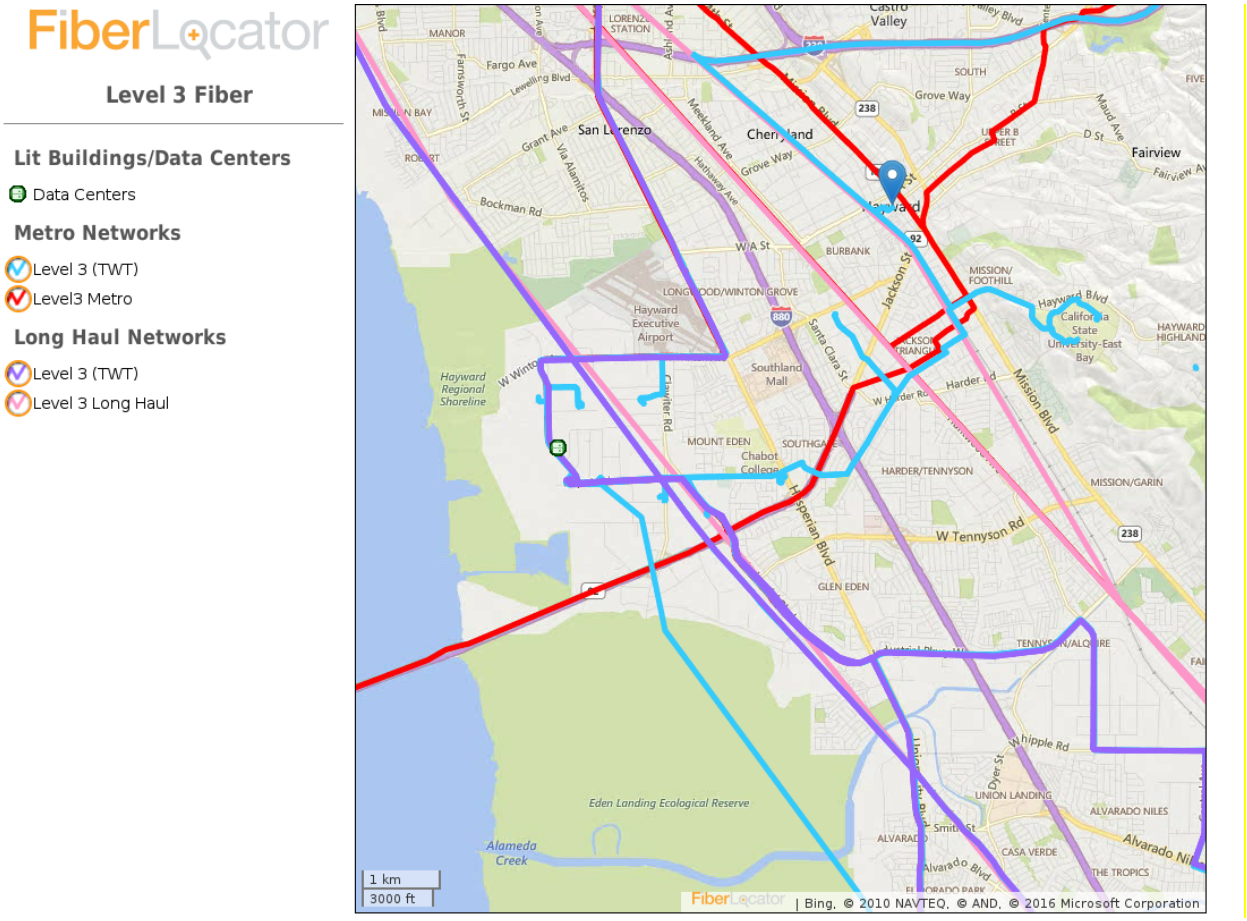


[1] http://www.integratelecom.com/enterprise/products/pages/dark-fiber-network-provider.aspx, accessed June 2016.

[2] http://www.integratelecom.com/pages/network-map.aspx accessed June 2016.

Level 3 has long-haul dark fiber routes and metro fiber in Hayward, as depicted in Figure 2. Pricing varies based on the customer's distance from Level 3's infrastructure. A difference of a few tenths of a mile can lead to significant differences in the price of dark fiber connectivity, due to additional construction costs.

Figure 2: Level 3 Fiber Routes[3]



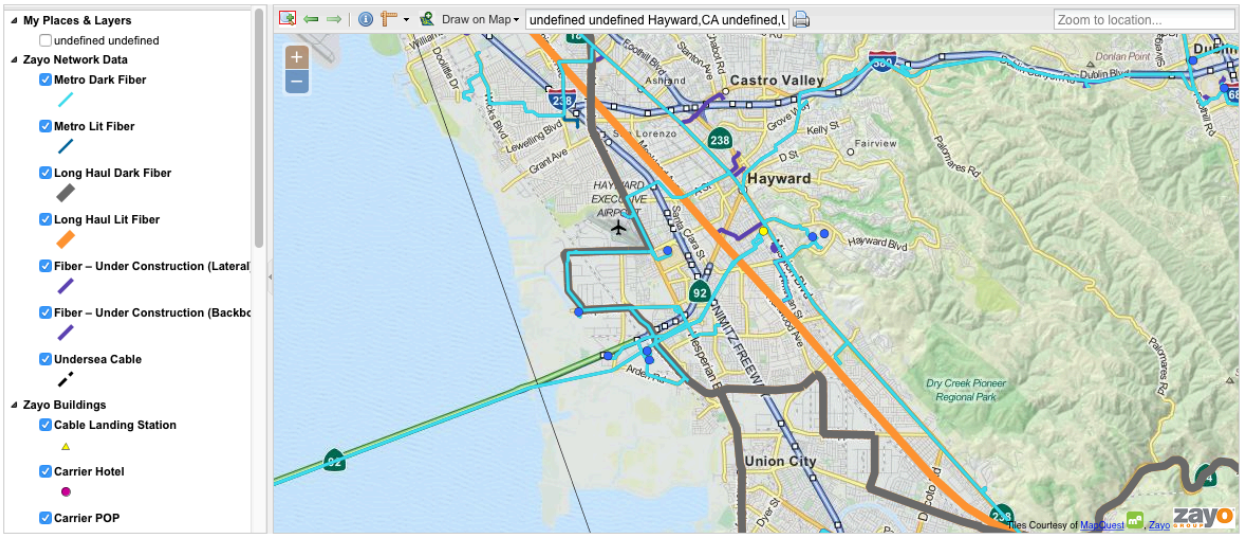
Line Systems operates within the United States as well as in Canada, England, and Singapore. The company offers dark or lit private fiber services with a range of options for leasing or independent ownership. Pricing varies significantly by location, depending on construction costs.[4]

Zayo provides dark fiber connectivity over its network of metro and intercity fiber, as depicted in Figure 4. The company claims to have proven expertise in deploying major new dark fiber networks and offers multiple financing options, including leases and IRU agreements. Pricing

[3] http://fiberlocator.com, accessed June 2016.
[4] http://linesystems.com/services/data/ethernet-services, accessed June 2016.

varies significantly depending on whether the customer site is on-net or not; if the location is off-net, construction and splicing costs would apply. As an example, a dark fiber lease between two on-net locations, (one in San Francisco, one in Hayward) that are 25 miles apart has a monthly recurring charge of $11,166 for a one-year term and $5,592 for a five-year term. The customer will also pay additional non-recurring charges, which we have typically seen to be approximately $5,000.[5]

Figure 3: Zayo Fiber Routes[6]



1.2 Lit Services

Ethernet service can be classified into three types—Ethernet Private Line (EPL or E-Line), Ethernet Virtual Private Line (EVPL), and ELAN:

- EPL is a dedicated, point-to-point, high-bandwidth Layer 2 private line between two customer locations.
- EVPL service is similar to EPL but is not dedicated between two locations. Instead, it provides the ability to multiplex multiple services from different customer locations onto one point on the provider's network (multiple virtual connections) to another point on the network.
- ELAN is a multipoint-to-multipoint connectivity service that enables customers to connect physically distributed locations across a Metropolitan Area Network (MAN) as if they were on the same Local Area Network (LAN).

[5] http://www.zayo.com/services/dark-fiber, accessed June 2016.
[6] http://www.zayo.com/solutions/global-network/, accessed June 2016.

Internet services over Ethernet are typically classified under two categories: Dedicated Internet Access (DIA) and MPLS IP Virtual Private Networks (IP-VPN). Providers prefer to offer MPLS-based IP-VPN services when the service locations are off-net, thus avoiding construction and installation costs. MPLS-based networks provide high performance for real-time applications such as voice and video and are typically priced higher.

The carriers that provide these services in the Hayward area are Access One, AT&T, Comcast, EarthLink, Integra, Level 3, Line Systems, MegaPath, Sonic, TelePacific, Windstream, XO Communications, and Zayo. Prices depend on the bandwidth, location, and network configuration; whether the service is protected or unprotected; and whether the service has a switched or mesh structure.

Access One provides a range of business-focused solutions over fiber with speeds ranging from 1.5 Mbps to 1 Gbps.[7] Services include DIA, MPLS IP-VPN, and EPL. Access One operates in 30 states, but has the highest coverage in California, Illinois, and New Jersey.[8]

AT&T has three basic types of Ethernet products—Dedicated Ethernet, Switched Ethernet, and OPT-E-WAN—which are similar to EPL and ELAN.[9] Dedicated Ethernet services provide point-to-point Ethernet connectivity between two customer locations, while Switched Ethernet and OPT-E-WAN can facilitate point-to-point, point-to-multipoint, or multipoint-to-multipoint service. All support bandwidths ranging from 1 Mbps to 1 Gbps. Connections and speed can be managed directly by the customer and new locations can be added quickly in multipoint scenarios.

