ATTACHMENT IV

Fiscal Year 2024

ENGINEER'S REPORT

City of Hayward

Landscaping and Lighting Assessment District 96-1

June 2024
Final Report

Engineer of Work:

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Introduction

Overview

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

Through a professional service agreement with SCI Consulting Group (the "Consultant"), the City of Hayward (the "City") has requested the Consultant prepare and file the Report for the referenced fiscal year. This is the detailed Report for Fiscal Year ("FY") 2024 regarding the District and the proposed assessments to be levied on the properties therein to provide ongoing funding for the costs and expenses required to service and maintain landscape and lighting improvements associated with and resulting from development of properties within the District, in accordance with the proportional special benefits the properties receive from the improvements.

Following the preparation of the annual Report, a public hearing is held before the Council to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed public hearing, and review of the Report, the Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council shall order the levy and collection of assessments for FY 2024. In such case, the levy information will be submitted to the Alameda County Auditor/Controller and included as assessments on the property tax roll for the various services provided in FY 2024.

Background

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

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

Table 1 - Description Of Benefit Zones

TABLE 1: DESCRIPTION OF BENEFIT ZONES				
A	*B*	*C*	*D*	*E*
Zone	**Name/Location**	**Year Formed**	**Type of Development**	**Number of Assessed Parcels/SFE**
1	Huntwood Ave. and Panjon St.	1990	Residential	30
2	Harder Rd. and Mocine Ave.	1991	Residential	85
3	Prominence	1992	Residential	155
4	Stratford Village	1995	Residential	174
5	Soto Rd. and Plum Tree St.	1995	Residential	38
6	Pepper Tree Park	1982	Industrial	11
7	Twin Bridges	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores	2003	Residential	534
11	Stonebrae	2006, 2018, 2020	Residential	644
12	Eden Shores East (Spindrift)	2007, 2016	Residential	379
13	Cannery Place	2008	Residential	599
14	La Vista	2016	Residential	179
15	Cadence	2017	Residential	206
16	Blackstone	2016	Residential	157
17	Parkside Heights	2019	Residential	97
18	SoHay	2019	Residential	433
			Total Assessed Parcels:	**4,167**

Self-Maintained.

The following table summarizes the FY 2024 assessment rates per benefit zone.

Table 2 - Assessment Amounts By Benefit Zone

TABLE 2: ASSESSMENT AMOUNTS BY BENEFIT ZONE									
A	B	C	D	E	F	G	H	I	J
Zone	Name/Location	# Parcels	CPI Adj	FY 2024 Max Base Assessment	**FY 2024 Rate**	FY 2023 Assessment	*Change from last year*		
1	Huntwood Ave. and Panjon St.	30	No	295.83	**224.70**	214.00	Incr	10.70	5%
2	Harder Rd. and Mocine Ave.	85	No	193.39	**129.00**	122.86	Incr	6.14	5%
3	Prominence	155	Yes	1,118.42	**1,008.76**	951.66	Incr	57.10	6%
4	Stratford Village	174	No	180.00	**123.13**	116.16	Incr	6.97	6%
5	Soto Rd. and Plum Tree St.	38	No	258.67	**258.67**	255.17	Incr	3.50	1%
6	Pepper Tree Park	11	No	2.61	**2.61**	2.61	None	-	0%
7	Twin Bridges	348	Yes	1,169.82	**627.20**	591.70	Incr	35.50	6%
8	Capitola St.	24	Yes	836.64	**195.89**	186.56	Incr	9.33	5%
9	Orchard Ave.	74	Yes	223.38	**36.24**	34.19	Incr	2.05	6%
10	Eden Shores	534	Yes	1,332.08	**316.05**	287.32	Incr	28.73	10%
11a	Stonebrae (Developed)	617	Yes	1,889.38	**374.48**	340.44	Incr	34.04	10%
11b	Stonebrae (Undeveloped)	27	Yes	566.81	**198.48**	180.43	Incr	18.05	10%
12a	Eden Shores - East	261	Yes	250.34	**98.26**	92.70	Incr	5.56	6%
12b	Eden Shores East (Spindrift)	118	Yes	239.80	**98.26**	92.70	Incr	5.56	6%
13	Cannery Place	599	Yes	1,420.74	**394.13**	371.82	Incr	22.31	6%
14	La Vista	179	Yes	725.28	**683.65**	683.65	None	-	0%
15	Cadence	206	Yes	703.34	**N/A**	N/A	N/A	N/A	N/A
16a	Blackstone (Zone A)	133	Yes	501.60	**501.60**	482.00	Incr	19.60	4%
16b	Blackstone (Zone B)	24	Yes	526.68	**526.68**	506.08	Incr	20.60	4%
17	Parkside Heights	97	Yes	594.78	**555.12**	528.69	Incr	26.43	5%
18a	SoHay Zone A (Developed)	192	Yes	453.66	**300.00**	300.00	None	-	0%
18b	SoHay Zone A (Undeveloped)	69	Yes	136.10	**90.00**	90.00	None	-	0%
18c	SoHay Zone B (Developed)	79	Yes	430.98	**285.00**	285.00	None	-	0%
18d	SoHay Zone B (Undeveloped)	93	Yes	129.29	**85.50**	85.50	None	-	0%

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

Table 3 - Estimated Cash Balance Changes Per Benefit Zone

TABLE 3: ESTIMATED CASH BALANCE CHANGES PER BENEFIT ZONE						
Zone	**Name/Location**	Est FY 2023 Ending Cash Balance	FY 2024 Revenue	FY 2024 Expenditures	*Change*	Est FY 2024 Ending Cash Balance
1	Huntwood Ave. and Panjon St.	20,953	6,826	12,921	*(6,094)*	14,859
2	Harder Rd. and Mocine Ave.	30,575	11,191	18,452	*(7,261)*	23,314
3	Prominence	327,927	154,730	252,946	*(98,217)*	229,710
4	Stratford Village	68,952	21,575	45,367	*(23,792)*	45,161
5	Soto Rd. and Plum Tree St.	20,672	9,762	13,974	*(4,212)*	16,460
6	Pepper Tree Park	96,734	13,188	15,091	*(1,904)*	94,830
7	Twin Bridges	654,706	217,055	400,322	*(183,267)*	471,438
8	Capitola St.	49,960	5,021	11,834	*(6,812)*	43,147
9	Orchard Ave.	8,909	2,671	4,461	*(1,790)*	7,118
10	Eden Shores	477,518	168,502	408,570	*(240,068)*	237,450
11	Stonebrae	363,508	238,316	314,869	*(76,553)*	286,955
12	Eden Shores East (Spindrift)	17,304	36,757	36,735	*23*	17,326
13	Cannery Place	668,690	234,470	330,606	*(96,135)*	572,555
14	La Vista	233,999	122,373	142,605	*(20,231)*	213,768
15	Cadence	-	-	-	-	-
16	Blackstone	134,994	78,104	100,053	*(21,949)*	113,046
17	Parkside Heights	85,543	55,431	59,786	*(4,355)*	81,188
18	SoHay	226,211	118,672	96,482	*22,191*	248,402
Cash Balance:		3,487,155	1,494,646	2,265,074	*(770,427)*	2,716,728

Self-Maintained.

Method of Apportionment

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

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

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

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

Proposition 218 also requires that maintenance assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Because assessments are levied based on benefit, they are not considered a tax, and, therefore, are not governed by Article XIIIA of the California Constitution.

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

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

Zone Classification

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

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

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

Assessment Roll

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

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed assessment amount for FY 2024 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward.

Estimate of Costs

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

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

The estimated FY 2024 revenues and expenditures for the proposed District are itemized by zone below. For a detailed breakdown of the operation, maintenance, and servicing costs for each benefit zone, please refer to the budget page following each zone's description.

Legislative Analysis

Proposition 218 Compliance[1]

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

All the assessments proposed within the FY 2024 Engineer's Report are equal to or less than the Maximum Base Assessment Rate authorized; therefore, Article XIIID, Section 4 vote requirements do not apply to these proceedings.

Inflation Factor Allowance Overview

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

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

Benefit zones 3, 7-13, 17-18 apply the February CPI-U for the San Francisco-Oakland-Hayward, CA MSA[2] inflation factor. The CPI-U increase from February 2022 to February 2023 was 5.30%; therefore, a 5.30% increase was applied to the FY 2024 Maximum Base Assessment Rate for zones 3, 7-13, 17-18.

[1] http://www.lao.ca.gov/1996/120196_prop_218/understanding_prop218_1296.html
[2] https://data.bls.gov/cgi-bin/surveymost (Feb 2022 to Feb 2023)

Benefit zones 12 annexation, 14-16 apply the December CPI-U for the San Francisco-Oakland-Hayward, CA MSA[3] inflation factor, capped at 3.00% per fiscal year. Any change in the CPI in excess of 3.00% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The CPI-U increase from December 2021 to December 2022 was 4.88%; therefore, the Maximum Base Assessment Rate for zones 12 annexation, 14-16 have been increased by 3.00%.

Noticing, Public Comment, and Public Hearing

Noticing and information regarding this report were provided via the following methods: 1) mailed a notice to all affected property owners to provide detail of their recommended FY 2024 assessment rate and to alert them to three public meetings where they could provide input (May 31, June 6, June 27), and published a legal notice in the East Bay Times on or before June 17, 2023.

On June 27, 2023, the City is proposing to hold a public hearing to provide an opportunity for any interested person to be heard. After the public hearing, the Council may adopt a resolution setting the annual assessment amounts as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the Alameda County Auditor's Office to be included on the FY 2024 tax roll. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

[3] https://data.bls.gov/cgi-bin/surveymost (Dec 2022 to Dec 2023)

Plans and Specifications

Introduction

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

Description of District

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

Description of Improvements

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

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

Landscaping Facilities

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

Street Lighting Facilities

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

Open Space Facilities

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

Park/Trail Facilities

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

Maintenance

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

Zone 1 (Huntwood Ave.& Panjon St.)

Tract No. 06041
Formed: November 13, 1990
Resolution Number: 90-256
FY 2024

Maximum Base Assessment Rate: **$295.83**
Assessment Amount per Parcel: **$224.70**
Number of Parcels: **30**
Assessment Income: **$6,741.00**

FY 2024 Maximum Base Assessment

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

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

FY 2024 Assessment and Income

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

- The per parcel charge will **increase** from the previous year from $214.00 to **$224.70.**
- The total annual assessment income will equal **$6,741.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation:** Including an 8-foot-wide landscaped strip along Huntwood Ave. within a landscape easement; and
- **Surface maintenance of the street side:** Including a 600-foot masonry wall along Huntwood Ave. The maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **$4,500** is allocated for additional maintenance, as required.

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

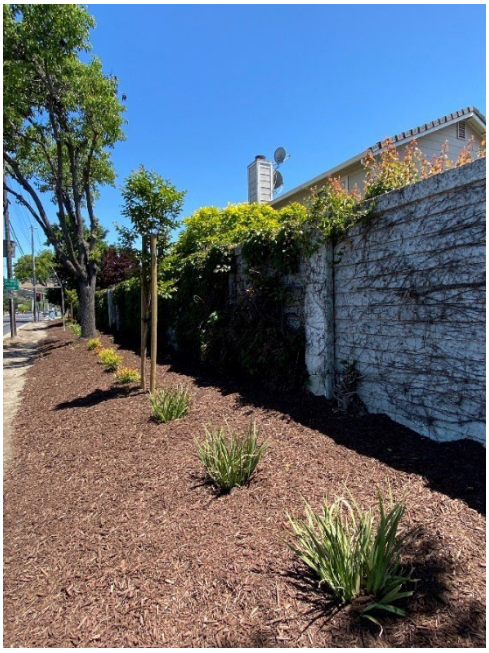
City of Hayward
Landscape and Lighting District Zone 1 - Huntwood Ave. and Panjon St.
Fund 266, Project 3740
Established 1990, 30 Parcels

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount**	**295.83**	**295.83**	**295.83**	**295.83**
b. Annual Per Parcel Assessment	202.58	212.71	214.00	224.70
c. # of Parcels	30	30	30	30
d. **Total Amount Assessed for the District:**	**6,077**	**6,381**	**6,420**	**6,741**
Income				
a. Annual Assessment Revenue	6,089	6,264	6,420	6,741
b. *Minus County Tax Collection Fee (1.7%)*	(103)	(108)	(109)	(115)
c. Other	108	(547)	200	200
d. **Total Revenue:**	**6,094**	**5,608**	**6,511**	**6,826**
Services				
a. Utilities: Water	369	406	700	770
b. Utilities: PGE	238	291	325	325
c. Landscape Maintenance	1,620	1,620	2,400	4,000
d. One-Time Project/Maintenance	-	-	5,000	4,500
e. Property Owner Noticing	20	25	75	77
f. Annual Reporting	553	1,012	1,032	1,063
g. City Administration	2,000	2,060	2,122	2,185
h. **Total Expenditures:**	**4,800**	**5,414**	**11,654**	**12,921**
Account Balance				
a. Beginning Account Balance	24,608	25,902	26,096	20,953
b. *Net Change (Revenue - Expenditures)*	*1,294*	*194*	*(5,143)*	*(6,094)*
c. **Ending Account Balance:**	**25,902**	**26,096**	**20,953**	**14,859**

Zone 2 (Harder Rd. & Mocine Ave.)

Tract No. 6042
Formed: July 25, 1991
Resolution Number: 91-137
FY 2024

Maximum Base Assessment Rate: **$193.39**
Assessment Amount per Parcel: **$129.00**
Number of Parcels: **85**
Assessment Income: **$10,965.00**



FY 2024 Maximum Base Assessment

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

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

FY 2024 Assessment and Income

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

- The per parcel charge will **increase** from the previous year from $122.86 to **$129.00.**
- The total annual assessment income will equal **$10,965.00.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation**: Including the area between the sidewalk and wall along Harder Road and Mocine Ave. within a landscape easement.
- **Surface maintenance of the street side**: Including maintenance of a 1,000-foot-long masonry wall along Harder Road, Mocine Ave., and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Surface maintenance of wall**: Includes maintenance of an 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **$4,500** is allocated for additional maintenance, as required.

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

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

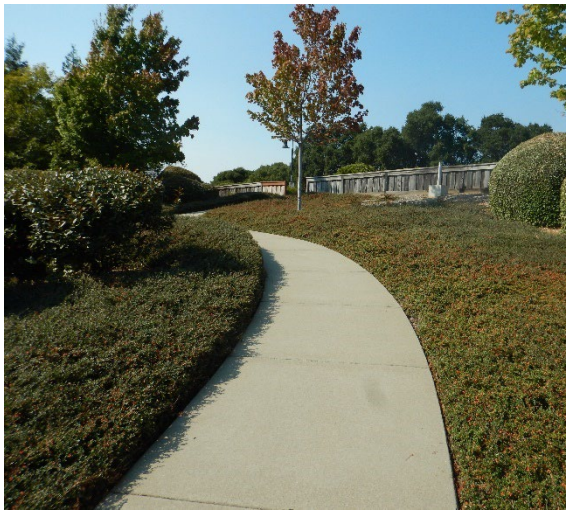
	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount**	**193.39**	**193.39**	**193.39**	**193.39**
b. Annual Per Parcel Assessment	122.86	122.86	122.86	129.00
c. # of Parcels	85	85	85	85
d. **Total Amount Assessed for the District:**	**10,443**	**10,443**	**10,443**	**10,965**
Income				
a. Annual Assessment Revenue	10,458	10,481	10,443	10,965
b. *Minus County Tax Collection Fee (1.7%)*	(178)	(178)	(178)	(186)
c. Other	121	(624)	400	412
d. **Total Revenue:**	**10,402**	**9,680**	**10,666**	**11,191**
Services				
a. Utilities: Water	910	1,727	2,000	2,420
b. Utilities: PGE	120	140	160	165
c. Landscape Maintenance	1,620	1,620	2,400	8,000
d. One-Time Project/Maintenance	5,000	-	2,500	4,500
e. Property Owner Noticing	56	70	115	118
f. Annual Reporting	553	1,012	1,032	1,063
g. City Administration	2,000	2,060	2,122	2,185
h. **Total Expenditures:**	**10,259**	**6,630**	**10,329**	**18,452**
Account Balance				
a. Beginning Account Balance	27,046	27,188	30,238	30,575
b. *Net Change (Revenue - Expenditures)*	*143*	*3,050*	*337*	*(7,261)*
c. **Ending Account Balance:**	**27,188**	**30,238**	**30,575**	**23,314**

Zone 3 (Prominence)

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

FY 2024

Maximum Base Assessment Rate: **$1,118.42**
Assessment Amount per Parcel: **$1,008.76**
Number of Parcels: **155**
Assessment Income: **$156,357.80**



FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **1992**.
- **Increased** from the previous year from $1,062.12 to **$1,118.42** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes the February CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).

FY 2024 Assessment and Income

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

- The per parcel charge will **increase** from the previous year from $**951.66** to **$1,008.76.**
- The total annual assessment income will equal **$156,357.80.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation**: Include approximately one mile of landscaped frontage along Hayward Blvd. and Fairview Ave., with significant slope areas along the street;
- **Surface maintenance of the sound wall** (street side): of a mile-long masonry wall along Hayward Blvd. and Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance of several open space areas:** many are maintained within the tract; however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
- **One-time projects:** A budget of **$100,000** is included for additional maintenance, as required.

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

Notes:

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

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

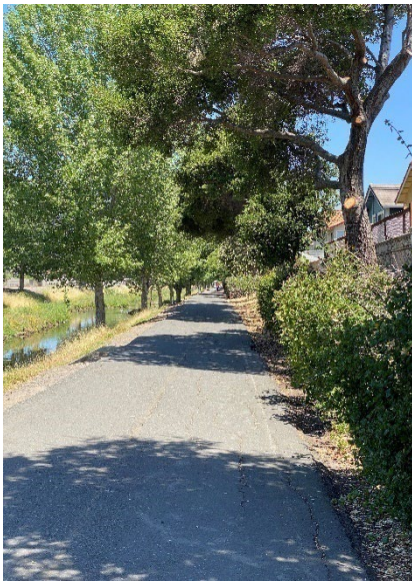
	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount**	**994.12**	**1,062.12**	**1,062.12**	**1,118.42**
b. Annual Per Parcel Assessment	909.69	923.95	951.66	1,008.76
c. # of Parcels	155	155	155	155
d. **Total Amount Assessed for the District:**	**141,002**	**143,212**	**147,507**	**156,358**
Income				
a. Annual Assessment Revenue	139,727	142,694	147,507	156,358
b. *Minus County Tax Collection Fee (1.7%)*	(2,397)	(2,435)	(2,508)	(2,658)
c. Other	1,304	(7,573)	1,000	1,030
d. **Total Revenue:**	**138,634**	**132,686**	**146,000**	**154,730**
Services				
a. Utilities: Water	20,572	16,200	30,000	35,200
b. Utilities: PGE	1,493	2,032	2,000	2,200
c. Landscape Maintenance	47,990	57,800	60,000	99,554
d. One-Time Project/Maintenance	15,417	11,734	47,738	100,000
h. Bus Stop Area	-	-	10,000	-
i. Irrigation/V-Ditch Filter	-	-	10,000	10,000
j. Property Owner Noticing	99	125	175	180
k. Annual Reporting	635	1,163	1,187	1,223
l. City Administration	4,200	4,326	4,456	4,589
m. **Total Expenditures:**	**104,906**	**109,167**	**181,817**	**252,946**
Account Balance				
a. Beginning Account Balance	306,497	340,225	363,744	327,927
b. *Net Change (Revenue - Expenditures)*	*33,728*	*23,520*	*(35,818)*	*(98,217)*
c. **Ending Account Balance:**	**340,225**	**363,744**	**327,927**	**229,710**

Zone 4 (Stratford Village)

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

FY 2024

Maximum Base Assessment Rate: **$180.00**
Assessment Amount per Parcel: **$123.13**
Number of Parcels: **174**
Assessment Income: **$21,424.62**



FY 2024 Maximum Base Assessment

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

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

FY 2024 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The per parcel charge will increase from the previous year from $116.16 to **$123.13.**
- The total annual assessment income will equal **$21,424.62.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment rate.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation**: Include approximately 21,000 square feet adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
- **Median landscaping:** Includes approximately 2,100 square feet along Stratford Rd. and Ruus Lane;
- **Landscaping**: Includes approximately 7,500 square feet along Pacheco Way;
- **Landscaping, irrigation, and appurtenances**: on the median island on Ruus Lane;
- **Surface maintenance** of the street side of a masonry wall along Pacheco Way and along the southern and eastern property boundaries. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Asphalt bike pathway**: Includes approximately 2,100 linear feet adjacent to Ward Creek between Pacheco Way and Folsom Ave., and bike path striping on pathway;
- **Chain link fencing**: Includes approximately 50 linear feet of 4-foot-high black vinyl clad fencing at two locations between Ward Creek and the asphalt pathway;

- **Gate**: Includes a 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- **Bridge**: Includes 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- **Pedestrian access**: Between Rosecliff Lane and Ward Creek Pathway.
- **One-time maintenance:** A budget of **$17,000** is allocated for additional maintenance, as required.

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount**	**180.00**	**180.00**	**180.00**	**180.00**
b. Annual Per Parcel Assessment	116.16	116.16	116.16	123.13
c. # of Parcels	174	174	174	174
d. **Total Amount Assessed for the District:**	**20,212**	**20,212**	**20,212**	**21,425**
Income				
a. Annual Assessment Revenue	20,314	20,434	20,212	21,425
b. *Minus County Tax Collection Fee (1.7%)*	(344)	(344)	(344)	(364)
c. Other	487	(2,139)	500	515
d. **Total Revenue:**	**20,457**	**17,952**	**20,368**	**21,575**
Services				
a. Utilities: Water	2,840	33,475	3,100	11,000
b. Utilities: PGE	1,083	1,346	1,300	1,500
c. Landscape Maintenance	-	6,415	8,500	12,500
d. One-Time Project/Maintenance	3,720	5,660	15,000	17,000
e. Property Owner Noticing	113	24	115	118
f. Annual Reporting	553	460	1,032	1,063
g. City Administration	2,000	2,060	2,122	2,185
h. **Total Expenditures:**	**10,309**	**49,441**	**31,169**	**45,367**
Account Balance				
a. Beginning Account Balance	101,094	111,242	79,753	68,952
b. *Net Change (Revenue - Expenditures)*	*10,148*	*(31,489)*	*(10,801)*	*(23,792)*
c. **Ending Account Balance:**	**111,242**	**79,753**	**68,952**	**45,161**

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

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

FY 2024

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

FY 2024 Maximum Base Assessment

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

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

FY 2024 Assessment and Income

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

- The per parcel charge will increase from the previous year from $255.17 to **$258.67**.
- The total annual assessment income will equal **$9,829.46.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is at the Maximum Base Assessment.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping**: within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 360 lineal feet);
- **Landscaping and appurtenances**: within the 5.5-foot-wide planter strip between the sidewalk and the curb return areas across the frontage of Tract 6641; located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
- **Surface maintenance of the masonry wall** (street side): of a masonry wall along Soto Road. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **The curb return areas**: at the intersection of Soto Road and Plum Tree Street.
- **One-time maintenance**: A budget of $**5,000** is allocated for additional maintenance, as required.

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**258.67**	**258.67**	**258.67**	**258.67**
b. Annual Per Parcel Assessment:	255.17	255.17	255.17	258.67
c. # of Parcels	38	38	38	38
d. **Total Amount Assessed for the District:**	**9,696**	**9,696**	**9,696**	**9,829**
Income				
a. Annual Assessment Revenue	9,724	9,712	9,696	9,829
b. *Minus County Tax Collection Fee (1.7%)*	(165)	(165)	(165)	(167)
c. Other	79	(529)	100	100
d. **Total Revenue:**	**9,639**	**9,018**	**9,632**	**9,762**
Services				
a. Utilities: Water	176	189	800	880
b. Utilities: PGE	228	291	300	300
c. Landscape Maintenance	1,620	1,620	2,400	5,000
d. Irrigation Repair	-	-	3,000	
e. One-Time Project/Maintenance	-	-	5,000	5,000
f. Property Owner Noticing	25	31	75	77
g. Annual Reporting	276	511	516	532
h. City Administration	2,000	2,060	2,122	2,185
i. **Total Expenditures:**	**4,325**	**4,703**	**14,213**	**13,974**
Account Balance				
a. Beginning Account Balance:	15,624	20,938	25,253	20,672
b. *Net Change (Revenue - Expenditures)*	*5,314*	*4,315*	*(4,581)*	*(4,212)*
c. **Ending Account Balance:**	**20,938**	**25,253**	**20,672**	**16,460**

Zone 6 (Peppertree Park)

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

FY 2024

Maximum Base Assessment Rate: **$2.61** per linear foot
Assessment Amount per Parcel: **$2.61** per linear foot
Number of Parcels: **11**
Assessment Income: **$13,034.34**

FY 2024 Maximum Base Assessment

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

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

FY 2024 Assessment and Income

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

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

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and decorative paving:** within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
- **Landscaping:** in the fountain area; and
- **Various**: the identification sign, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- **One-time maintenance**: A budget of **$5,000** is allocated for additional maintenance, as required.

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**2.61**	**2.61**	**2.61**	**2.61**
b. Annual Per Parcel Assessment:	2.61	2.61	2.61	2.61
c. # of Parcels	11	11	11	11
d. Length of Assessable Street Frontage	4,994	4,994	4,994	4,994
e. **Total Amount Assessed for the District**	**13,034**	**13,034**	**13,034**	**13,034**
Income				
a. Annual Assessment Revenue	13,077	13,038	13,034	13,034
b. *Minus County Tax Collection Fee (1.7%)*	(222)	(222)	(222)	(222)
c. Other	363	(1,937)	375	375
d. **Total Revenue:**	**13,219**	**10,880**	**13,188**	**13,188**
Services				
a. Utilities: Water	1,770	1,419	2,060	2,750
b. Utilities: PGE	111	129	160	200
c. Landscape Maintenance	-	1,050	4,200	4,326
d. One-Time Project/Maintenance	-	-		4,500
e. Property Owner Noticing	5	7	65	67
f. Annual Reporting	553	1,012	1,032	1,063
g. City Administration	2,000	2,060	2,122	2,185
h. **Total Expenditures:**	**4,439**	**5,678**	**9,639**	**15,091**
Account Balance				
a. Beginning Account Balance:	79,204	87,983	93,185	96,734
b. *Net Change (Revenue - Expenditures)*	*8,780*	*5,202*	*3,549*	*(1,904)*
c. **Ending Account Balance:**	**87,983**	**93,185**	**96,734**	**94,830**

Zone 7 (Twin Bridges)

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

FY 2024

Maximum Base Assessment Rate: **$1,169.82**
Assessment Amount per Parcel: **$627.20**
Number of Parcels: **348**
Assessment Income: **$218,265.60**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **1998**.
- Increased from the previous year from $1,110.94 to **$1,169.82** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The per parcel charge will increase from the previous year from $591.70 to **$627.20**.
- The total annual assessment income will equal **$218,265.60.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services for this assessment zone include:

- **Park:** Includes a two-acre neighborhood park, maintained by the Hayward Area Recreation District through a Memorandum of Understanding with the City;
- **Landscaping**: Includes: planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway;
- **Medians**: Includes medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
- **Bus shelters**;
- **Walls and fences** that face Mission Blvd., Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
- **Specialty street lighting**; and
- **One-time maintenance:** A budget of **$177,000** is allocated for additional maintenance, as required.

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**1,039.80**	**1,110.94**	**1,110.94**	**1,169.82**
b. Annual Per Parcel Assessment:	591.70	591.70	591.70	627.20
c. # of Parcels	348	348	348	348
d. **Total Amount Assessed for the District**	**205,912**	**205,912**	**205,912**	**218,266**
Income				
a. Annual Assessment Revenue	203,688	203,062	205,912	218,266
b. *Minus County Tax Collection Fee (1.7%)*	(3,500)	(3,500)	(3,500)	(3,711)
d. Other	2,471	(13,416)	3,800	2,500
e. **Total Revenue:**	**202,659**	**186,146**	**206,211**	**217,055**
Services				
a. Utilities: Water	68,536	55,028	65,000	77,000
b. Utilities: PGE	2,198	1,287	1,500	2,000
c. Landscape Maintenance	27,313	34,864	45,000	46,350
d. Park Maintenance - HARD	47,528	47,528	51,000	51,000
e. One-Time Project/Maintenance	-	-	20,000	177,000
f. Tree Maintenance/Replacement	21,880	4,929		40,000
l. Flags	-	-	-	800
n. Property Owner Noticing	222	280	350	361
o. Annual Reporting	636	1,163	1,187	1,223
p. City Administration	4,200	4,326	4,456	4,589
q. **Total Expenditures:**	**172,513**	**149,405**	**188,493**	**400,322**
Account Balance				
a. Beginning Account Balance:	570,100	600,246	636,987	654,706
b. *Net Change (Revenue - Expenditures)*	*30,146*	*36,741*	*17,718*	*(183,267)*
c. **Ending Account Balance:**	**600,246**	**636,987**	**654,706**	**471,438**

Zone 8 (Capitola Street)

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

FY 2024

Maximum Base Assessment Rate: **$836.64**
Assessment Amount per Parcel: **$195.89**
Number of Parcels: **24**
Assessment Income: **$4,701.36**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **1999**.
- Increased from the previous year from $794.54 to **$836.64** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA 5.30% for the period February 2022 to February 2023).

FY 2024 Assessment and Income

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

- The per parcel charge will increase from the previous year from $186.56 to **$195.89.**
- The total annual assessment income will equal **$4,701.36.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.
- Can be increased later: Future increases above the Maximum Base Assessment would require the noticing and balloting of property owners per the requirements of Proposition 218.

FY 2024 Services

Services for this assessment zone include:

- **Landscaping**: a 10-foot-wide landscaped area, between the wall and the Hesperian Blvd. frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
- **Surface maintenance:** of the 8-foot-high decorative concrete wall along the tract's Hesperian Blvd. frontage. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **One-time maintenance:** A budget of **$4,500** is allocated for additional maintenance as required.