Comcast provides EPL services, which enable customers to connect their customer premises equipment (CPE) using a lower-cost Ethernet interface, as well as using any Virtual Local Area Networks (VLAN) or Ethernet control protocol across the service without coordination with Comcast.

Comcast offers EPL service with 10 Mbps, 100 Mbps, 1 Gbps, or 10 Gbps Ethernet User-to-Network Interfaces (UNI) and is available in speed increments from 1 Mbps to 10 Gbps.[10] Comcast's fiber optic network is depicted in Figure 3.

[7] http://www.accessoneinc.com/services/data-services.aspx, accessed June 2016.
[8] http://broadbandnow.com/Access-One, accessed June 2016.
[9] https://www.business.att.com/enterprise/Family/network-services/ethernet/, accessed June 2016.
[10] http://business.comcast.com/ethernet/products/ethernet-private-line-technical-specifications, accessed June 2016.

Figure 4: Comcast Fiber Routes[11]



EarthLink offers a variety of Ethernet services in Hayward, including DIA, MPLS IP-VPN, and IPsec VPN, which uses the IPsec protocol instead of IP over MPLS. It also offers Hybrid WAN service, which allows connectivity between multiple locations with different types of service. Symmetrical Ethernet service is available over both copper and fiber connections. The cost of a typical 100 Mbps fiber service would be in the range of $1,900 per month, but pricing varies significantly by location, proximity to existing infrastructure, and construction costs.

[11] http://business.comcast.com/about-us/our-network, accessed June 2016.

Figure 5: EarthLink Fiber Map[12]



Integra offers several Ethernet services, including DIA, E-Line, E-LAN, and MPLS IP-VPN. Available speeds range from 1.5 Mbps to 10 Gbps. It also offers wavelengths over fiber using Dense Wave Division Multiplexing (DWDM). DWDM allows several different point-to-point connections to be carried over the same strand of fiber using different wavelengths of light, greatly expanding the amount of bandwidth available over a single strand. This is often used in long-haul applications (where the expense of a DWDM system is justified by the avoided expense of constructing additional fiber over long distances), but it also has regional applications.

Level 3's Metro Ethernet dedicated service is available in bandwidth options of 3 Mbps to 1 Gbps and its EVPL offers speeds ranging from 3 Mbps to 10 Gbps.[13] It is an end-to-end, Layer 2, switched Ethernet service delivered via an MPLS backbone. Internet services are available in a range of 14 speeds up to 10 Gbps.[14]

[12] https://www.earthlink.com/why-earthlink/our-network, accessed June 2016.
[13] http://www.level3.com/en/products/virtual-private-lan-service, accessed June 2016.
[14] http://www.level3.com/~/media/files/factsheets/en_ethernet_fs_ethernetmatrix.pdf, accessed June 2016.

Line Systems offers a lit private fiber service with terms similar to its dark fiber offering, and a point-to-point Ethernet service with speeds of 10, 50, or 100 Mbps. It also offers a metro-area LAN service called Fastpath. Fastpath is available at several speeds ranging from 1 Mbps to 1 Gbps and offers Quality of Service (QoS) management via separate Ethernet Virtual Connections (EVCs) or VLANs.

Line Systems provided a rough cost estimate of $1,200 to $1,400 per month for 100 Mbps Fastpath service and approximate $4000 per month for 1 Gbps service, but price and availability may vary significantly by location. Line Systems also offers an MPLS IP-VPN service.[15]

MegaPath offers a fiber DIA service called Fiber Access which provides symmetrical connectivity at speeds ranging from 5 Mbps to 1 Gbps.[16] Our staff corresponded with MegaPath sales staff to obtain pricing information. A 1 Gbps fiber connection costs approximately $8,000 per month. MegaPath also offer MPLS and IPsec VPN services for connecting multiple locations. MegaPath also offers symmetric and asymmetrical Ethernet service.[17]

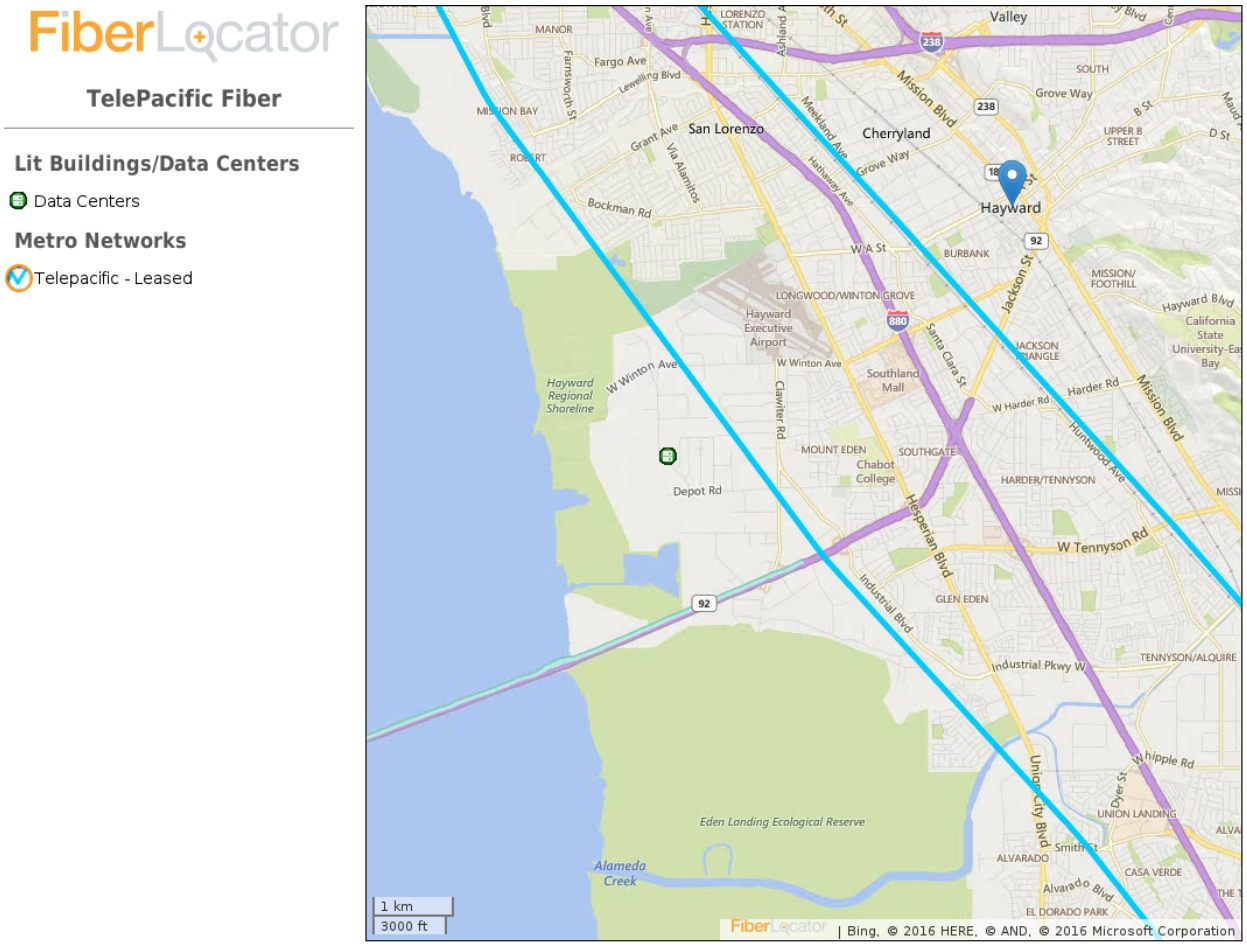
MegaPath's asymmetrical service starts at $90 per month for 8 Mbps download speeds and 1 Mbps upload, and ranges up to $243 per month for 50 Mbps down and 10 Mbps up. Symmetrical Ethernet ranges from $299 per month for 2 Mbps service to $1,399 for 45 Mbps service. Signing a three-year contract will provide the best pricing and enable customers to waive the initial installation fee.

TelePacific offers a range of business connectivity options, including fiber connections up to 10 Gbps where fiber is available (Figure 6). It offers an EPL service called Metro Private Line for point-to-point connections between two locations, as well as IPsec and MPLS IP-VPN services.

TelePacific does not have its own fiber in the City, but offers its services over fiber leased from other providers.[18]

[15] http://linesystems.com/services/data/ethernet-services, accessed June 2016.
[16] https://www.megapath.com/data/fiber-access, accessed June 2016.
[17] https://www.megapath.com/data/ethernet, accessed June 2016.
[18] http://www.telepacific.com/offer/data-networking/internet-access/ethernet-broadband.asp, accessed June 2016.