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**743.67**	**794.54**	**794.54**	**836.64**
b. Annual Per Parcel Assessment:	181.13	186.56	186.56	195.89
c. # of Parcels	24	24	24	24
d. **Total Amount Assessed for the District:**	**4,347**	**4,477**	**4,477**	**4,701**
Income				
a. Annual Assessment Revenue	4,347	4,477	4,477	4,701
b. *Minus County Tax Collection Fee (1.7%)*	(74)	(76)	(76)	(80)
c. Other	251	(1,184)	400	400
d. **Total Revenue:**	**4,524**	**3,218**	**4,801**	**5,021**
Services				
a. Utilities: Water	365	405	450	550
b. Utilities: PGE	-	-	-	-
c. Landscape Maintenance	-	1,225	2,500	4,000
d. One-Time Project/Maintenance	-	-	6,000	4,500
e. Property Owner Noticing	16	20	65	67
f. Annual Reporting	276	511	516	532
g. City Administration	2,000	2,060	2,122	2,185
h. **Total Expenditures:**	**2,657**	**4,221**	**11,653**	**11,834**
Account Balance				
a. Beginning Account Balance:	55,948	57,815	56,811	49,960
b. *Net Change (Revenue - Expenditures)*	*1,867*	*(1,003)*	*(6,852)*	*(6,812)*
c. **Ending Account Balance:**	**57,815**	**56,811**	**49,960**	**43,147**

Zone 9 (Orchard Ave.)

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

FY 2024

Maximum Base Assessment Rate: **$223.38**
Assessment Amount per Parcel: **$36.24**
Number of Parcels: **74**
Assessment Income: **$2,681.76**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2000**.
- Increased from the previous year from $212.14 to **$223.38** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The per parcel charge will increase from the previous year from $34.19 to **$36.24.**
- The total annual assessment income will equal **$2,681.76.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services for this assessment zone include:

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

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**198.57**	**212.14**	**212.14**	**223.38**
b. Annual Per Parcel Assessment:	34.19	34.19	34.19	36.24
c. # of Parcels	74	74	74	74
d. **Total Amount Assessed for the District**	**2,530**	**2,530**	**2,530**	**2,682**
Income				
a. Annual Assessment Revenue	2,533	2,513	2,530	2,682
b. *Minus County Tax Collection Fee (1.7%)*	(43)	(43)	(43)	(46)
c. Other	36	(200)	25	35
d. **Total Revenue:**	**2,526**	**2,270**	**2,512**	**2,671**
Services				
a. One-Time Project/Maintenance	-	-	500	500
b. Graffiti Abatement	-	-	500	2,000
c. Property Owner Noticing	48	60	115	118
d. Annual Reporting	276	511	516	532
e. City Administration	1,200	1,236	1,273	1,311
f. **Total Expenditures:**	**1,524**	**1,807**	**2,904**	**4,461**
Account Balance				
a. Beginning Account Balance:	7,835	8,837	9,301	8,909
b. *Net Change (Revenue - Expenditures)*	*1,002*	*463*	*(392)*	*(1,790)*
c. **Ending Account Balance:**	**8,837**	**9,301**	**8,909**	**7,118**

Zone 10 (Eden Shores Residential)

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

FY 2024

Maximum Base Assessment Rate: **$1,332.08**
Assessment Amount per Parcel: **$316.05**
Number of Parcels: **534**
Assessment Income: **$168,770.70**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2003**.
- Increased from the previous year from $1,265.04 to **$1,332.08** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The per parcel charge will **increase** from the previous year from $287.32 to **$316.05.**
- The total annual assessment income will equal **$168,770.70.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

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

Services for this assessment zone include:

- **Park**: A 5.58-acre park within the development which includes landscaping and irrigation and playground equipment. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Landscaping and irrigation**: of medians, park strips, and parkway within the development; and
- **Surface maintenance:** of the decorative concrete and masonry walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair.
- **One-time maintenance:** A budget of **$250,000** is allocated for additional maintenance, as required.

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

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

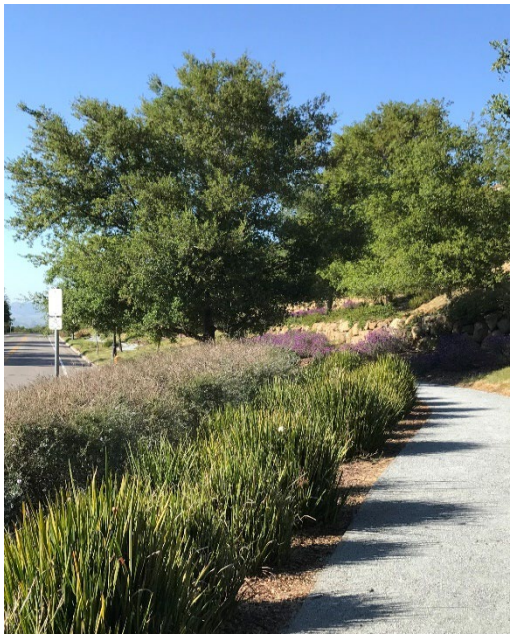
	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**1,184.04**	**1,265.04**	**1,265.04**	**1,332.08**
b. Annual Per Parcel Assessment:	265.66	278.94	287.32	316.05
c. # of Parcels	534	534	534	534
d. **Total Amount Assessed for the District:**	**141,862**	**148,954**	**153,429**	**168,771**
Income				
a. Annual Assessment Revenue	142,785	149,511	153,429	168,771
b. *Minus County Tax Collection Fee (1.7%)*	(2,412)	(2,532)	(2,608)	(2,869)
c. Other	2,079	(10,281)	2,300	2,600
d. **Total Revenue:**	**142,453**	**136,697**	**153,121**	**168,502**
Services				
a. Utilities: Water	31,378	20,433	23,000	33,000
b. Utilities: PGE	338	395	400	500
c. Landscape Maintenance - ES HOA	30,492	35,380	33,000	33,990
d. Park Maintenance - HARD	75,536	75,536	79,000	79,000
e. One-Time Project/Maintenance	7,065		5,000	250,000
f. Graffiti Abatement	717	-	1,000	6,000
g. Property Owner Noticing	172	218	260	268
h. Annual Reporting	635	1,163	1,187	1,223
i. City Administration	4,200	4,326	4,456	4,589
j. **Total Expenditures:**	**150,533**	**137,450**	**147,303**	**408,570**
Account Balance				
a. Beginning Account Balance:	480,532	472,453	471,700	477,518
b. *Net Change (Revenue - Expenditures)*	*(8,080)*	*(753)*	*5,818*	*(240,068)*
c. **Ending Account Balance:**	**472,453**	**471,700**	**477,518**	**237,450**

Zone 11 (Stonebrae Country Club)

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

FY 2024

Maximum Base Assessment Rate: **$1,889.38**
Assessment Amount per Parcel (Developed): **$374.48**
Assessment Amount per Parcel (Future Development): **$198.48**
Number of Parcels: **644**
Assessment Income: **$238,876.99**



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

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2006**.
- Increased from the previous year from $1,794.28 to **$1,889.38** per parcel by CPI.

- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).

- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.

- The per parcel charge for **Developed** parcels will **increase** from the previous year from $340.44 to **$374.48**.

- The per parcel charge for **Future Developed** parcels will **increase** from the previous year from $180.43 to **$198.47**.

- In FY 2017, the assessment rate was reduced 58% from $379 to $156, as expenses were stable, and the account balance was healthy. However, since that time, expenses have increased, to include water, general maintenance, and ongoing upkeep of the district. The increase in costs, along with use of the account balance has necessitated the need to increase rates annually since the initial decrease in FY 2017.

- The total annual assessment income will equal **$238,876.99.**

- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.

- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.

- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

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

Services for this assessment zone include:

- **Landscaping and irrigation**: of median, park strips, parkway improvements, and multi-use pathway improvements along Fairview Ave., Carden Lane, Hayward Blvd., Stonebrae Country Club Dr., and the access road to the City water tank;

- **Slope maintenance:** along Carden Lane, Fairview Ave., Hayward Blvd., and Stone Country Club Dr.;

- **Wall maintenance**: of decorative walls facing Fairview Ave. and Hayward Blvd. but not including the view fence of the lots along Fairview Ave. This maintenance includes painting, cleaning, graffiti removal, and replacement of the improvements if needed;

- **Street and landscape lighting**: along Fairview Ave., Carden Lane, Hayward Blvd.; and along the frontage of the school at the intersection of Hayward Blvd./Stonebrae Country;

- **Club Drive and Carden Lane**: this maintenance includes electrical costs, and replacement of the improvements if needed;

- **One-time maintenance:** The following improvements are planned: 1) Installation of weather-based irrigation controllers to better schedule and monitor water usage. 2) Annual tree fertilization and tree trimming. 3) Annual replenishment of mulch.

Note: The Stonebrae Project is proposed to be developed in multiple phases (Villages A-E). Pursuant to the original 2002 Vesting Tentative Map for Stonebrae, Village C was anticipated to have 71 single-family lots. On July 5, 2017, the Final Map for Village C was recorded, which updated the number of single-family lots to 96. It should be noted that the Stonebrae development was originally approved for 650 total units. A total of 538 lots have been previously created. With the addition of the 96 Village C lots and the existing 538 lots in the other Villages, the total number of lots increased to **634.** On October 6, 2020, City Council approved a Final Map of Tract 8518, subdividing a 20-acre site into 10 single family lots, increasing the total number of lots to **644**. The current development phase consists of ***630*** single-family parcels (increased from 617 in FY 2022). The future development phases will consist of the remaining ***13*** single-family parcels (decreased from 15 in FY 2023).

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**1,679.39**	**1,705.76**	**1,794.28**	**1,889.38**
Developed Parcels				
b. Annual Per Parcel Assessment:	314.78	330.52	340.44	374.48
c. # of Parcels	581	617	629	631
d. **Total Amount Assessed:**	**182,887**	**203,931**	**214,137**	**236,297**
Future Development Parcels - 53%				
e. Annual Per Parcel Assessment	166.83	175.18	180.43	198.47
f. # of Parcels	53	27	15	13
g. **Total Amount Assessed:**	**8,842**	**4,730**	**2,706**	**2,580**
h. **Total Amount Assessed for the District:**	**191,729**	**208,661**	**216,843**	**238,877**
Income				
a. Annual Assessment Revenue	191,729	208,661	216,843	238,877
b. *Minus County Tax Collection Fee (1.7%)*	(3,259)	(3,547)	(3,686)	(4,061)
c. Other	3,500	9,699	3,500	3,500
d. **Total Revenue:**	**191,970**	**214,813**	**216,657**	**238,316**
Services				
a. Utilities: Water	87,597	104,497	132,000	145,200
b. Utilities: PGE	9,064	12,392	13,000	13,390
c. Landscape Maintenance	39,134	74,194	76,420	78,712
d. One-Time Project/Maintenance	39,633	2,577	70,500	72,500
e. Property Owner Noticing	393	512	550	567
f. Annual Reporting	553	1,012	1,187	1,223
g. City Administration	3,400	3,090	3,183	3,278
h. **Total Expenditures:**	**179,774**	**198,275**	**296,839**	**314,869**
Account Balance				
a. Beginning Account Balance:	435,458	447,654	443,691	363,508
b. *Net Change (Revenue - Expenditures)*	*12,196*	*16,538*	*(80,182)*	*(76,553)*
c. **Ending Account Balance:**	**447,654**	**443,691**	**363,508**	**286,955**

Zone 12 (Spindrift - Eden Shore East)

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

FY 2024

Maximum Base Assessment Rate: **$250.34**
Assessment Amount per Parcel: **$98.26**
Number of Parcels: **379**
Assessment Income: **$37,240.54**

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

On June 21, 2016, the City Council approved the annexation of the Spindrift at Eden Shores Project into existing Zone 12 of LLAD 96-1. A total of 118 new lots were created and added to existing Zone 12. The new additions to Zone 12 will be assessed in a manner similar to the existing 261 lots in Zone 12 once developed, which currently pay for the maintenance of improvements at the Alden E. Oliver Sports Park.

FY 2024 Maximum Base Assessment

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

Eden Shores East:

- Originally set when the zone was created in **2007**.
- Increased from the previous year from $237.76 to **$250.34** per parcel by CPI.
- Includes an annual inflation increase: **Yes,** includes CPI-U for the San Francisco-Oakland-Hayward MSA, (5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

Spindrift Annexation:

- Originally set when the zone was created in **2016**.
- Increased from the previous year from $232.80 to **$239.80** per parcel by CPI.
- Includes an annual inflation increase: **Yes,** includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.88% for the period December 2021 to December 2022) and the unused CPI carried over from previous fiscal years is 1.65%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%.**
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The annual assessment rate is recommended to be **increased** based on the City's analysis of the financial stability of the zone.
- The per parcel charge for Developed parcels will **increase** from the previous year from $92.70 to **$98.26**.
- The total annual assessment income will equal **$37,240.54.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services for this assessment zone include:

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
Original Zone, Established 2007, 261 parcels - CPI - Feb to Feb				
a. **Maximum Base Assessment Amount:**	**222.53**	**226.02**	**237.74**	**250.34**
b. Annual Per Parcel Assessment:	90.00	90.00	92.70	98.26
c. # of Parcels	261	261	261	261
d. **Total Amount Assessed:**	**23,490**	**23,490**	**24,195**	**25,646**
Spindrift Annexation, Added FY 2017, 118 Parcels - CPI Dec to Dec				
e. **Maximum Base Assessment**	**219.45**	**226.03**	**232.80**	**239.80**
Developed Parcels				
f. Annual Per Parcel Assessment:	90.00	90.00	92.70	98.26
g. # of Parcels	107	118	118	118
h. **Total Amount Assessed:**	**9,630**	**10,620**	**10,939**	**11,595**
Future Development Parcels: 30%				
i. Annual Per Parcel Assessment:	27			
j. # of Parcels	11	-	-	-
k. **Total Amount Assessed:**	**297**	**-**	**-**	**-**
l. **Total Amount Assessed for the District:**	**33,417**	**34,110**	**35,133**	**37,241**
Income				
a. Annual Assessment Revenue	33,417	34,110	35,133	37,241
b. *Minus County Tax Collection Fee (1.7%)*	(568)	(580)	(597)	(633)
c. Other	150	603	150	150
d. **Total Revenue:**	**32,999**	**34,133**	**34,686**	**36,757**
Services				
a. Contribution to Park Maintenance	32,888	32,888	34,000	34,000
b. Property Owner Noticing	236	346	350	361
c. Annual Reporting	635	1,163	1,032	1,063
d. City Administration	1,200	1,236	1,273	1,311
e. **Total Expenditures:**	**34,959**	**35,632**	**36,655**	**36,735**
Account Balance				
a. Beginning Account Balance:	23,295	21,335	19,273	17,304
b. *Net Change (Revenue - Expenditures)*	*(1,960)*	*(1,499)*	*(1,969)*	*23*
c. **Ending Account Balance:**	**21,335**	**19,273**	**17,304**	**17,326**

Zone 13 (Cannery Place)

Tract Nos. 7613, 7625, 7748 & 7749
Formed: June 17, 2008
Resolution Number: 08-0901

FY 2024

Maximum Base Assessment Rate: **$1,420.74**
Assessment Amount per Parcel: **$394.13**
582 Condominium Style Units**,** ***16*** Duets**,** and ***One*** Commercial Retail Parcel
Assessment Income: **$236,083.67**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2008**.
- Increased from the previous year from $1,349.22 to **$1,420.74** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The per parcel charge for Developed parcels will **increase** from the previous year from $371.82 to **$394.13**.
- The total annual assessment income will equal **$236,083.67.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

FY 2024 Services

Services for this assessment zone include:

- **Park Maintenance**: includes approximately five (5) acres of park area encompassing landscaping and irrigation, and playground equipment, and maintenance of a historic water tower within the development;
- **Landscaping and irrigation**: includes park strips and parkway within the development;
- **Surface maintenance**: of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- **Maintenance:** of street trees;
- **Maintenance:** of paved walkways;
- **One-time maintenance:** A budget of **$125,000** is allocated for additional maintenance, as required.

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

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**1,262.84**	**1,282.66**	**1,349.23**	**1,420.74**
b. Annual Per Parcel Assessment:	361.00	361.00	371.82	394.13
c. # of Parcels	599	599	599	599
d. **Total Amount Assessed for the District:**	216,239	216,239	222,720.18	236,084
Income				
a. Annual Assessment Revenue	219,373	215,622	222,720	236,084
b. *Minus County Tax Collection Fee (1.7%)*	(3,676)	(3,676)	(3,786)	(4,013)
c. Other	2,460	(13,544)	2,300	2,400
d. **Total Revenue:**	**218,157**	**198,402**	**221,234**	**234,470**
Services				
a. Utilities: Water	59,688	61,555	70,000	80,000
b. Utilities: PGE	6,361	8,829	9,000	9,500
c. Landscape Maintenance	55,080	73,440	75,643	77,912
e. Graffiti Abatement	-	-	-	7,000
f. One Time Project/Maintenance	27,005	8,522	42,000	125,000
g. Calsense Air Time - Five Year Maint	-			25,000
h. Property Owner Noticing	392	448	525	541
i. Annual Reporting	553	1,012	1,032	1,063
j. City Administration	4,200	4,326	4,456	4,589
k. **Total Expenditures:**	**153,279**	**158,132**	**202,656**	**330,606**
Account Balance				
a. Beginning Account Balance:	544,965	609,843	650,112	668,690
b. *Net Change (Revenue - Expenditures)*	*64,878*	*40,270*	*18,578*	*(96,135)*
c. **Ending Account Balance:**	**609,843**	**650,112**	**668,690**	**572,555**

Zone 14 (La Vista)

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

FY 2024

Maximum Base Assessment Rate: **$725.28**
Assessment Amount per Developed Parcel: **$683.65**
Number of Parcels: **179**
Assessment Income: **$122,373.35**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2016**.
- Increased from the previous year from $704.16 to **$725.28** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes,** includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.88% for the period December 2021 to December 2022) and the unused CPI carried over from previous fiscal years is 1.65%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The per parcel charge **will remain the same** from the previous year at **$683.65**.
- The total annual assessment income will equal **$122,373.35.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.
- In future years, if there is a need for additional funds, the assessment may be increased up to the Maximum Base Assessment Rate.

FY 2024 Services

Services for this assessment zone include:

- **Landscaping and irrigation**: of the public right of ways of Tennyson Rd., Vista Grande Dr., Cantera Dr., Mountain View Dr., Fortuna Way, and Alquire Pkwy, and firebreak landscaping along the perimeter of the backside of the development. Such landscaping consists of the care for groundcover, shrubs, trees, weed abatement in planted areas, upkeep and servicing of the irrigation system, and utility costs to service the landscaping;
- **Surface maintenance**: of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Maintenance:** of street trees;
- **Maintenance:** of bioswales and tree filters;
- **Maintenance:** of street lighting;
- **Maintenance:** of private paved trails east of Alquire Parkway.

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**663.74**	**683.65**	**704.16**	**725.28**
Developed Parcels				
b. Annual Per Parcel Assessment:	663.74	683.65	683.65	683.65
c. # of Parcels	174	179	179	179
d. **Total Amount Assessed:**	115,491	122,373	122,373	122,373
Future Development Parcels: 30%				
e. Annual Per Parcel Assessment:	199.20			
f. # of Parcels	5	-	-	-
g. **Total Amount Assessed:**	996	-	-	-
h. **Total Amount Assessed for the District:**	116,487	122,373	122,373	122,373
Income				
a. Annual Assessment Revenue	116,487	122,373	122,373	122,373
b. *Minus County Tax Collection Fee (1.7%)*	(1,980)	(2,080)	(2,080)	(2,080)
c. Other	375	4,813	350	350
d. **Total Revenue:**	**114,881**	**125,106**	**120,643**	**122,373**
Services				
a. Utilities: Water	-	32,406	36,000	39,600
b. Utilities: PGE	1,396		1,500	2,500
c. Landscape Maintenance	23,040	42,240	48,000	49,440
d. One-Time Capital Project/Maintenance	-	-	23,000	45,000
e. Property Owner Noticing	116	147	400	412
f. Consultant/Annual Reporting	553	1,012	1,032	1,063
g. City Administration	4,200	4,326	4,456	4,589
h. Total Expenditures:	**29,305**	**80,131**	**114,388**	**142,605**
Account Balance				
a. Beginning Account Balance:	105,459	191,036	227,744	233,999
b. *Net Change (Revenue - Expenditures)*	*85,576*	*44,975*	*6,255*	*(20,231)*
c. **Ending Account Balance:**	**191,036**	**227,744**	**233,999**	**213,768**

Zone 15 (Cadence)

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

FY 2024

Maximum Base Assessment Rate: **$703.34**
Assessment Amount per Parcel: **$0.00**
Number of Parcels: **206**
Assessment Income: **$0.00**

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

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2017**.
- **Increased** from the previous year from $682.86 to **$703.34** per parcel by CPI-U.
- Includes an annual inflation increase: **Yes,** includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.88% for the period December 2021 to December 2022) and the unused CPI carried over from previous fiscal years is 0%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.

FY 2024 Assessment and Income

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

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.

- The per parcel charge will remain the same at **zero.** AMCAL has entered in contract with Bella Vista Landscape Services, Inc. (CCL # 805462) to maintain the Park in good repair and working order, and in a neat, clean, and orderly condition. AMCAL is responsible for the annual payment of the District Management cost and reimbursement to the City for the Engineer's Report. Thus, each of the 206 parcels will be assessed at $0.00 per parcel. The Assessment District ensures adequate funding is available for the maintenance of the Park should the Developer default, not meet the maintenance standards, or if the property is sold, and the City assumes maintenance of the park

- The total annual assessment income will equal **zero** pursuant to the Owners Participation Agreement (OPA) for the Cadence Development. Per the OPA, AMCAL Hayward LLC (AMCAL) is responsible for the maintenance Cadence Public Park in perpetuity or for the life of the agreement. As required in Section 8.12 of the OPA, AMCAL submitted their annual Park Maintenance Plan to the City for review and approval.

- The current assessment rate is **below** the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

- In future years, if there is a need for additional funds, the assessment may be **increased** up to the Maximum Base Assessment Rate.

- Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Services

Services provided to this assessment zone include:

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

Zone 16 (Blackstone)

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

FY 2024

Maximum Base Assessment Rate: Zone A: **$501.60,** Zone B: **$526.68**
Assessment Amount per Parcel – Zone A: **$501.60,** Zone B: **$526.68**
Number of Parcels: **157**
Assessment Income: **$79,353.12**

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2016**.
- Zone A: Increased from the previous year from $487.00 to **$501.60** per parcel by CPI.
- Zone B: Increased from the previous year from $511.34 to **$526.68** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes CPI-U for the San Francisco-Oakland-Hayward MSA, (4.88% for the period December 2021 to December 2022) and the unused CPI carried over from previous fiscal years is 1.65%. Therefore, the Maximum Base Assessment Rate has been increased by **3.00%**.
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

- The per parcel rate (Zone A) will **increase** from the previous year from $482.00 to **$501.60.**
- The per parcel rate (Zone B) will **increase** from the previous year from $506.08 to **$526.68.**
- The total annual assessment income will equal $**79,353.12.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **at** the Maximum Base Assessment.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation**: of park strips and setback landscaping along frontages of Burbank Street and Palmer Avenue;
- **Surface maintenance**: of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Park Maintenance**: approximately two (2) acres of park area which includes landscaping and irrigation, exercise equipment, bocce ball courts, faux bridge, storm water basins and all other park amenities.
- **Maintenance:** of street trees, streetlights, paved walkways, and cobblestone pathways
- **One-time maintenance:** A budget of **$37,580** is allocated for additional maintenance, as required.

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

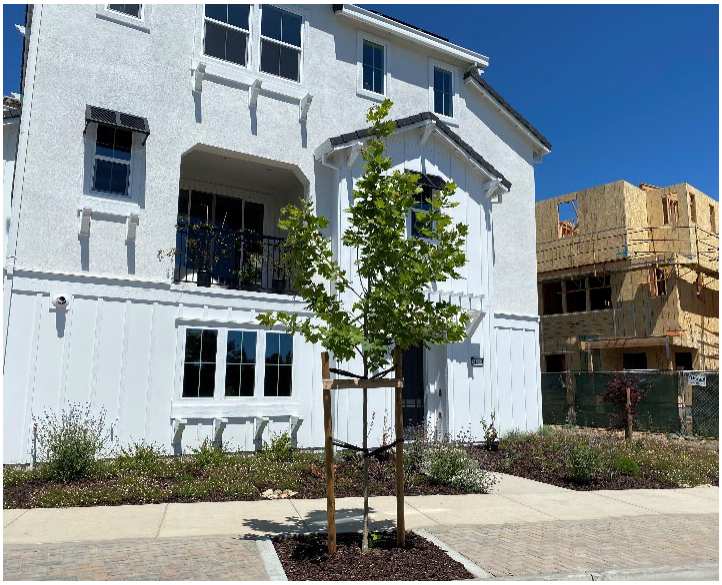
	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
ZONE A				
a. **Maximum Base Assessment:**	**459.05**	**472.82**	**487.00**	**501.60**
b. Annual Per Parcel Assessment:	445.68	467.96	482.00	501.60
c. # of Parcels	133	133	133	133
d. **Total Amount Assessed:**	**59,275**	**62,239**	**64,106**	**66,713**
ZONE B (5% of Zone A)				
e. **Maximum Base Assessment:**	**481.99**	**496.46**	**511.34**	**526.68**
f. Annual Per Parcel Assessment:	467.94	491.34	506.08	526.68
g. # of Parcels	24	24	24	24
h. **Total Amount Assessed:**	**11,231**	**11,792**	**12,146**	**12,640**
i. **Total Amount Assessed for the District:**	**70,506**	**74,031**	**76,252**	**79,353**
Income				
a. Annual Assessment Revenue	70,506	74,031	76,252	79,353
b. *Minus County Tax Collection Fee (1.7%)*	(1,235)	(1,272)	(1,310)	(1,349)
c. Other	150	3,021	125	100
d. **Total Revenue:**	**69,421**	**75,781**	**75,067**	**78,104**
Services				
a. Utilities: Water	19,645	17,271	25,000	27,500
b. Utilities: PGE	1,494	2,698	3,400	3,502
c. Landscape Maintenance	-	22,000	26,000	26,780
d. One-Time Project/Maintenance	-	3,440	22,000	37,580
e. Property Owner Noticing	102	129	175	118
f. Annual Reporting	553	1,012	1,032	1,294
g. City Administration	3,000	3,090	3,183	3,278
h. **Total Expenditures:**	**24,794**	**49,640**	**80,790**	**100,053**
Account Balance				
a. Beginning Account Balance	96,400	141,028	140,717	134,994
b. *Net Change (Revenue - Expenditures)*	*44,627*	*26,141*	*(5,723)*	*(21,949)*
c. **Ending Account Balance:**	**141,028**	**140,717**	**134,994**	**113,046**

Zone 17 (Parkside Heights)

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

FY 2024

Maximum Base Assessment Rate: **$594.78**
Assessment Amount per Parcel (Developed): **$555.12**
Number of Parcels: **97**
Assessment Income: **$53,846.64**



FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2019**.
- Increased from the previous year from $564.86 to **$594.78** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA 5.30% for the period February 2022 to February 2023).
- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

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

- The annual assessment rate is recommended to **remain the same** based on the City's analysis of the financial stability of the zone.
- The per parcel charge will **increase** from the previous year from $528.69 to **$555.12.**
- The total annual assessment income will equal **$53,846.64.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- Each of the parcels shall be apportioned an **equal share** of the total assessment for this zone as the special benefit derived by an individual parcel is indistinguishable from each other.
- The current assessment rate is **below** the Maximum Base Assessment.

FY 2024 Services

Services provided to this assessment zone include:

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

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

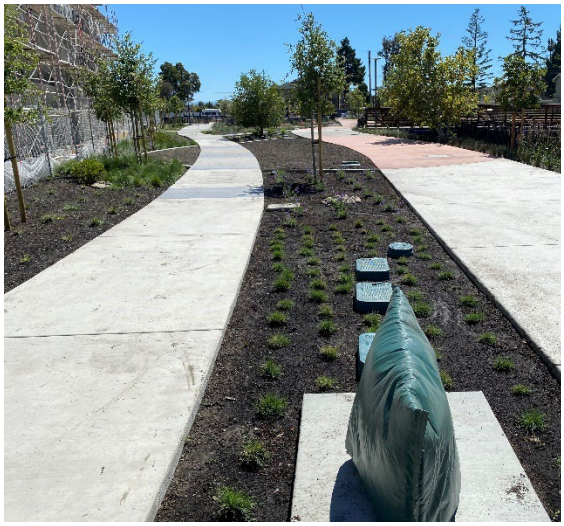
	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
a. **Maximum Base Assessment Amount:**	**528.69**	**536.99**	**564.86**	**594.78**
b. **Developed Parcels**				
c. Annual Per Parcel Assessment:	528.69	528.69	528.69	555.12
d. # of Parcels	32	97	97	97
e. **Total Amount Assessed for the District:**	**16,918**	**51,283**	**51,283**	**53,847**
f. **Future Development Parcels (30%)**				
g. Annual Per Parcel Assessment	158.61	158.61	169.46	178.43
h. # of Parcels	65	-	-	-
i. **Total Amount Assessed for the District:**	**10,309**	**-**	**-**	**-**
j. **Total Amount Assessed**	**27,228**	**51,283**	**51,283**	**53,847**
Income				
a. Annual Assessment Revenue	27,228	51,283	51,283	53,847
b. *Minus County Tax Collection Fee (1.7%)*	(463)	(872)	(872)	(915)
c. Other	-	1,688	3,800	2,500
d. **Total Revenue:**	**26,765**	**52,099**	**54,211**	**55,431**
Services				
a. Utilities: Water	-	-	4,000	4,400
b. Utilities: PGE	-	-	1,000	1,030
c. Landscape Maintenance	-	-	37,000	45,000
d. One-Time Project Maintenance		-	5,000	4,500
e. Property Owner Noticing	43	75	500	515
f. Annual Reporting	553	1,012	1,032	1,063
g. City Administration	3,000	3,090	3,183	3,278
h. **Total Expenditures:**	**3,596**	**4,178**	**51,715**	**59,786**
Account Balance				
a. Beginning Account Balance:	14,940	38,109	83,047	85,543
b. *Net Change (Revenue - Expenditures)*	*23,169*	*47,921*	*2,496*	*(4,355)*
c. **Ending Account Balance:**	**38,109**	**83,047**	**85,543**	**81,188**

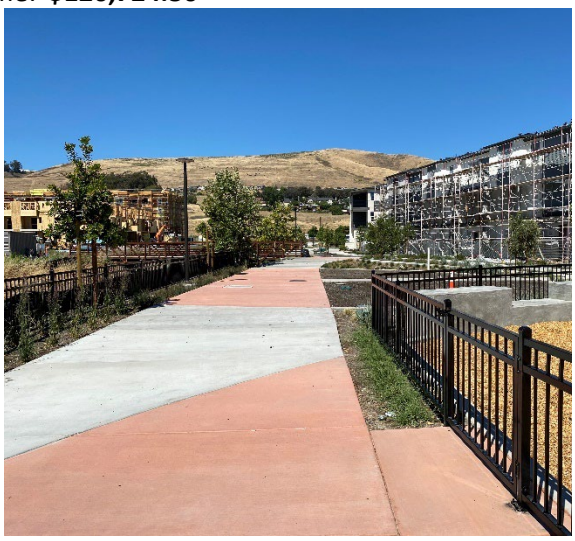
Zone 18 (SoHay)

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

FY 2024

Maximum Base Assessment Rate: Zone A: **$453.66,** Zone B: **$430.98**
Assessment Amount per SFE (Developed): Zone A: **$300.00,** Zone B: **$285.00**
Assessment Amount per SFE (Undeveloped): Zone A: **$90.00** Zone B: **$85.50**
Number of Parcels: **433 SFE**
Assessment Income: **$120,724.50**





Note: 33 Single Family Equivalent (SFE) of the SoHay development are scheduled for future development. Future development parcels are assessed at 30% of the developed parcel rate. The development is anticipated to be completed by FY 2024.