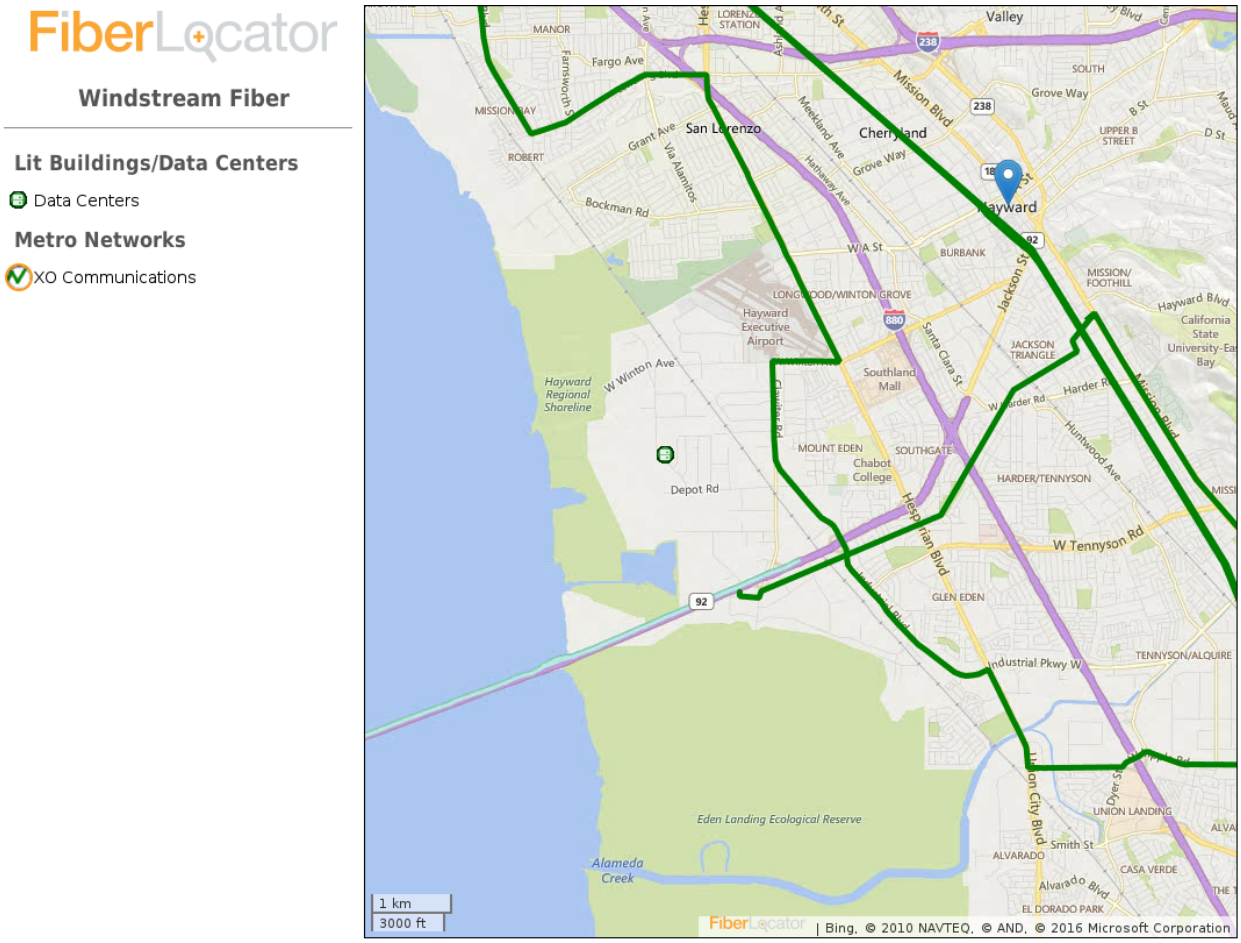
Figure 6: TelePacific Fiber Routes[19]



[19] https://fiberlocator.com, accessed June 2016.

Windstream Communications has a nationwide presence serving major metropolitan areas. In Hayward, it offers DIA services with speeds up to 1 Gbps.[20] It also provides MPLS IP-VPN and an E-LAN product called VLS (Virtual LAN Service).[21] Windstream also sells wavelengths over regional, metro, and long-haul fiber. Available speeds are 1 Gbps, 2.5 Gbps, 10 Gbps, 40 Gbps, and 100 Gbps.[22]

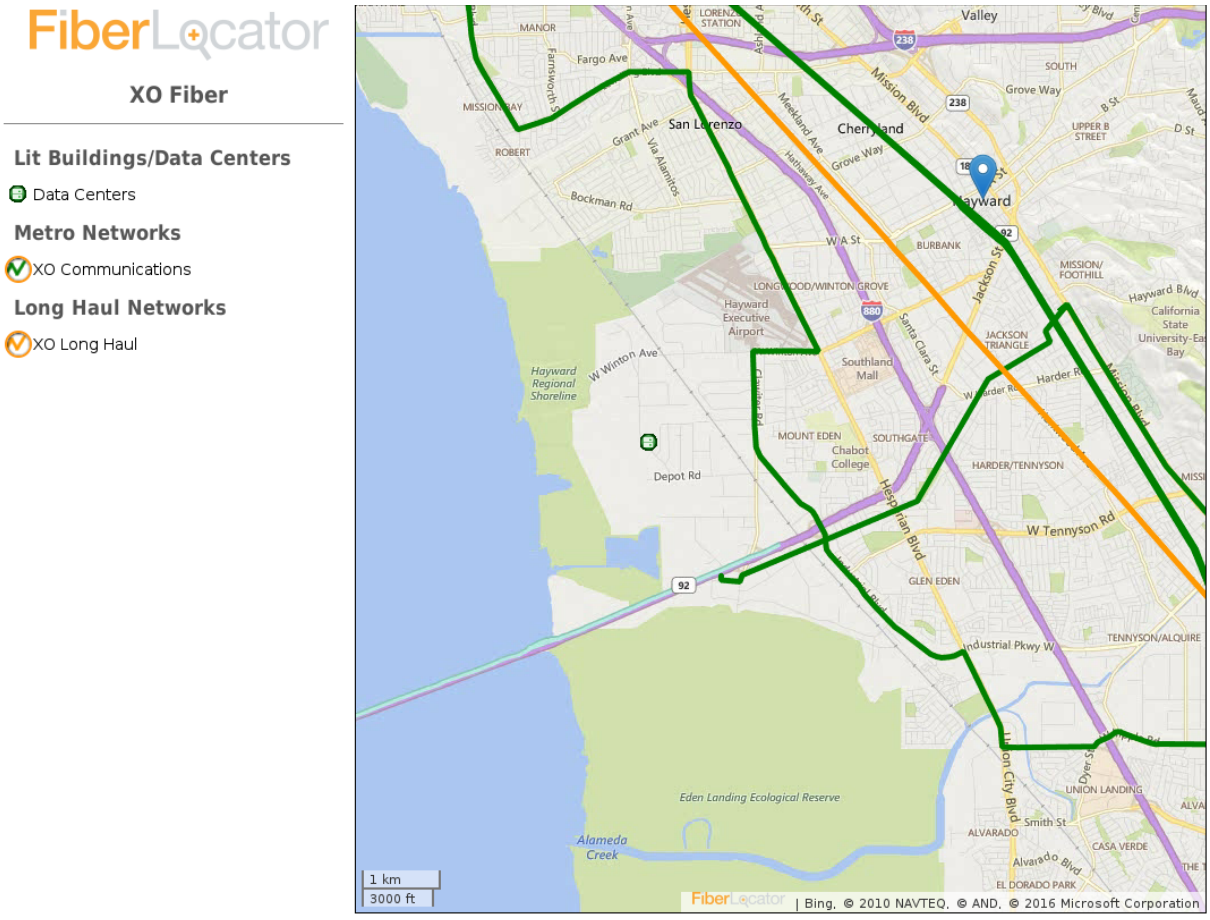
Figure 7: Windstream Fiber Routes[23]



[20] http://www.windstreambusiness.com/products/enterprise-network-services/dedicated-internet-services/ethernet-internet, accessed June 2016.
[21] http://www.windstreambusiness.com/shop/products/ca/Hayward, accessed June 2016.
[22] http://www.windstreambusiness.com/products/enterprise-network-services/dedicated-internet-services/wave-service accessed June 2016.
[23] https://fiberlocator.com, accessed June 2016.

XO Communications offers carrier Ethernet and DIA services at multiple bandwidth options, from 3 Mbps to 10 Gbps, over its Tier 1 IP network. XO does not have fiber in the City but resells services over routes provided by other providers.[24, 25]

Figure 8: XO Fiber Routes[26]



Zayo delivers Ethernet in three service types, with bandwidth ranging from 10 Mbps to 100 Gbps and options like quality of service (QoS) guarantees and route protection based on customer needs. The different types of services offered are: Ethernet-Line, which provides point-to-point and point-to-multipoint configurations with reserved bandwidth availability; Ethernet-LAN, with multipoint configurations having a guaranteed service level; and Ethernet

[24] http://www.xo.com/carrier/transport/ethernet/, accessed May 2016.
[25] http://www.xo.com/network-services/internet-access/ip-transit/100G/, accessed May 2016.
[26] https://fiberlocator.com, accessed June 2016.

Private Dedicated Network (E-PDN) with a completely private, managed network operated by Zayo, with dedicated fiber and equipment.[27]

Zayo's FlexConnect service allows customers to pay for bandwidth used at $0.03 per gigabyte with no minimums, plus a monthly port charge ranging from $50 for 500 Mbps to $250 for 10 Gbps.[28]

Pricing for a 10 Gbps and 1 Gbps point-to-point Ethernet line between two on-net locations in Hayward that are a mile apart is provided in the tables below. We would see non-recurring charges depending on the proximity of a site to the existing Zayo network.

Table 1: Zayo Ethernet Transport Pricing in Hayward (Monthly Recurring Cost)

Service	60 Month	12 Month
1 Gbps	$1,841	$2,522
10 Gbps	$4,337	$5,941

Pricing for a 10 Gbps and 1 Gbps DIA service at an on-net location in Hayward is provided in the table below.