FY 2024 Maximum Base Assessment

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

- Originally set when the zone was created in **2019**.
- Zone A: Increased from the previous year from $430.82 to **$453.66** per parcel by CPI.
- Zone B: Increased from the previous year from $409.28 to **$430.98** per parcel by CPI.
- Includes an annual inflation increase: **Yes**, includes February CPI-U for the San Francisco-Oakland-Hayward MSA (5.30% for the period February 2022 to February 2023).

- Can be increased later: Future increases above the Maximum Base Assessment would **require the noticing and balloting** of property owners per the requirements of Proposition 218.

FY 2024 Assessment and Income

Assessment Rate (annual charge per parcel) and Income

- The rate per SFE (Zone A - Developed) **will remain the same** as the previous year at $300.00.
- The rate per SFE (Zone A - Undeveloped) **will remain the same** as the previous year at $90.00.
- The rate per SFE (Zone B - Developed) **will remain the same** as the previous year at $285.00.
- The rate per SFE (Zone B - Undeveloped) **will remain the same** as the previous year at $85.50.
- The total annual assessment income will equal **$120,724.50.**
- The recommended assessment rate will generate revenues that are adequate to pay for the expected level of maintenance and to maintain a prudent capital reserve balance.
- The assessments are apportioned among all lots and parcels within the Assessment Area based on Single-Family Equivalent (SFE). Townhomes are assigned 1.0 SFE, apartments are assigned 0.43 SFE per apartment unit, and commercial is assigned 0.50 SFE per 0.20 acres.
- The current assessment rate is below the Maximum Base Assessment and is sufficient for maintaining levels of service and for keeping a prudent capital reserve balance.

FY 2024 Services

Services provided to this assessment zone include:

- **Landscaping and irrigation**: of park groundcover, trees, and other landscaped areas;
- **Surface maintenance**: of the masonry walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- **Park Maintenance**: approximately two (2) acres of park area which includes landscaping and irrigation, play structures, basketball court, bike racks, fencing and all other park amenities. The City of Hayward has a Memorandum of Understanding with the Hayward Area Recreation Department (HARD) to maintain the park;
- **Maintenance:** of park lighting and signage;
- **Maintenance:** of concrete sidewalks and other paved or concrete surface within the park;

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

	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Proposed
Assessment				
Zone A				
Maximum Base Assessment Amount:	**403.24**	**409.57**	**430.82**	**453.66**
a. **Developed Parcels**				
b. Annual Assessment per SFE	403.24	50.00	300.00	300.00
c. # of SFE	75	192	261	261
d. **Total Amount Assessed:**	**30,243**	**9,600**	**78,288**	**78,288**
e. **Future Development Parcels: 30%**				
f. Annual Assessment per SFE	120.97	15.00	90.00	90.00
g. # of SFE	186	69	-	-
h. **Total Amount Assessed:**	**22,501**	**1,035**	**-**	**-**
Zone B (95% of Zone A)				
Maximum Base Assessment Amount: Zone B	**383.08**	**389.09**	**409.28**	**430.98**
k. **Developed Parcels:**				
l. Annual Assessment per SFE	383.08	47.50	285.00	285.00
m. # of SFE	-	79	93	139
n. **Total Amount Assessed:**	**-**	**3,752**	**26,505**	**39,615**
o. **Future Development Parcels: 30%**				
p. Annual Assessment per SFE	114.92	14.25	85.50	85.50
q. # of SFE	172	93	79	33
r. **Total Amount Assessed:**	**22,501**	**1,035**	**6,755**	**2,822**
s. **Total Amount Assessed for the District:**	**75,245**	**15,422**	**111,548**	**120,724.50**
Income				
a. Annual Assessment Revenue	75,245	15,422	111,548	120,725
b. *Minus County Tax Collection Fee (1.7%)*	(1,279)	(262)	(1,896)	(2,052)
c. Other	50	2,621	-	-
d. **Total Revenue:**	**74,015**	**17,781**	**109,651**	**118,672**
Services				
a. Utilities: Water			10,000	11,000
b. Utilities: PGE			200	206
c. Landscape Maintenance				75,000
d. Other Repair/Maintenance				7,000
e. Property Owner Noticing	68	201	500	515
f. Annual Reporting	553	1,012	1,032	1,063
g. City Administration	1,600	1,600	1,648	1,697
h. **Total Expenditures:**	**2,221**	**2,813**	**13,380**	**96,482**
Account Balance				
a. Beginning Account Balance:	49,778	121,572	129,940	226,211
b. *Net Change (Revenue - Expenditures)*	*71,794*	*14,968*	*96,271*	*22,191*
c. **Ending Account Balance:**	**121,572**	**129,940**	**226,211**	**248,402**

Assessment

WHEREAS, the City Council of the City of Hayward, County of Alameda, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIID of the California Constitution (collectively "the Act"), and in accordance with the Resolution of Intention, being Resolution **No. 23-135,** preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on **June 6, 2023**.

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

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

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

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot from the improvements, and more particularly set forth in the Estimate of Costs and Method of Assessment hereto attached and by reference made a part hereof.

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

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Alameda for FY 2024. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the Alameda County Recorder Office.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the FY 2024 for each parcel or lot of land within said Landscaping and Lighting Assessment District No. 96-1.

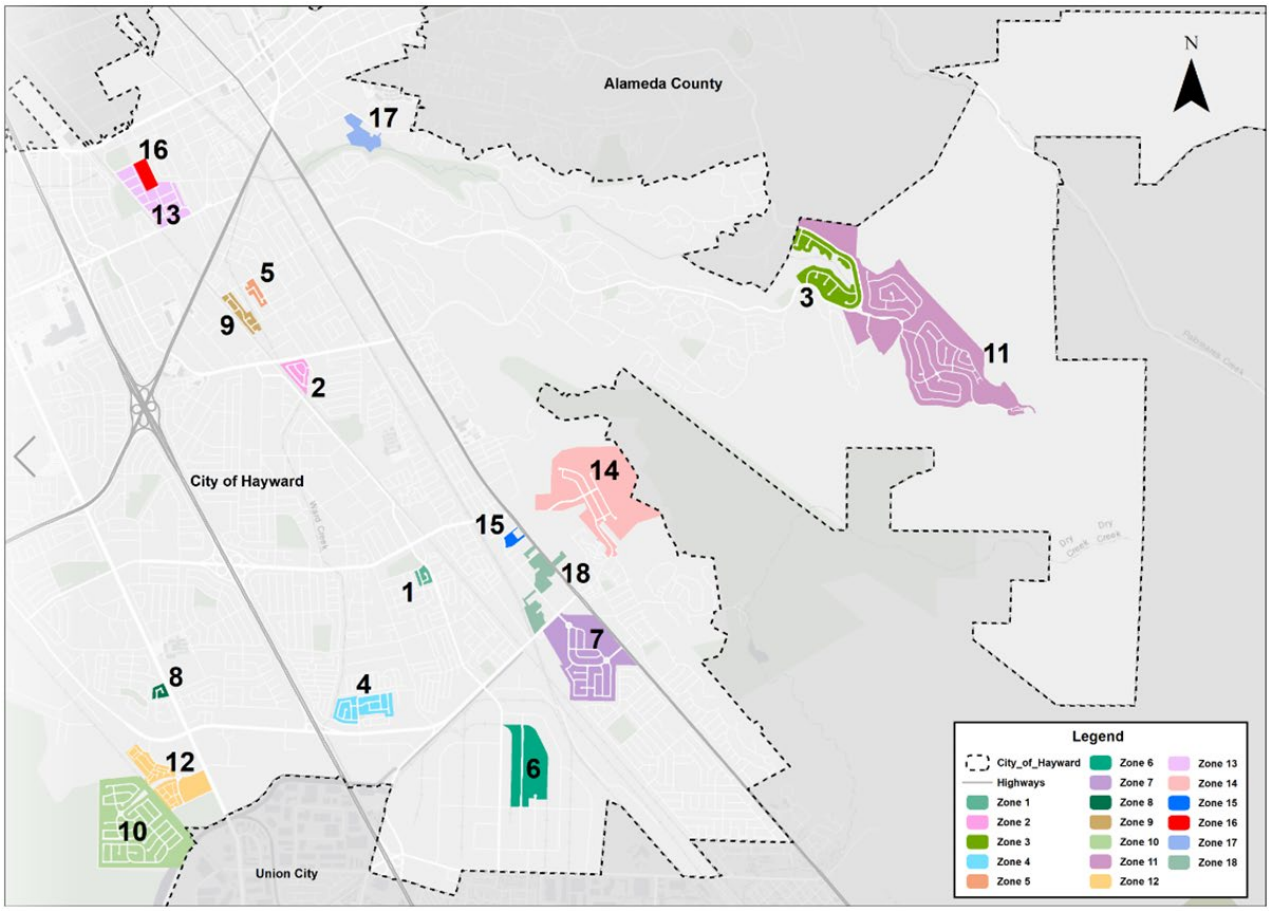
Dated: June 8, 2023

Engineer of Work

By _____

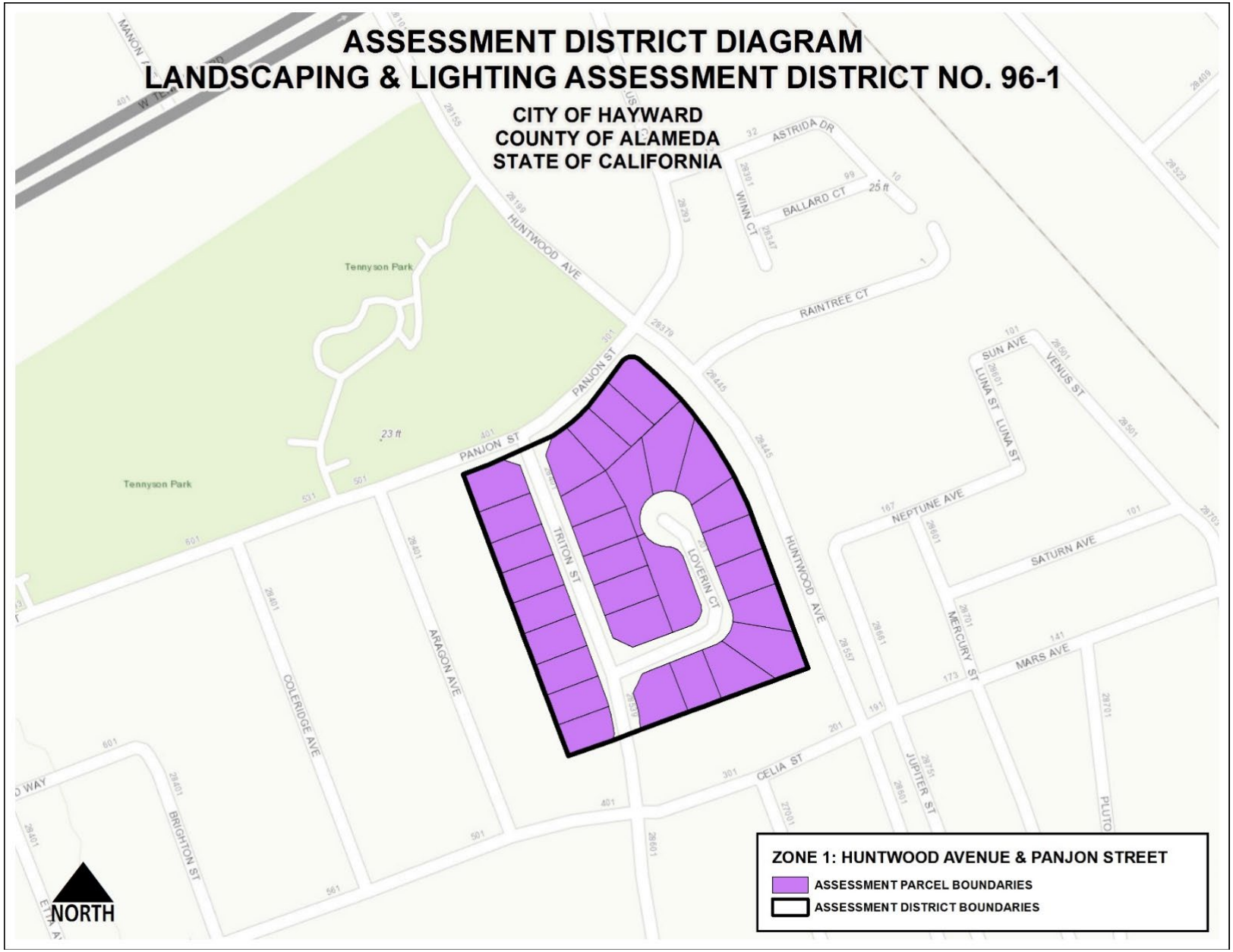
John W. Bliss, License No. C52091

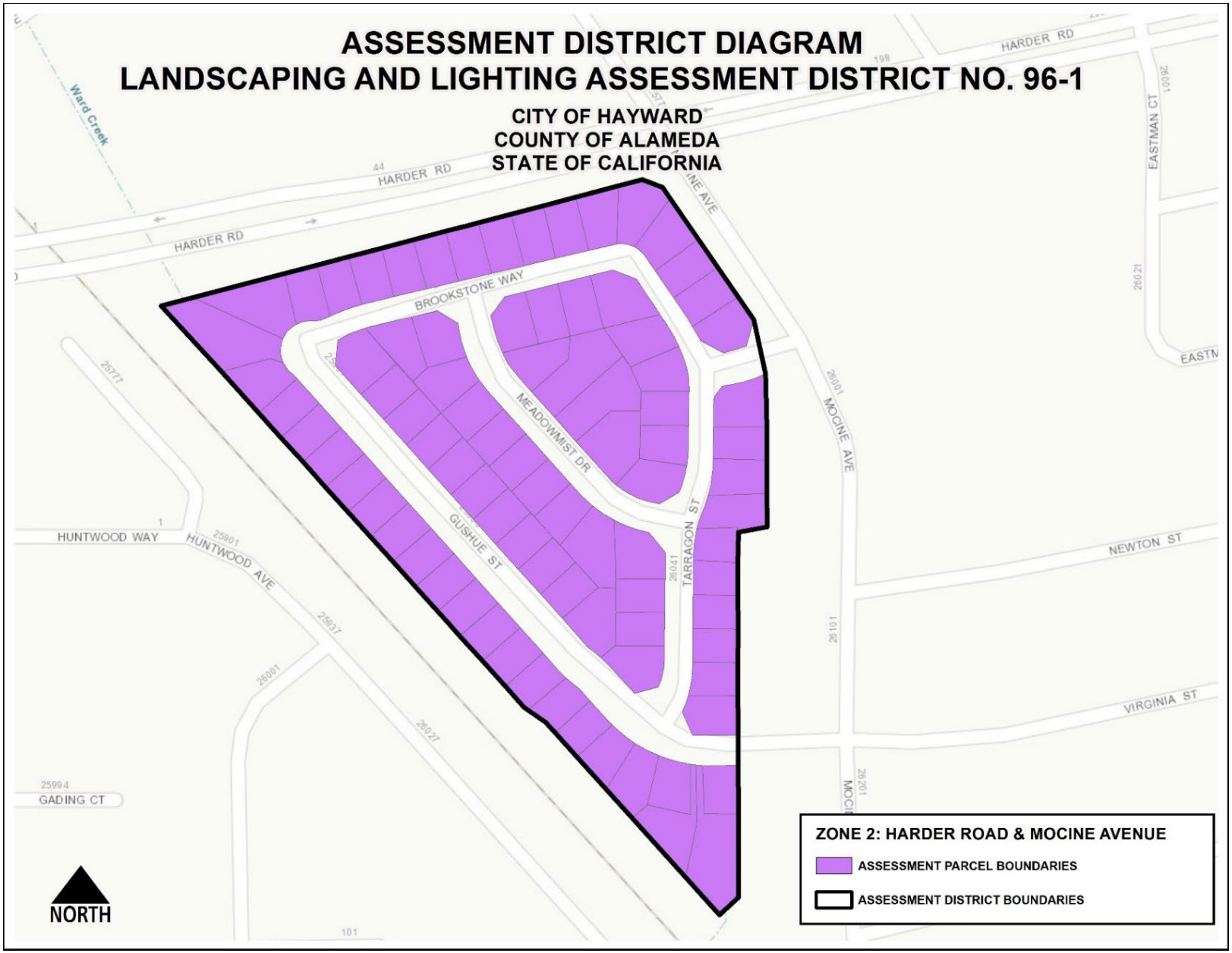
Vicinity Map

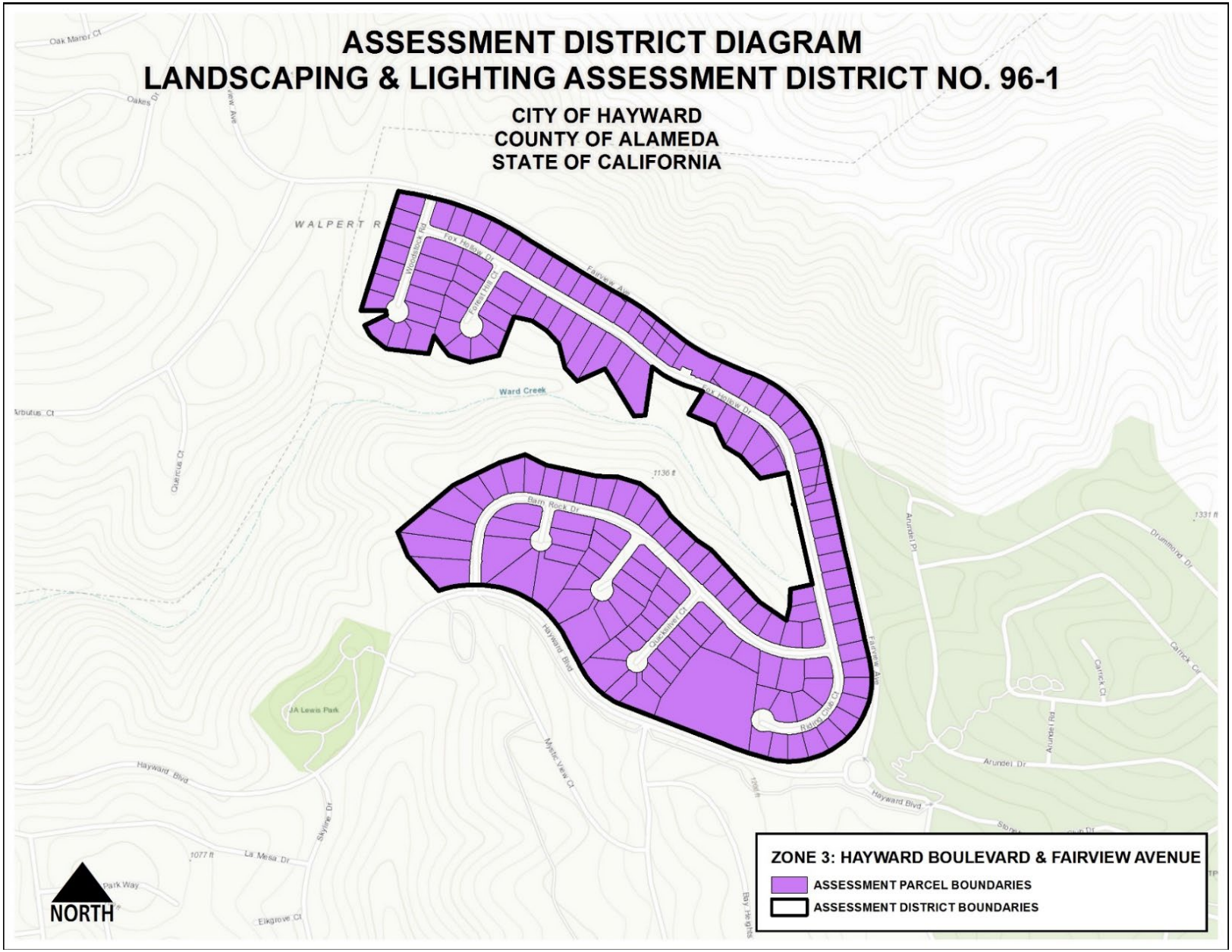


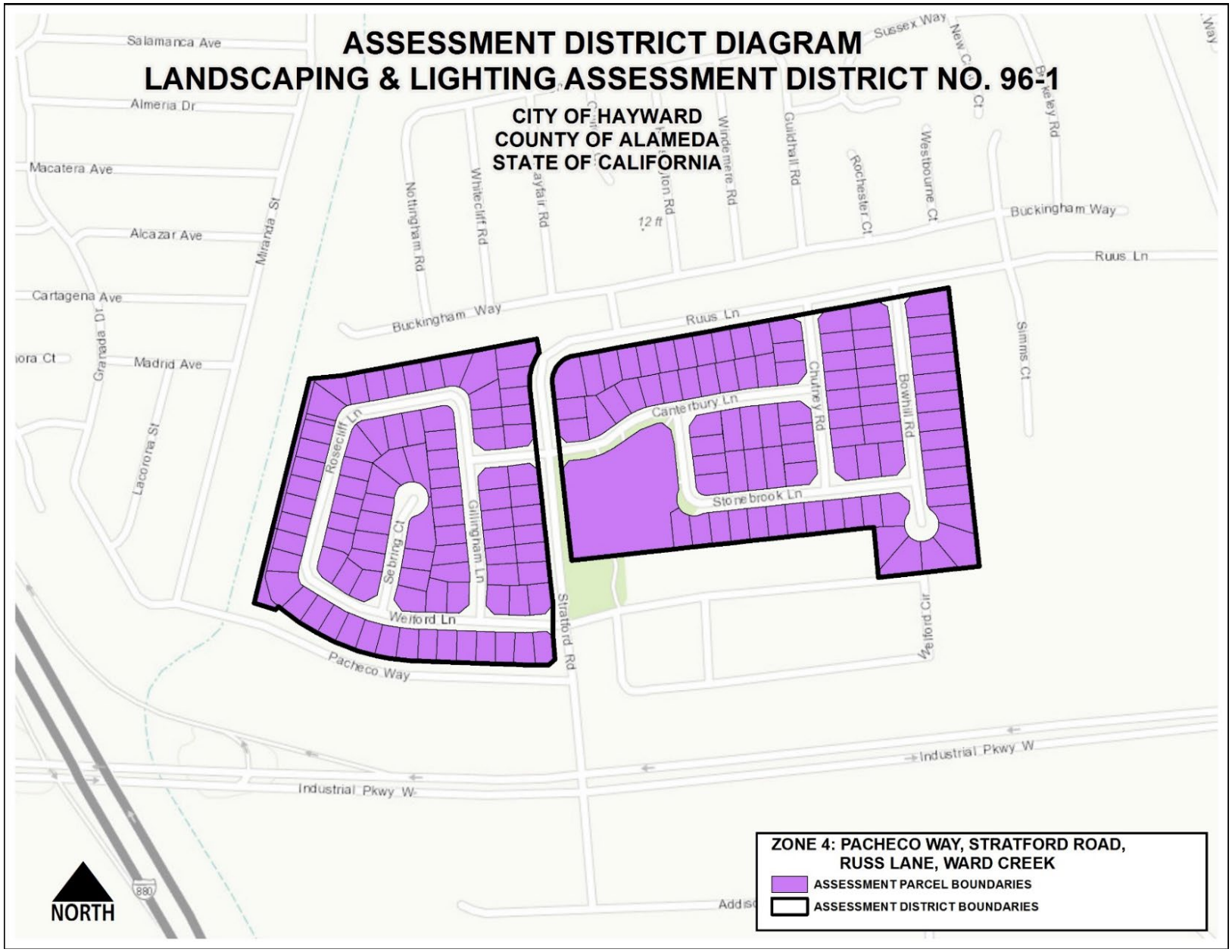
Assessment Diagram

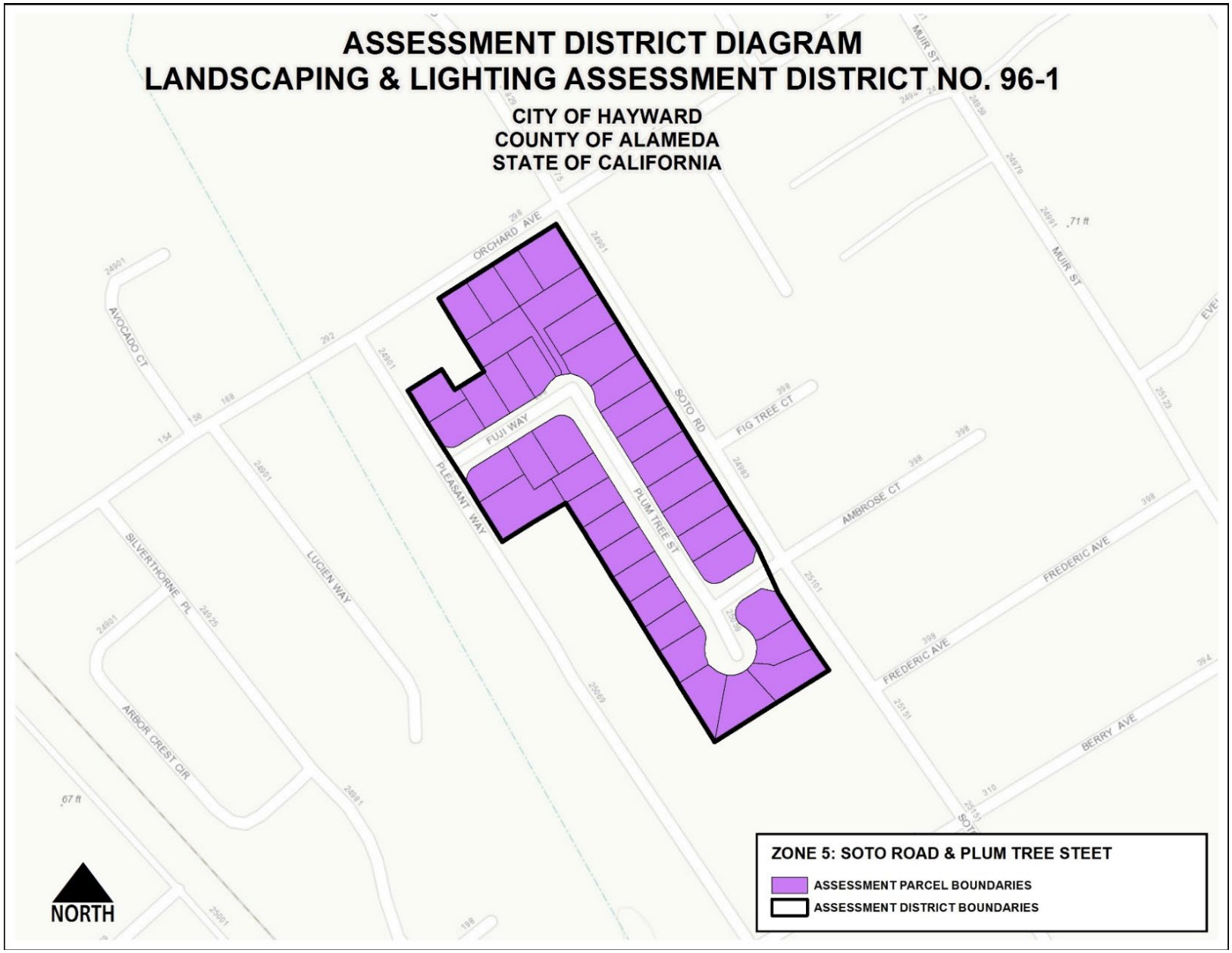
The boundary of the City of Hayward's Landscaping & Lighting Assessment District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram which shows the eighteen (18) zones is on file in the Office of the City Clerk of the City of Hayward. The lines and dimensions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