Table 2: Zayo DIA pricing in Hayward (Monthly Recurring Cost)

Service	60 Month	12 Month
1 Gbps	$4,016	$6,693
10 Gbps	$19,103	$31,843

[27] http://www.zayo.com/ethernet, accessed May 2016.
[28] http://www.zayo.com/services/ethernet/flexconnect, accessed June 2016.

2 Residential and Small Business Services

Residential and small business customers in the Hayward area have access to a range of services, though individual service options are dependent on location. Table 3 lists the service providers and minimum price for each type of service that is available in at least some part of the City.

Table 3: Overview of Residential and Small Business Data Services in Hayward

Service Type	Provider	Minimum Monthly Price
Cable	Comcast	$29.99
DSL	AT&T	$25
	Sonic	$40
	EarthLink	$14.95
Fiber	Comcast	$299.95
Fixed Wireless	Etheric	$99
Satellite	HughesNet	$59.99
	Exede	$59.99

2.1 Cable

Comcast offers Internet service with download speeds from 25 Mbps to 250 Mbps starting at $29.99 per month in some locations in the City. Promotional rates are available for the first year, after which the rates increase. Discounted prices are available if bundled with another service like voice or TV.[29] On the small business side, multiple options are available starting at 16 Mbps download speeds up to 150 Mbps download speeds, as illustrated in Table 3.[30] Bundling with voice introduces a monthly savings of $30 to $40. Comcast also offers residential fiber service, which is discussed below.

[29] http://www.comcast.com/internet-service.html, accessed June 2016.
[30] http://business.comcast.com/internet/business-internet/plans-pricing, accessed June 2016.

Table 4: Comcast Residential Internet—Internet Only

Package	Internet Speed	Monthly Regular Price	Monthly Promo Rate
Performance Starter	Up to 10 Mbps download	$29.99	$49.95
Performance 25	Up to 25 Mbps download	$39.99	$59.95
Performance Pro	Up to 100 Mbps download	$49.99	$74.95
Blast Pro	Up to 200 Mbps download	$59.99	$89.95
Extreme 250	Up to 250 Mbps download	$79.99	$149.95

Table 5: Comcast Small Business Internet—Internet Only

Package	Internet Speed	Monthly Price
Starter	16 Mbps download/3 Mbps upload	$69.95
Deluxe 25	25 Mbps download/10 Mbps upload	$99.95
Deluxe 50	50 Mbps download/ 10 Mbps upload	$109.95
Deluxe 75	75 Mbps download/15 Mbps upload	$149.95
Deluxe 100	100 Mbps download/20 Mbps upload	$199.95
Deluxe 150	150 Mbps download/20 Mbps upload	$249.95

2.2 DSL

AT&T offers DSL service for residential customers in Hayward, starting at as $30 per month for unbundled or standalone DSL service at 6 Mbps download with a 12-month commitment. Additional options up to 75 Mbps are available, as indicated in Table 6.

Table 6: AT&T Residential Internet—Internet Only

Internet Speed	Monthly Price	Monthly Promo Rate

Internet Speed	Monthly Price	Monthly Promo Rate
Up to 6 Mbps download	$40	$30
Up to 24 Mbps download	$60	$50
Up to 45 Mbps download	$70	$60
Up to 75 Mbps download	$80	$70

AT&T offers DSL-based small business services starting at $70 per month for 12 Mbps download and 1.5 Mbps upload speeds.[31]

EarthLink provides DSL-based business services in the region starting at $80 per month and offering speeds up to 6 Mbps with 99.9 percent network availability.[32]

Sonic provides DSL-based services called Fusion starting at $40 for 10 Mbps or 20 Mbps download, depending on the location. Where available, Fusion X2 provides double the speed of Fusion for $60. Business DSL and phone bundles also start at $40 per month.[33] Sonic is in the process of deploying fiber in the Bay Area, but has not announced availability in Hayward.

2.3 Fiber

Comcast, in addition to Internet connectivity over coaxial cable, offers its Gigabit Pro fiber service in Hayward. The service provides 2 Gbps speeds for $299.95 per month and requires a two-year contract plus $1,000 in up-front installation and activation fees. Gigabit Pro is available for residential customers only.[34]

2.4 Fixed Wireless

Fixed wireless services use long-range wireless signals between the provider's antenna and an antenna installed in a fixed location at the customer's home or business.

Etheric Networks provides wireless service to much of the Bay Area. Plan pricing varies by guaranteed and maximum speed and monthly data caps, and are broken out into three classes of service: residential, small office/home office (SOHO), and business. Because wireless service can be affected by topology and obstructions such as trees or buildings, Etheric offers a free

[31] https://www.att.com/internet, accessed June 2016.
[32] http://www.earthlinkbusiness.com/DSL, accessed June 2016.
[33] https://www.sonic.com/availability, accessed June 2016.
[34] http://www.xfinity.com, accessed June 2016.

site survey to determine availability of service. Plan pricing and details are broken out in the tables below.

Table 7: Etheric Residential Plans[35]

Plan	Cost per Month	Guaranteed Speed	Maximum Speed	Monthly Data Allowance
Silver NG	$99	3 Mbps	15 Mbps	300 GB
Gold NG	$139	6 Mbps	30 Mbps	500 GB
Platinum NG	$179	10 Mbps	38 Mbps	1,000 GB
Diamond NG	$229	15 Mbps	45 Mbps	1,500 GB
Burst 100 NG*	$349	25 Mbps	100 Mbps	2,400 GB

Table 8: Etheric SO/HO Plans[36]

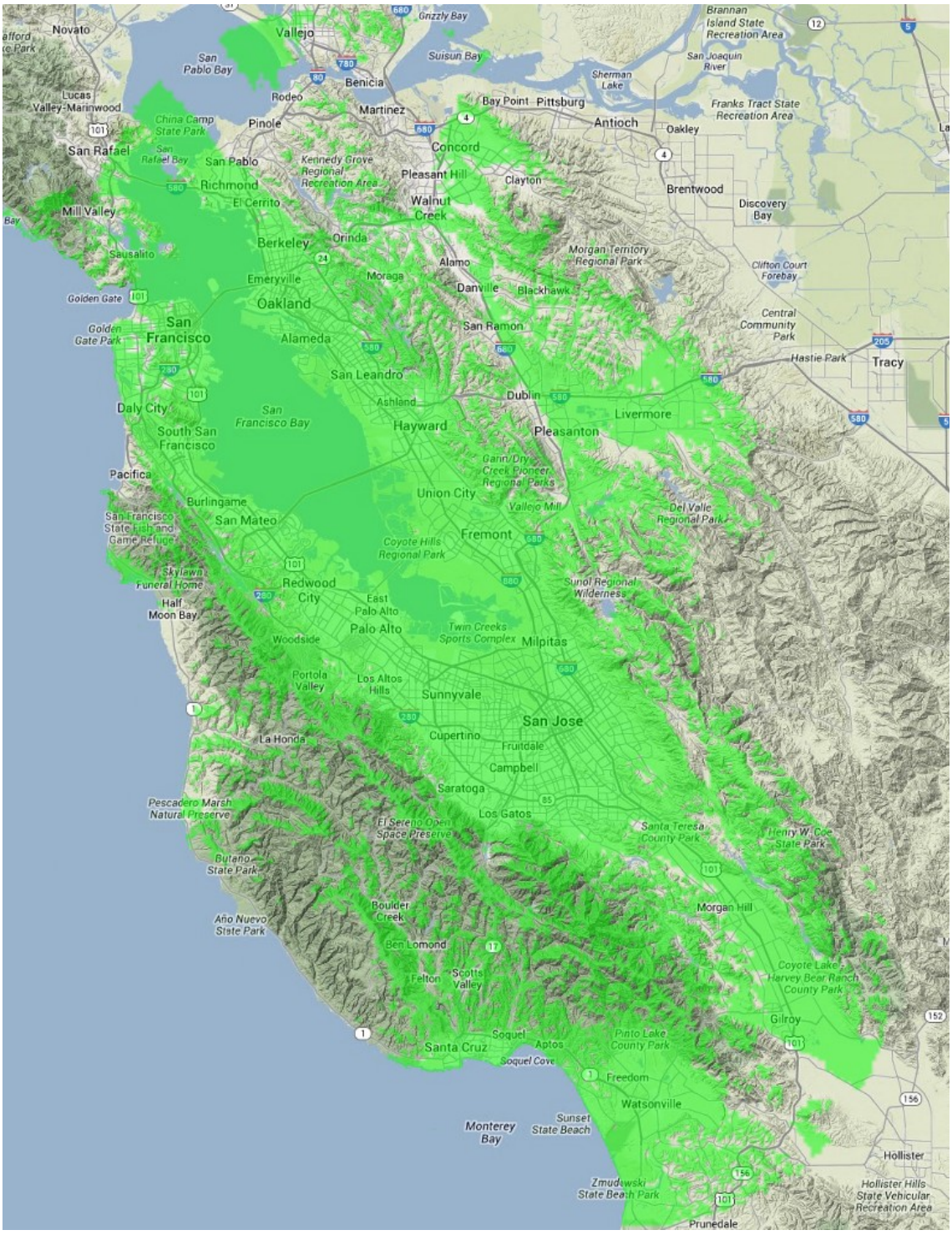
Plan	Cost per Month	Guaranteed Speed	Maximum Speed	Monthly Data Allowance
Silver NG	$159	3 Mbps	9 Mbps	500 GB
Gold NG	$229	6 Mbps	15 Mbps	900 GB
Platinum NG	$339	10 Mbps	25 Mbps	1,950 GB
Diamond NG	$449	15 Mbps	35 Mbps	3,000 GB
Adamantium NG	$599	20 Mbps	50 Mbps	4,000 GB
Burst 100 NG*	$699	25 Mbps	100 Mbps	5,000 GB