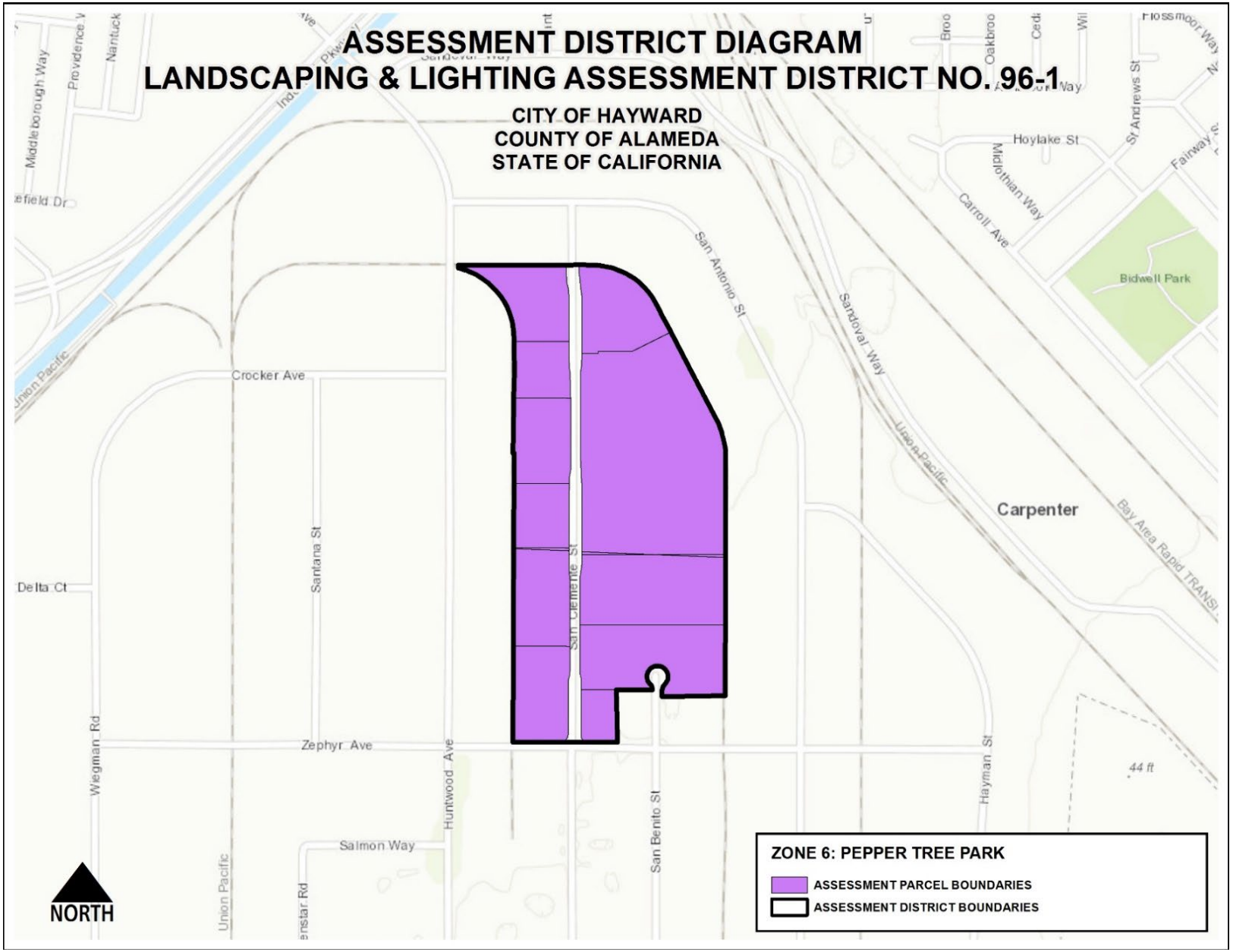

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Tennyson Park
Tennyson Park
HUNTWOOD AVE
PANJON ST
PANJON ST
TRITON ST
LOVERIN CT
HUNTWOOD AVE
ASTRIDA DR
BALLARD CT
WINN CT
RAINTREE CT
SUN AVE
VENUS ST
LUNA ST
NEPTUNE AVE
SATURN AVE
MERCURY ST
MARS AVE
JUPITER ST
PLUTO
CELIA ST
ARAGON AVE
COLERIDGE AVE
BRIGHTON ST
NORTH
ZONE 1: HUNTWOOD AVENUE & PANJON STREET
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

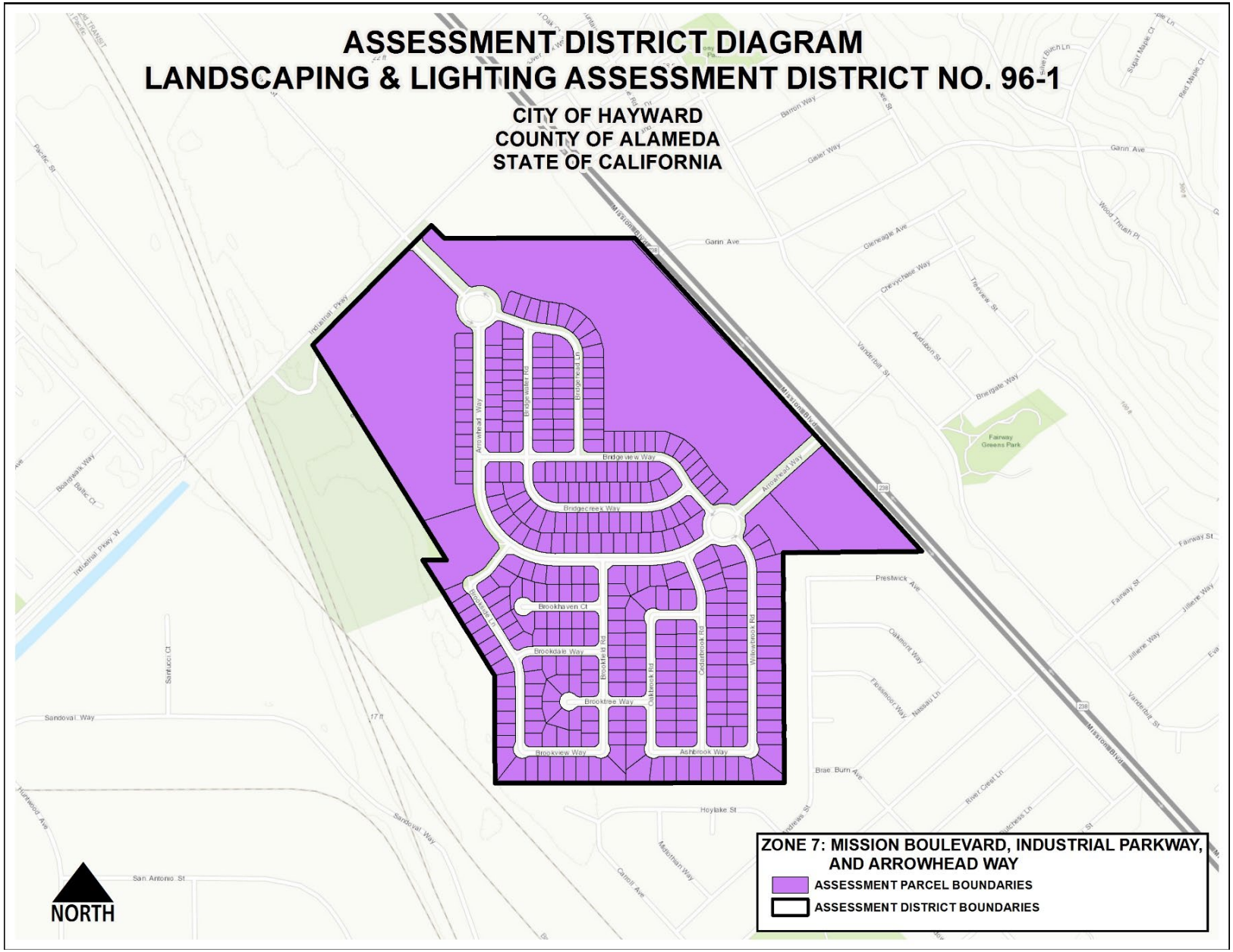

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
HARDER RD
BROOKSTONE WAY
MEADOWMIST DR
GUSHUE ST
TARRAGON ST
MOCINE AVE
EASTMAN CT
NEWTON ST
VIRGINIA ST
HUNTWOOD WAY
HUNTWOOD AVE
GADING CT
Ward Creek
NORTH
ZONE 2: HARDER ROAD & MOCINE AVENUE
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

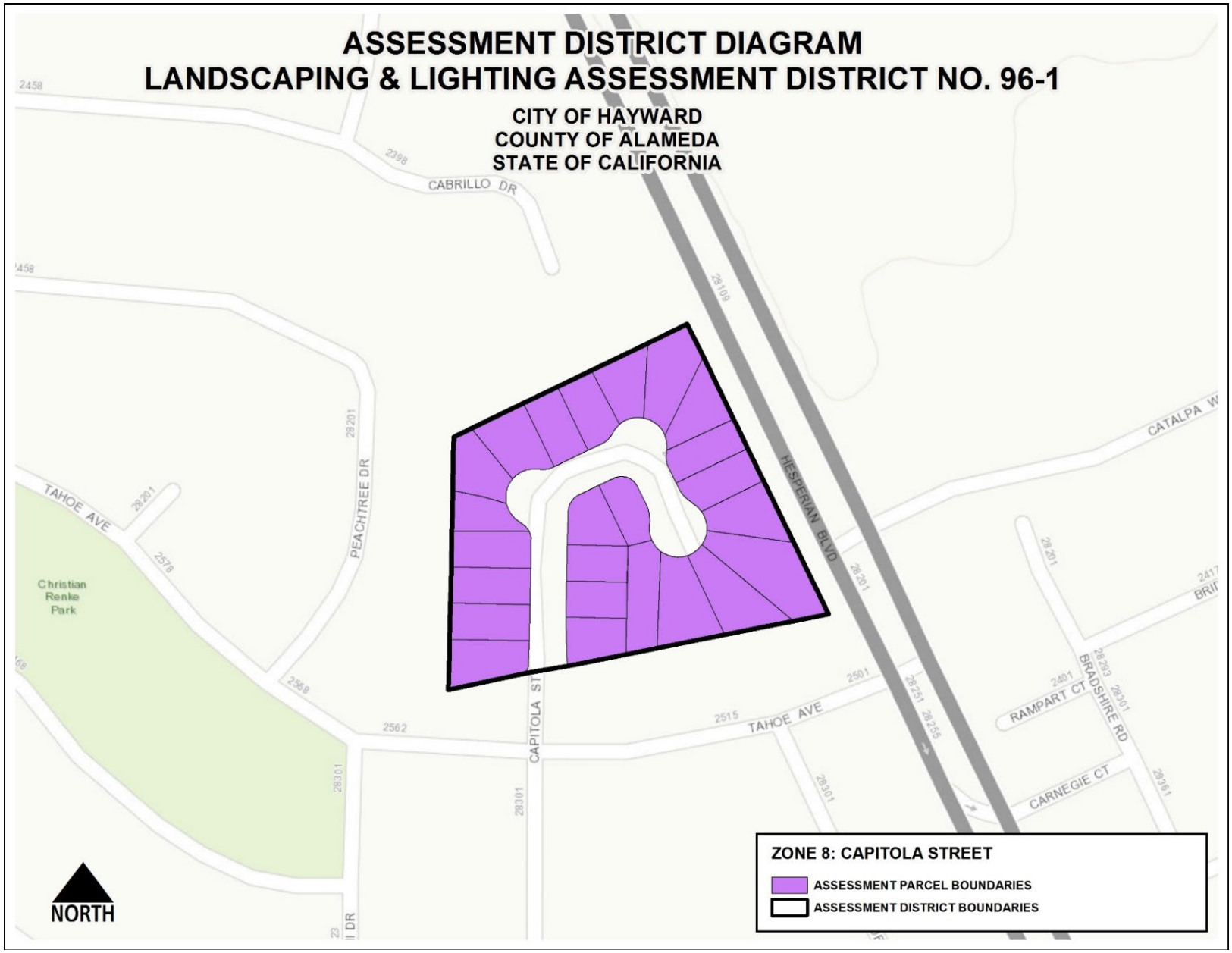

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
WALPERT R
Fox Hollow Dr
Fairview Ave
Ward Creek
Barn Rock Dr
Hayward Blvd
JA Lewis Park
Arundel Dr
Arundel Pl
Drummond Dr
Carrick Ct
Mystic View Ct
La Mesa Dr
Skyline Dr
Elkgrove Ct
Park Way
Bay Heights
NORTH
ZONE 3: HAYWARD BOULEVARD & FAIRVIEW AVENUE
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

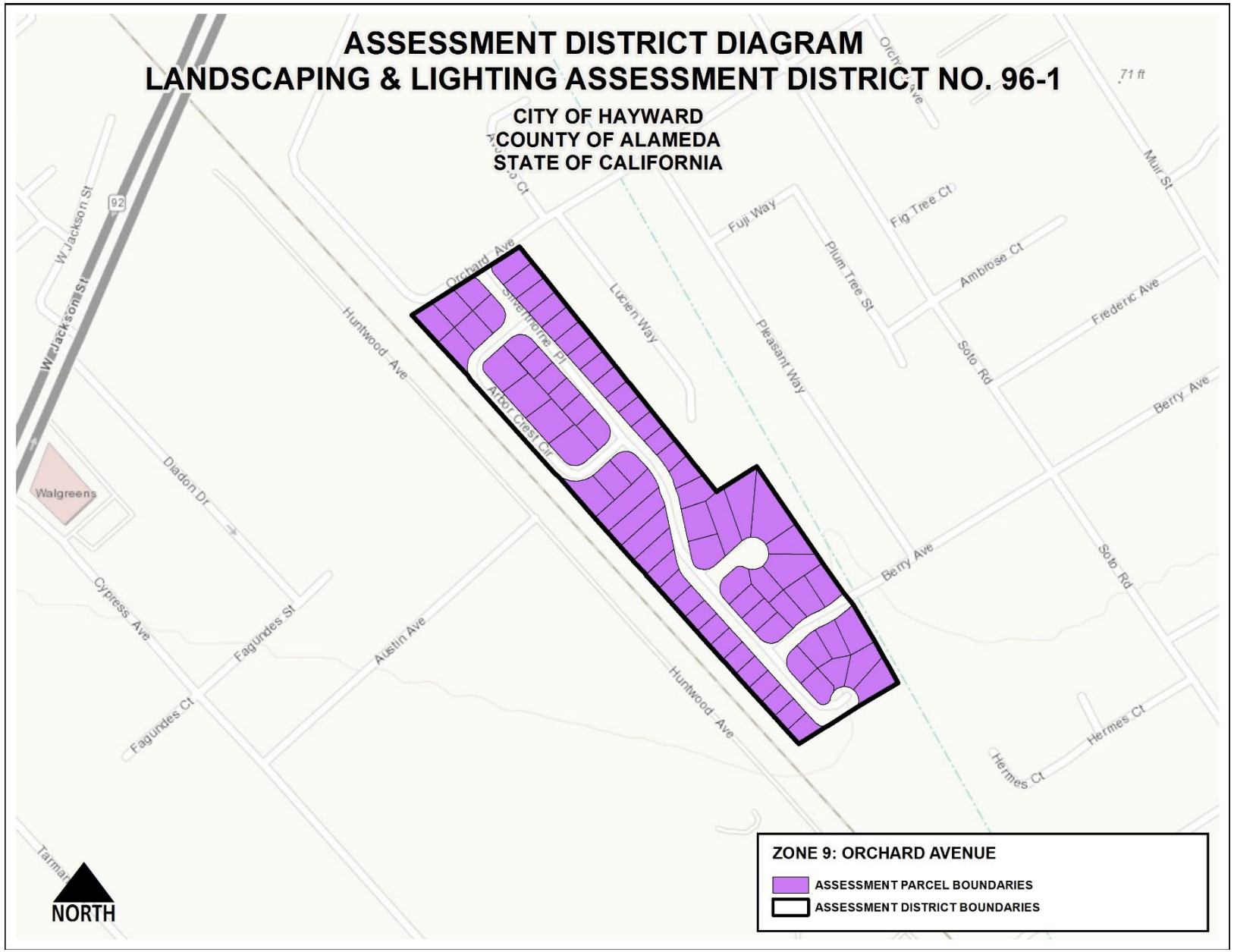

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Salamanca Ave
Almeria Dr
Macatera Ave
Alcazar Ave
Cartagena Ave
Madrid Ave
Granada Dr
Lacorora St
Miranda St
Nottingham Rd
Whitecliff Rd
Windemere Rd
Guildhall Rd
Rochester Ct
Westbourne Ct
Buckingham Way
Ruus Ln
Simms Ct
Roseclift Ln
Sebring Ct
Gillingham Ln
Welford Ln
Pacheco Way
Stratford Rd
Canterbury Ln
Chutney Rd
Bowhill Rd
Stonebrook Ln
Industrial Pkwy W
NORTH
ZONE 4: PACHECO WAY, STRATFORD ROAD, RUSS LANE, WARD CREEK
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