Table 9: Etheric Business Plans[37]

Next Gen (G6) Plan Details	Cost per Month	Guaranteed Speed	Maximum Speed	Monthly Data Allowance
Bronze NG	$199	2 Mbps	5 Mbps	Unlimited
Silver NG	$249	3 Mbps	9 Mbps	Unlimited
Gold NG	$399	6 Mbps	15 Mbps	Unlimited
Platinum NG	$499	10 Mbps	25 Mbps	Unlimited
Economy ENX	$699	20 Mbps	50 Mbps	Unlimited
Standard ENX	$999	30 Mbps	75 Mbps	Unlimited
Comprehensive ENX	$1,299	50 Mbps	100 Mbps	Unlimited
Maximum ENX	$1,499	100 Mbps	150 Mbps	Unlimited

[35] http://ethericnetworks.com/residential, accessed June 2016.
[36] http://ethericnetworks.com/soho-small-office, accessed June 2016
[37] http://ethericnetworks.com/business-class, accessed Just 2016

Figure 9: Etheric Fixed Wireless Coverage Area[38]



[38] http://ethericnetworks.com/coverage-map, accessed June 2016.

2.5 Satellite

Satellite Internet access is available in the area as well. **HughesNet** has four residential packages available and four geared toward businesses. In addition to slight increases in download and upload speeds, plans are differentiated by their monthly data allowances. Residential offerings include an anytime allowance, plus a larger 50 GB "bonus bytes" allowance which can be used from 1 a.m. to 10 a.m. Business offerings include a "business period" allowance to be used between 8 a.m. and 6 p.m. plus a smaller 10 GB anytime allowance. All packages require a two-year agreement. Details and pricing are listed in the tables below.

Table 10: HughesNet Satellite Residential Plans[39]

Package	Internet Speed	Monthly Data Allowance (Anytime + Bonus Bytes)	Monthly Price
Choice	5 Mbps down/1 Mbps up	5 GB + 50 GB	$49.99
Prime Plus	10 Mbps down/1 Mbps up	10 GB + 50 GB	$59.99
Pro Plus	10 Mbps down/ 2 Mbps up	15 GB + 50 GB	$79.99
Max	15 Mbps down/2 Mbps up	20 GB + 50 GB	$129.99

Table 11: HughesNet Satellite Business Plans[40]

Business Package	Internet Speed	Monthly Data Allowance (Business Period + Anytime)	Monthly Price
Select 100	10 Mbps down/1 Mbps up	20 GB + 10 GB	$79.99
Select 200	10 Mbps down/ 2 Mbps up	30 GB + 10 GB	$99.99
Select 300	10 Mbps down/ 2 Mbps up	40 GB + 10 GB	$129.99

[39] http://www.hughesnet.com/plans-and-pricing/internet-service, accessed June 2016.
[40] http://business.hughesnet.com/plans-and-pricing/internet-service, accessed June 2016.

Business Package	Internet Speed	Monthly Data Allowance (Business Period + Anytime)	Monthly Price
Select 400	15 Mbps down/ 2 Mbps up	50 GB + 10 GB	$159.99

Exede Internet also offers residential and business satellite services in Hayward. Residential plans provide 12 Mbps download and 3 Mbps upload. They start at $59.99 per month for 10 GB of data and go up to 18 GB for $99.99 or 30 GB for $149.99. After reaching the monthly data cap, download speeds are reduced to 1 Mbps to 5 Mbps. Exede's Business Class product provides 15 Mbps download speeds and 4 Mbps upload. There are two separate 30 GB data caps that run from 8 a.m. to 3 a.m. and 3 a.m. to 8 a.m. providing 60 GB total per month.[41]

[41] https://www.inmyarea.com/internet/94557, accessed June 2016.

City of Hayward Business Broadband Survey

Introduction to City of Hayward Business Broadband Survey

Dear Valued Hayward Business,

The City of Hayward is committed to providing our business community with the infrastructure needed to support your growth and continued success. The City, through our consultant CTC Technology & Energy, is sending you this survey as part of its research into how businesses access and use data connection services, including the Internet.

This survey is designed to help the City understand your current use of data connection services and your projected future needs. It will ask you questions such as what your current services are like and whether they meet your needs; your satisfaction with the services that are currently available to business owners in Hayward; and what you believe the City's role should be in bringing high-speed connectivity to businesses and residents in Hayward.

Your input will help the City develop strategies for improved consumer choice for data connection services (including Internet), and economic development and job creation within the community. The City wants to understand how these services benefit your business, and how we may be able to help fill gaps and reduce barriers to access. The information gathered will not be used to sell you anything. It will not be used for any purpose other than its stated intention—to inform the City's understanding of businesses' use of connectivity services and to explore strategies to improve accessibility and affordability in Hayward.

We understand that, as a business owner, your time is precious, and we have designed this survey to take approximately 10 minutes to complete. The person who selects Internet services for your business should complete the survey.

If you have any questions regarding this survey, please contact Economic Development Specialist Paul Nguyen at 510-583-5542 or paul.nguyen@hayward-ca.gov.

Thank you!

HAYWARD

City of Hayward Business Broadband Survey

Information About Your Business

1. How many employees does your business employ in Hayward?

- ◯ 1 to 4
- ◯ 5 to 9
- ◯ 10 to 19
- ◯ 20 to 49
- ◯ 50 to 99
- ◯ 100 to 249
- ◯ 250 to 499
- ◯ 500 to 999
- ◯ 1,000 to 4,999
- ◯ 5,000 to 9,999
- ◯ 10,000 or more

2. How many total locations does your business have in Hayward?

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5 or more

3. Does your business own or lease its Hayward location(s)?

- ◯ Lease
- ◯ Own
- ◯ Combination of lease and own

4. Do your Hayward location(s) share space with other, unrelated businesses (e.g., in an office building)?

- ◯ Yes
- ◯ No
- ◯ Other (please specify)

HAYWARD

City of Hayward Business Broadband Survey

Information About Your Business

5. How many personal computers or terminals do you have at your Hayward location(s)?

- ◯ None
- ◯ 1 to 4
- ◯ 5 to 9
- ◯ 10 to 19
- ◯ 20 to 49
- ◯ 50 or more
- ◯ Don't know

6. What is the annual sales volume for your business?

- ◯ Less than $500,000
- ◯ $500,000 to $1 million
- ◯ $1 - $2.5 million
- ◯ $2.5 - $5 million
- ◯ $5 - $10 million
- ◯ $10 - $20 million
- ◯ $20 to $50 million
- ◯ $50 to $100 million
- ◯ $100 to $500 million
- ◯ $500 million to $1 billion
- ◯ Over $1 billion

7. What is the annual telecommunications expense for your business?

- ◯ Less than $499
- ◯ $500 to $999
- ◯ $1,000 to $2,499
- ◯ $2,500 to $4,999
- ◯ $5,000 to $9,999
- ◯ $10,000 to $49,999
- ◯ Over $50,000

HAYWARD

City of Hayward Business Broadband Survey

Business Use of Data Transport and Other Connectivity Services

8. What connectivity services do you use at your PRIMARY business location? (Check all that apply)

- [ ] Data
- [ ] Internet
- [ ] Telephone
- [ ] Video conferencing
- [ ] Other (please specify)

9. Does your business use data transport and other connectivity services on a day-to-day basis to transfer data to other locations or organizations?

- ◯ Yes – to locations in Hayward only
- ◯ Yes – to locations outside Hayward only
- ◯ Yes – to locations both inside and outside Hayward
- ◯ No

10. Is your business required to store any records at an off-site location?

- ◯ Yes
- ◯ No

11. Have you ever considered redundant or backup network access for your business?

- ◯ Yes
- ◯ No

12. Do you use any cloud-based services to support business activities?

- ◯ Yes
- ◯ No

13. If your business has multiple locations in the region, do you meet your connectivity needs by leasing fiber optic connections to these locations?

- ◯ Yes
- ◯ No
- ◯ N/A – my business does not have multiple locations

14. Do you have a contract with an Internet service provider (ISP) or telecommunications provider for data connectivity services?

- ◯ Yes
- ◯ No

HAYWARD

City of Hayward Business Broadband Survey

Business Use of Data Transport and Other Connectivity Services

15. Approximately how many months remain on your existing contract with your ISP?

- ◯ 1-3
- ◯ 4-6
- ◯ 7-9
- ◯ 10-12
- ◯ 13-18
- ◯ 19-24
- ◯ More than 24

16. Where are decisions about connectivity services made in your organization?

- ◯ Within Hayward (local)
- ◯ Outside of Hayward (non-local)
- ◯ A combination of local and non-local
- ◯ Don’t know

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

17. What do you use for your PRIMARY Internet connection? (Please indicate the way the building/office is connected to the Internet, not the internal Wi-Fi wireless or internal building cabling.)

- ◯ Cable modem (Comcast)
- ◯ DSL (Digital Subscriber Line)
- ◯ Fiber service
- ◯ Fractional T1 or full T1
- ◯ Metro Ethernet
- ◯ Satellite
- ◯ Telephone line (dedicated dial-up or share with voice line)
- ◯ Wireless
- ◯ Don't know
- ◯ Do not have an Internet connection
- ◯ Other (please specify)

HAYWARD

City of Hayward Business Broadband Survey

18. Do you use a backup or secondary connection? If so, what type?

- ◯ Cable modem (Comcast)
- ◯ DSL (Digital Subscriber Line)
- ◯ Fiber service
- ◯ Fractional T1 or Full T1
- ◯ Metro Ethernet
- ◯ Satellite
- ◯ Telephone Line (dedicated Dial-Up or share with voice line)
- ◯ Wireless
- ◯ Don't know
- ◯ Not applicable – no backup or secondary connection
- ◯ Other (please specify)

19. Would you say your Internet connection speed is:

- ◯ Fast enough for your needs
- ◯ Not bad but not quite fast enough for your needs
- ◯ Fairly slow and you would like to be connected at much higher speeds
- ◯ Very slow and you would like to be connected at much higher speed
- ◯ Don't know

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

20. How IMPORTANT or UNIMPORTANT are the following aspects of your business Internet service?

	Very unimportant	Somewhat unimportant	Neither important nor unimportant	Somewhat important	Very important
Speed of connection	○	○	○	○	○
Reliability of connection (up time)	○	○	○	○	○
Price of services	○	○	○	○	○
Technical support service	○	○	○	○	○
Overall customer service	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

21. How SATISFIED or DISSATISFIED are you with the following aspects of your current business Internet service?

	Very dissatisfied	Somewhat dissatisfied	Neither satisfied nor dissatisfied	Somewhat satisfied	Very satisfied
Speed of connection	○	○	○	○	○
Reliability of connection	○	○	○	○	○
Price of services	○	○	○	○	○
Technical support service	○	○	○	○	○
Overall customer service	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

22. How important to your business is Internet access in regards to the following?

	Very unimportant	Somewhat unimportant	Neither important nor unimportant	Somewhat important	Very important
Ability to achieve your strategic goals?	○	○	○	○	○
Decision of where to locate facilities?	○	○	○	○	○
Ability to remain competitive?	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

23. Approximately how much do you pay PER MONTH for Internet service at this location? (Do not include charges for telephone lines, data circuit, etc.)

- ◯ Less than $25
- ◯ $25 to $49
- ◯ $50 to $99
- ◯ $100 to $149
- ◯ $150 to $199
- ◯ $200 to $299
- ◯ $300 to $499
- ◯ $500 to $749
- ◯ $750 to $999
- ◯ $1,000 or more
- ◯ Don’t Know

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

24. Consider what price level would make you interested in switching to another Internet service provider. How willing or unwilling would you be to switch to a service of 100 Mbps downstream and upstream (5 to 10 times faster than a cable modem) for the following monthly price?

	Very unwilling	Somewhat unwilling	Neither willing nor unwilling	Somewhat Willing	Very willing
$75 per month	○	○	○	○	○
$100 per month	○	○	○	○	○
$125 per month	○	○	○	○	○
$150 per month	○	○	○	○	○
$200 per month	○	○	○	○	○
$250 per month	○	○	○	○	○
$300 per month	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Business Internet Connection and Use

25. How willing or unwilling would you be to switch to a service of 1 Gbps downstream and upstream (100 times faster than a cable modem) for the following monthly prices?

	Very unwilling	Somewhat unwilling	Neither willing nor unwilling	Somewhat willing	Very willing
$75 per month	○	○	○	○	○
$100 per month	○	○	○	○	○
$125 per month	○	○	○	○	○
$150 per month	○	○	○	○	○
$200 per month	○	○	○	○	○
$250 per month	○	○	○	○	○
$300 per month	○	○	○	○	○
$500 per month	○	○	○	○	○
$1,000 per month	○	○	○	○	○

26. How IMPORTANT or UNIMPORTANT are these features when selecting a *business* (not cellular/mobile) Internet service provider?

	Very unimportant	Somewhat unimportant	Neither important nor unimportant	Somewhat important	Very important
I can choose from multiple Internet providers	○	○	○	○	○
I can buy service with very high speeds (10–100 times DSL or cable speeds)	○	○	○	○	○
I can pay for Internet service based on usage (amount of data)	○	○	○	○	○
My service provider does not place “caps” on my total data use	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Role of the City

27. Using a scale of 1 to 5, where 1 is Strongly Disagree and 5 is Strongly Agree, please indicate to what degree you believe that the City of Hayward should do the following:

	Strongly disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Strongly agree
Help provide communications for local nonprofit organizations	○	○	○	○	○
Help ensure that all residents have access to competitively priced broadband Internet services	○	○	○	○	○
Help ensure that all residents have access to competitively priced broadband Internet services	○	○	○	○	○
Help ensure that all school-aged students, parents, and teachers have access to competitively-priced broadband Internet services	○	○	○	○	○
Build a publicly-financed network on which competing private sector companies can offer competitive Internet, phone, and cable television services	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Role of the City

28. Using a scale of 1 to 5, where 1 is Strongly Disagree and 5 is Strongly Agree, please indicate to what degree you agree with the following statements:

	Strongly disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Strongly agree
The competitive market currently offers high-speed Internet access at prices that my business can afford	○	○	○	○	○
The availability of competitively priced high-speed and/or wireless Internet access is now a factor I would consider when choosing where to locate this business	○	○	○	○	○
High-speed Internet access is (or is quickly becoming) as essential a service as water and electricity	○	○	○	○	○
I find it more efficient if businesses and households have high-speed Internet access to purchase products and conduct other transactions	○	○	○	○	○

HAYWARD

City of Hayward Business Broadband Survey

Role of the City

29. What do you think the MAIN role for the Hayward City government should be with respect to broadband access? (Check MAIN role)

- ◯ Install state-of-the-art network and offer services to the public
- ◯ Install state-of-the-art network and lease it to competing private companies to offer services to the public
- ◯ Encourage a private firm to build a fiber network
- ◯ The City shouldn't have a role
- ◯ Don’t know

HAYWARD

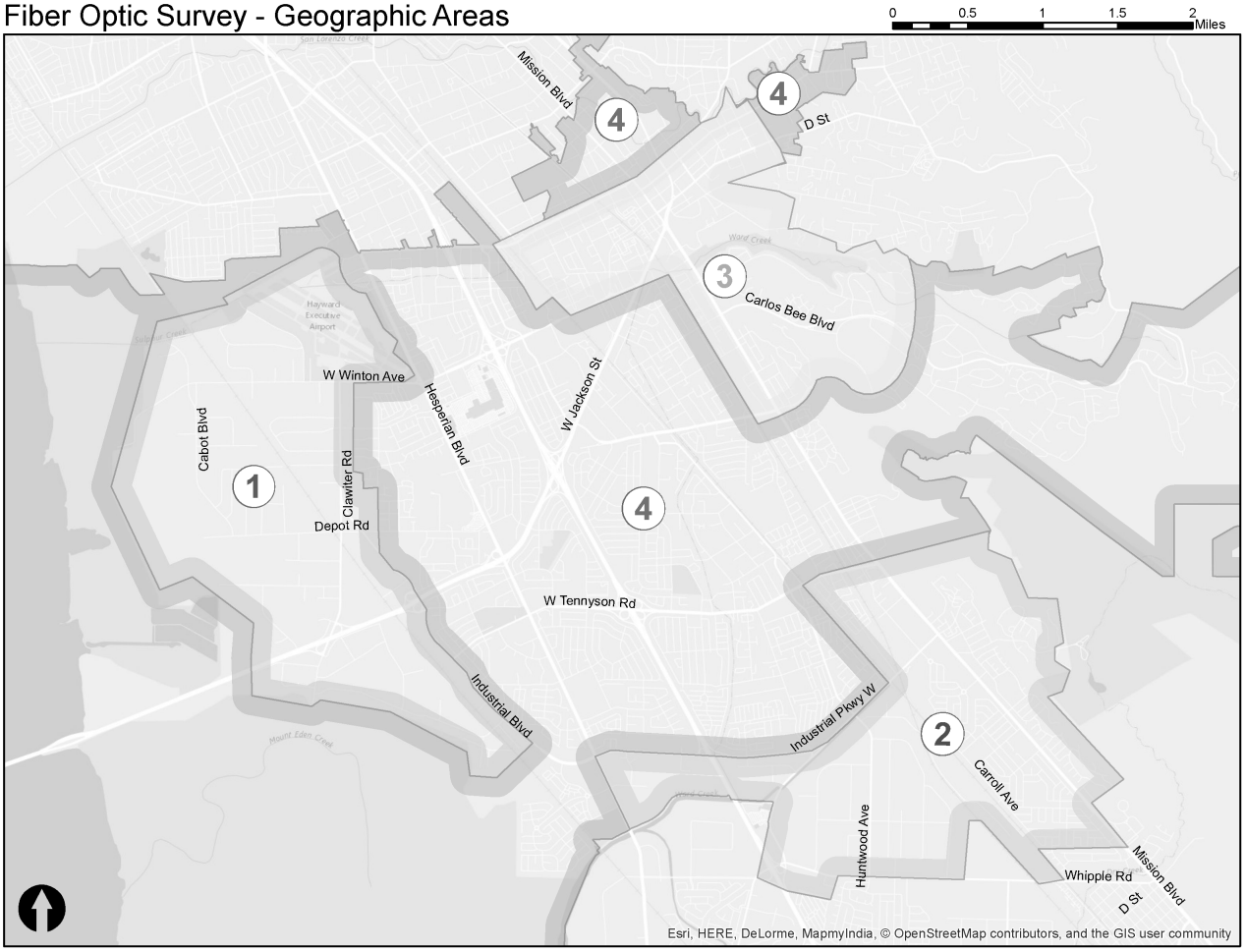
City of Hayward Business Broadband Survey

Business location

30. Please indicate from the map below the approximate location of your business:

- ◯ Zone 1
- ◯ Zone 2
- ◯ Zone 3
- ◯ Zone 4

Fiber Optic Survey - Geographic Areas



HAYWARD

City of Hayward Business Broadband Survey

Business location

31. Are you willing to share the location(s) of your business in Hayward?

- ◯ Yes
- ◯ No

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City of Hayward Business Broadband Survey

Business location

32. Please list the address(es) of your business location(s) in Hayward:

HAYWARD

City of Hayward Business Broadband Survey

Contact

33. May we contact a designated representative from your business to further discuss the City's broadband initiative(s)?

- Yes
- No

HAYWARD

City of Hayward Business Broadband Survey

Contact

34. Please fill out the information below so that a City representative may contact you.

First and last name	
Title	
Email	
Phone	

File #: PH 17-071

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Library and Community Services

SUBJECT

Biennial Review of the Community Development Block Grant Program and Authorization of Reallocations of One-Time Available Fund Balance in FY 2018 and FY 2019

RECOMMENDATION

That Council approves the resolution shown in Attachment II authorizing the reallocation of $1,289,000 in one-time available Community Development Block Grant program funds to eligible "Tier 1" projects in FY 2018 and FY 2019 as shown in Attachment III.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Draft Resolution
Attachment III	Summary Reallocations

DATE: July 18, 2017

TO: Mayor and City Council

FROM: Director of Library and Community Services

SUBJECT Biennial Review of the Community Development Block Grant Program and Authorization of Reallocations of One-Time Available Fund Balance in FY 2018 and FY 2019

RECOMMENDATION

That Council approves the resolution shown in Attachment II authorizing the reallocation of $1,289,000 of one-time available Community Development Block Grant program funds to eligible projects in FY 2018 and FY 2019 as shown in Attachment III.

SUMMARY

This report summarizes options that Council reviewed at the July 11, 2017 work session and requests Council authorization to reallocate $1,289,000 of one-time available CDBG funds to eligible projects in FY 2018 and FY 2019. The recommended projects in this report have been reviewed by Council, the Community Services Commission, and staff, and have been pre-screened for eligibility and approved for implementation by the U.S. Department of Housing and Urban Development (HUD). If the resolution in Attachment II is approved by Council, available one-time CDBG funds would be applied to eligible projects to be completed in FY 2018 and FY 2019 as shown in Attachment III.

BACKGROUND

On July 11, 2017, Council convened a public work session to review the results of the 2017 Biennial Review of the CDBG program and consider options for reallocating one-time available CDBG fund balance to eligible projects in FY 2018 and FY 2019.

As was discussed during the July 11 work session, HUD requires that the City utilize the one-time CDBG fund balance toward community infrastructure and economic development projects that can be initiated and completed within twenty-four months.

In preparing project options for Council consideration, staff coordinated with the Region IX HUD office to identify potential projects that align with Council's priorities and meet HUD's eligibility criteria. The recommended options address the Hayward housing crisis, contribute

to job creation and retention, implement improvements to community infrastructure, and increase community resiliency and disaster preparedness. The sub-recipients identified for potential implementation of the projects have proven track records of excellent performance and financial management records with the administration of CDBG. These options were recommended and identified as "*Tier 1"* projects, as they had been vetted with HUD.

At the July 11, 2017 Council meeting, Council had a robust discussion about the proposed Tier 1 projects, offered helpful feedback, and sought clarifications of various details. After a full review and discussion, Council expressed general assent for the Tier 1 options, provided direction for process improvements going forward, and offered ideas for projects in future years. A summary of Council's feedback and direction is provided in the Discussion section of this report.

A second set of additional viable and eligible options, identified as "*Tier 2*" projects, also were identified for Council's consideration on July 11. After careful review, Council did not express strong interest in pursuing the Tier 2 options because these options may not meet the 2-year HUD deadline and may require additional resources.

Lastly, several other options were explored but were not recommended due to concerns regarding costs, eligibility, and duplication of resources. Council expressed some interest in the possibility of pursuing one of these options: the demolition of the old Main Library; however, Council also expressed some concern that while this is a worthy project, it might not fit as well with the intent of the CDBG program as do the projects listed in Tier 1.

DISCUSSION

"Tier 1" Program Options for Reallocations of One-Time Available CDBG Fund Balance in FY 2018 and FY 2019:

The "Tier 1" options are summarized in Attachment III, and are described in more detail in the text that follows. The "Tier 1" options were reviewed by Council on July 11, 2017 and the Community Services Commission on June 21, 2017; are recommended by staff; and have been coordinated with HUD to ensure eligibility requirements can be met and that projects can be implemented quickly, if Council approves these options.

- <u>Downtown Streets Team – Tennyson Corridor Expansion:</u> Expansion of the Downtown Streets Team Homeless Work Experience Program into the Tennyson Corridor. Team Members – all of whom are homeless or formerly homeless -- participate in a work experience program that provides job skills training and soft skills training. In exchange, Team Members earn food/basic needs assistance, housing search assistance, housing/shelter placement, case management, transportation assistance, Job Search Skills classes, employment placement, and more; all while rebuilding their dignity and rejoining society. Council previously allocated $90,000 toward program activities in downtown Hayward. Should Council authorize additional one-time funds for start-up and operating costs, the program would expand into the

Tennyson Corridor. Recommended reallocations: FY 2018 - $150,000; FY 2019 - $50,000

- Abode Services – Permanent Supportive Housing "Tiny Homes" Development: Acquisition of the former Horizon Services site for the development of permanent supportive housing for chronically homeless individuals. The project includes the development of shared housing and "tiny homes." Council previously allocated $80,000 toward pre-development costs for this project. Should Council authorize additional one-time funds for property acquisition and additional pre-development costs, it would help speed the completion of this critically needed housing development. Recommended reallocations: FY 2018 - $100,000; FY 2019 - $100,000

- Housing Rehabilitation for Low-Income Senior Homeowners – Conversions of Existing Non-Compliant Accessory Housing Units: In accordance with new state regulations and HUD approved eligibility standards, the Housing Rehabilitation program would be expanded to include loans to eligible senior or disabled residents to convert their existing non-conforming garage conversions into code compliant accessory housing units. Should Council authorize one-time funds to expand the program to convert non-conforming conversions, it would help the City's efforts to alleviate the shortage of affordable housing in Hayward and comply with state law. Recommended reallocations: FY 2018 - $75,000; FY 2019 - $75,000

- Targeted Blight Abatement / Commercial Façade Improvement in Tennyson Corridor: Establish a Façade Improvement Program targeted to commercial properties fronting Tennyson Road between Mission Blvd and Patrick Avenue. Properties will be identified and invited to participate in coordination with Economic Development and Development Services. Specific objectives are to encourage private investment in the visual improvement of storefronts, signs and awnings, enhance the streetscape and provide a catalyst for area development. FY 2018 - $100,000; FY 2019 - $100,000

- Small Business Incubators and Job Creators in Tennyson Corridor and Downtown: In coordination with Economic Development and the Small Business Administration, this project would facilitate the rehabilitation of commercial sites in the Downtown and the Tennyson Corridor for the development of micro-enterprise small business incubators. Should Council authorize one-time funds for start-up and operating costs of new business incubators, low-income small business entrepreneurs will receive training in starting, managing, and financing locally based businesses, and new jobs and job training opportunities will be created. Recommended reallocations: FY 2018 - $100,000; FY 2019 - $75,000.

- Affordable Housing Rehabilitation - Measure A1 Project Match Funding: The approval by County voters of Measure A1 creates a major opportunity to create affordable

housing in Hayward. To access Measure A1 funding for affordable housing project development, the County requires local jurisdictions to provide local match funding. CDBG is an eligible source of match funding. HUD regulations (IDIS matrix code 14H – Housing Rehabilitation Administration) allow local jurisdictions to use CDBG funds to offset certain critically important and necessary housing-related administrative costs, including affordable housing development, fair housing monitoring, housing rehabilitation, inclusionary housing administration and housing financing source management. These essential administrative activities will be performed by the existing Housing Manager position. Should Council authorize to offset a portion of this position's cost in FY 2018 and FY 2019 using one-time available CDBG fund balance, it would reduce the cost to other housing-related special revenue funds, and provide the City with a source of local match funds. Recommended reallocations: FY 2018 - $100,000; FY 2019 - $100,000.

- Emergency Care and Shelter Facility Rehabilitation: In coordination with the American Red Cross, identify locations for emergency care and shelter that require rehabilitation to meet accessibility and building safety code requirements. Should Council authorize one-time funds for identifying and rehabilitating emergency care and shelter facilities, the Hayward community's resiliency and preparedness to respond to immediate health and welfare threats to the community, including disaster events, would be substantively increased. Recommended reallocations: FY 2018 - $100,000; FY 2019 - $89,000.

"Tier 2" Program Options for Reallocations of one-time funding:

The following "Tier 2" options also were presented to Council at the July 11 work session as additional alternatives for consideration. After careful review, Council did not express strong interest in pursuing the Tier 2 options because these options may not meet the 2-year HUD deadline and may also require additional resources:

- Partner with a qualifying Community-Based Development Organization (CBDO) to carry out special economic development /neighborhood revitalization activities in the Tennyson Corridor: Current partners Downtown Streets Team and Abode Services would receive technical assistance to receive HUD-designated CBDO status to secure housing placement for homeless individuals who secure employment through approved projects. Timeframe could be problematic, formation of a CBDO could take several months, may encounter delays. FY 2018 - $100,000; FY 2019 - $75,000

- Pioneers for Hope: In partnership with CSUEB, implement housing navigation services for students identified as at-risk of or currently homeless. Services would include case management and implementation of One Stop housing software to identify and monitor available housing options for at-risk students. Could

potentially qualify for CDBG under a special category for institutions of higher learning, but eligibility is uncertain, monitoring and reporting may be problematic, CSUEB has its own funding. FY 2018 - $75,000; FY 2019 - $75,000

- Expansion of job placement projects in Tennyson Corridor: Partner with local job placement nonprofit providers such as Soulciety, Swords to Plowshares and Rubicon to implement employment services to youth, veterans and other low-income residents in the Tennyson Corridor. Timeframe could be problematic, would need to identify Hayward locations for operations, monitoring and reporting could be problematic. FY 2018 - $100,000; FY 2019 - $75,000

Other Program Options:

The summary of other options below were explored but were not recommended due to concerns regarding costs, eligibility and duplication of resources:

- Demolition of old Main Library (already funded by Measure C): The demolition of the old Main Library is eligible and would meet the timeline but is already fully funded by Measure C. Council expressed some interest in the possibility of pursuing one of these options: the demolition of the old Main Library; however, Council also expressed some concern that while this is a worthy project, it might not fit as well with the intent of the CDBG program as do the projects listed in Tier 1. The total estimated cost of the library demolition is approximately $306,000. Should Council choose to include this project as a "Tier 1" option, staff recommends allocating only a portion of the total cost, for example $175,000, from the one-time CDBG fund balance, to maintain a local match for the project that can be demonstrated to HUD.

- Acquisition of multi-unit properties with potential for rehabilitation (timeframe, already funded by Measure A1). Identification and acquisition of property for affordable housing is a difficult and time probative process and not conducive to the parameters of these funds. Council expressed some interest in using one-time available funding for this type of acquisition at a future time when the project timeline aligns with the availability of these funds, especially to create housing and/or navigation centers for homeless persons.

- Fire station #6 upgrades (timeframe, already funded by Measure C): Upgrades to fire station #6 is potentially prohibitive given the necessity to review and apply restrictions related to existing resources.

- Homeowner down payment assistance (timeframe, already funded by Measure A1): Homeowner down payment assistance is also prohibitive because of the timeline to re-initiate the program within parameters for these funds, and there are other funds coming up through Measure A1 for this type of activity.

- South Hayward Family Center project (timeframe): The South Hayward Family Center project is still in preliminary/conceptual phase and is unlikely to reach completion within twenty-four months. Council expressed strong interest in using one-time available funding for this project at a future time when the project timeline aligns with the availability of these funds.

- ADA updates to Matt Jimenez Community Center facility (timeframe): The MJCC could potentially benefit from additional ADA updates in relation to the South Hayward Family Center project (for example, additional ADA parking in the rear of the facility), but the facility is already ADA compliant and the exact location of additional ADA parking, if any, in relation to the new SHFC center will not be known until that project's design is completed.

- ADA updates to HARD parks, community centers (already funded by Measure F1): HARD facilities and parks could potentially benefit from additional ADA updates, but those facilities are already compliant and HARD now has Measure F1 funds at its disposal for those capital projects.

Additional Council Feedback and Suggestions

At the July 11, 2017 Council meeting, Council had a full discussion about the project options and offered helpful feedback and direction to staff. Council expressed approval for the improvements made to the process compared to previous years, and suggested additional improvements to implement in future years. Some of the recommendations include: development and distribution of a project list for Council and CSC review earlier in the biennial cycle; integrating additional community input opportunities to the process; and presenting the project list to the CSC in a written staff report format prior to the CSC meeting in addition to the visual presentation provided at the meeting.

Some Councilmembers expressed interest in prioritizing the demolition of the old library and elevating it to Tier 1; however, Council also expressed some concern that this project might not fit as well with the intent of the CDBG program as do the projects listed in Tier 1.

Council suggested that the homeless employment program (Downtown Streets Team) coordinate with Police and Maintenance Services to achieve greater synergy and cooperation. Council noted that blight abatement activities should result in a high-quality aesthetic result, as opposed to the minimum standard of merely correcting the most blighted elements of a project.

Council expressed some interest in identifying vacant properties that potentially could be converted to housing for homeless persons, and suggested that project lists for future funding take this into consideration. Council noted that food access is an important issue in the Hayward community and should continue to be prioritized, including with this funding where possible. Council expressed interest in maintaining a focus on economic development activities with this funding, now and in the future.

Staff will integrate Council's direction and suggestions into the process and the projects that result from it, now and going forward.

FISCAL IMPACT

The Community Development Block Grant (CDBG) Program has a neutral impact on the City's General Fund, as a portion of CDBG funds (up to 20%) may be used to pay for eligible Planning and Administration of the program, including NEPA environmental review, contracting, Labor Standards monitoring, lead-based paint compliance, procurement of contractors, site inspections, financial management, and federal reporting. However, when the City's CDBG entitlement award size is reduced, as has occurred in recent years and has been proposed for further reduction or elimination by the current Presidential administration, the administrative cap is lowered accordingly, providing fewer staff resources to administer the CDBG program, which remains an administratively complex and process-laden program despite the grant's reduced size.

The adoption of the Recommended Reallocations of One-Time Available Fund Balance in FY 2018 and FY 2019 will have no impact to the General Fund. Should Council authorize the Recommended Reallocations, the projects and activities would draw an estimated $1,289,000 from one-time available CDBG fund balance in the City's CDBG line of credit with HUD. The recommended reallocations will enable the City to timely meet HUD's annual requirement to limit and reduce the total amount of unexpended funds in the City's CDBG line of credit to less than 1.5 times the amount of the City's annual CDBG entitlement award.

PUBLIC CONTACT

The Community Services Commission reviewed the results of the FY 2017 Biennial Review and the "Tier 1" Recommended Reallocations of One-Time Available Fund Balance during its regular public meeting on June 21, 2017, and offered substantive feedback as well as general assent. Council reviewed the Biennial Review results and Recommended Reallocations in a public work session on July 11, 2017. Public notice of the July 18, 2017 Council public hearing about the Recommended Reallocations was published in The Daily Review newspaper on June 30, 2017.

NEXT STEPS

Staff recommends that Council:

- Approves the resolution shown in Attachment II authorizing the reallocation of $1,289,000 in one-time available Community Development Block Grant program funds to eligible "Tier 1" projects in FY 2018 and FY 2019 as shown in Attachment III.

Should Council authorize the implementation of the "Tier 1" Recommended Reallocations of One-Time Available Fund Balance as shown in Attachment III, the following benefits and impacts will be achieved:

a) Address homelessness in Hayward by creating new permanent supportive housing units;
b) Create new affordable housing for low-income Hayward residents, including low-cost alternative forms of housing such as "tiny homes" and accessory dwelling units;
c) Conduct targeted abatement of blighted buildings and support façade improvements to commercial properties in the Tennyson Corridor;
d) Stimulate small business development and create new jobs;
e) Improve community resiliency and accessibility in to respond to immediate health and welfare threats to the community, including disaster events

Prepared by: Dana Bailey, Community Services Manager
Rachael McNamara, Management Analyst I/II

Recommended by: Sean Reinhart, Director of Library and Community Services

Approved by:



Kelly McAdoo, City Manager

ATTACHMENT II

HAYWARD CITY COUNCIL

RESOLUTION NO. 17-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER AMEND THE ACTION PLAN TO ALLOCATE $1.289 MILLION IN UNEXPENDED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS ACCUMULATED IN THE CITY'S LINE OF CREDIT

WHEREAS, the Housing and Community Development Act of 1974 makes funds available to qualified cities for certain community development activities, and the City of Hayward is a qualified by entitlement to receive such funds pursuant to said act; and

WHEREAS, the City Council has considered public testimony and the FY 2014 -FY 2016 CDBG Program and previously approved the Annual Action Plan; and

WHEREAS, the City Council has considered a proposed Allocation of Unexpended Funds Plan to reconcile CDBG accumulated program income from FY 14 – FY 16 in the amount of $1.289 to implement infrastructure, jobs and disaster preparedness;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby approves the aforesaid Allocation of Unexpended Community Development Block Grant (CDBG) funds and authorizes City staff to submit the required documentation to the U.S. Department of Housing and Urban Development.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2017

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

CITY OF HAYWARD
"Tier 1" Reallocations of One-Time Available CDBG Fund Balance in FY 2018 and FY 2019

TIER 1	Project / Activity	Estimated One-Time Fund Balance	
	Recommended Reallocations	FY 2018	FY 2019
	Homeless Employment Program: Tennyson Corridor Expansion	$150,000	$50,000
	Permanent Supportive Housing: "Tiny Homes" Development	$100,000	$100,000
	Housing Rehabilitation: Targeted code corrections for income-eligible senior homeowners	$75,000	$75,000
	Targeted blight abatement / commercial façade improvement in Tennyson Corridor	$100,000	$75,000
	Small Business Incubators and Job Creators in Tennyson Corridor and Downtown	$100,000	$75,000
	Affordable Housing Rehabilitation - Measure A1 Project Match Funding	$100,000	$100,000
	Emergency Care and Shelter Facility Rehabilitation	$100,000	$89,000
	Subtotals	$725,000	$564,000
	Estimated total use of one-time fund balance		$1,289,000