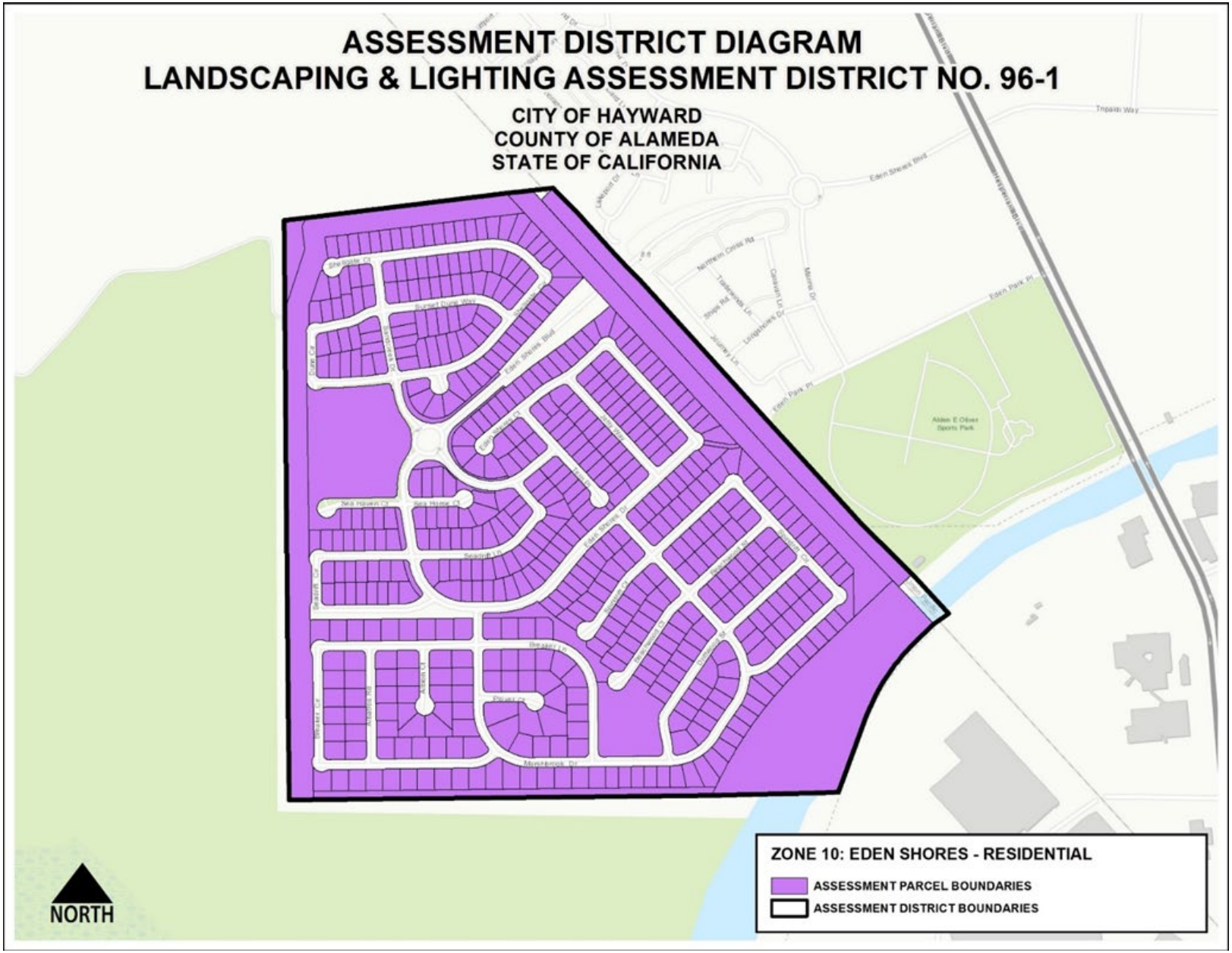

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ORCHARD AVE
AVOCADO CT
FUJI WAY
PLEASANT WAY
SOTO RD
PLUM TREE ST
FIG TREE CT
AMBROSE CT
FREDERIC AVE
BERRY AVE
MUIR ST
SILVERTHORNE PL
LUCIEN WAY
ARBOR CREST CIR
NORTH
ZONE 5: SOTO ROAD & PLUM TREE STEET
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

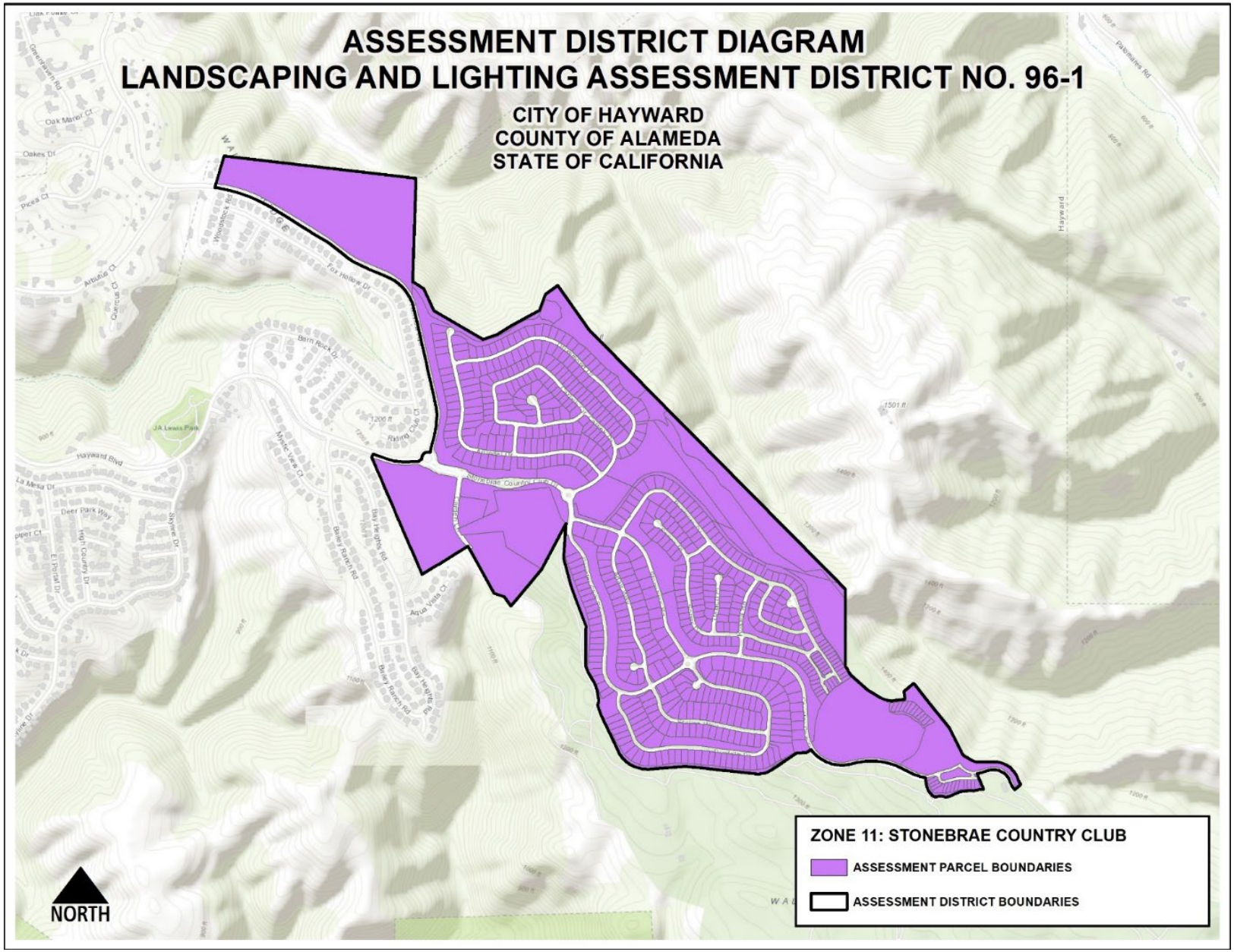

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Crocker Ave
Santana St
San Clemente St
San Antonio St
Sandoval Way
Union Pacific
Carpenter
Bay Area Rapid TRANSI
Bidwell Park
Hoylake St
Midlothian Way
Carroll Ave
St Andrews St
Fairway
Delta Ct
Zephyr Ave
Wiegman Rd
Huntwood Ave
San Benito St
Hayman St
Salmon Way
Union Pacific
44 ft
NORTH
ZONE 6: PEPPER TREE PARK
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

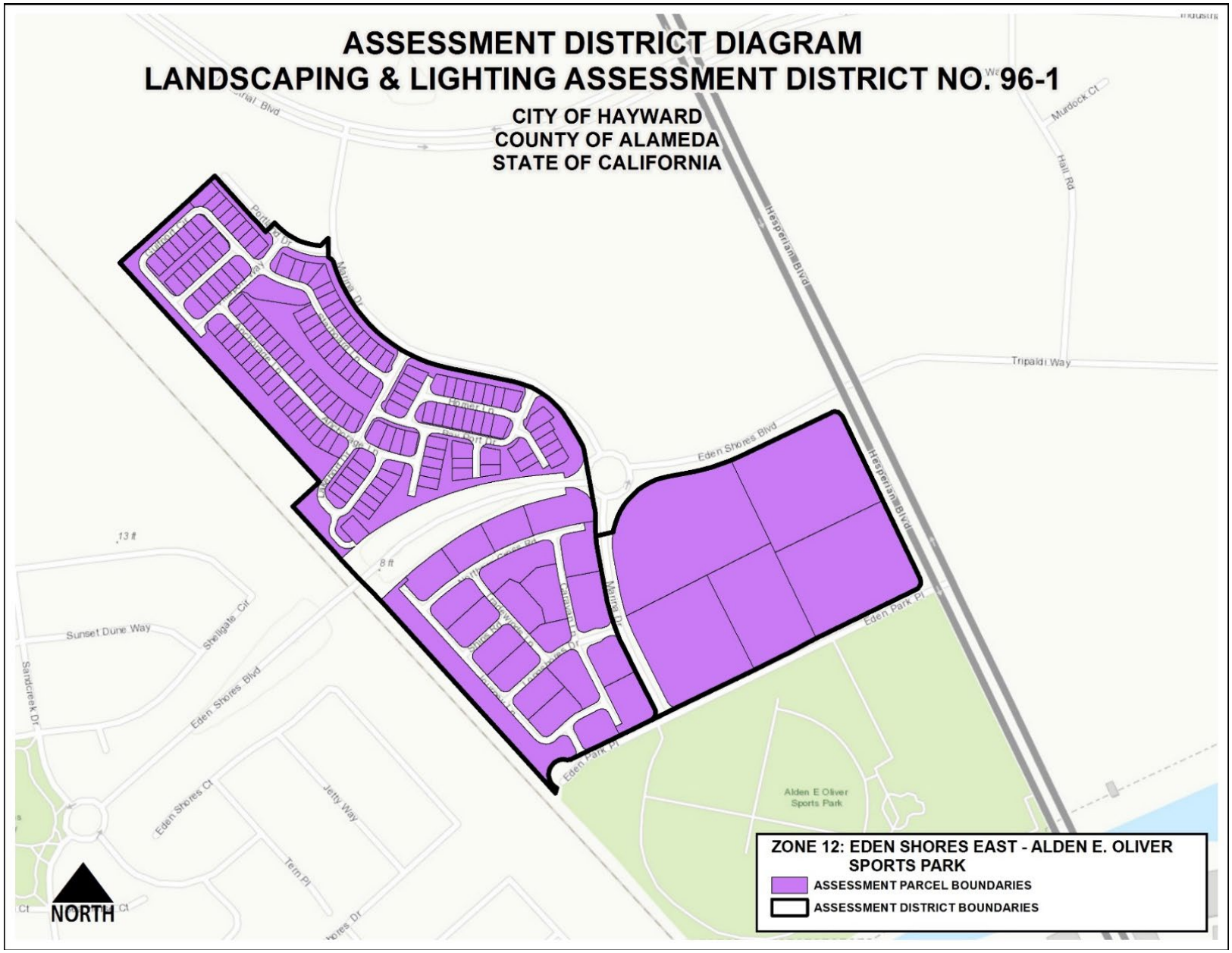

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 7: MISSION BOULEVARD, INDUSTRIAL PARKWAY, AND ARROWHEAD WAY
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES
NORTH
Mission Blvd
Garin Ave
Industrial Pkwy
Arrowhead Way
Bridgewater Rd
Bridgehead Ln
Bridgeview Way
Bridgecreek Way
Brookhaven Ct
Brookdale Way
Brooktree Way
Brookview Way
Ashbrook Way
Brookfield Rd
Oakbrook Rd
Cedarbrook Rd
Willowbrook Rd
Prestwick Ave
Fairway Greens Park
Sandoval Way
Hoylake St
San Antonio St
Brae Burn Ave
Fairway St
Jillene Way
Vanderbilt St
Chevychase Way
Glenegle Ave
Barron Way
Geiler Way
Treeview St
Audubon St
Bridgate Way
Oakmont Way
Flossmoor Way
Nassau Ln
River Crest Ln
Midlothian Way
Carroll Ave
Huntwood Ave
Santucci Ct
Boardwalk Way
Baltic Ct
Pacific St
Wood Thrush Pl
Sugar Maple Ct
Red Maple Ct
Silver Birch Ln

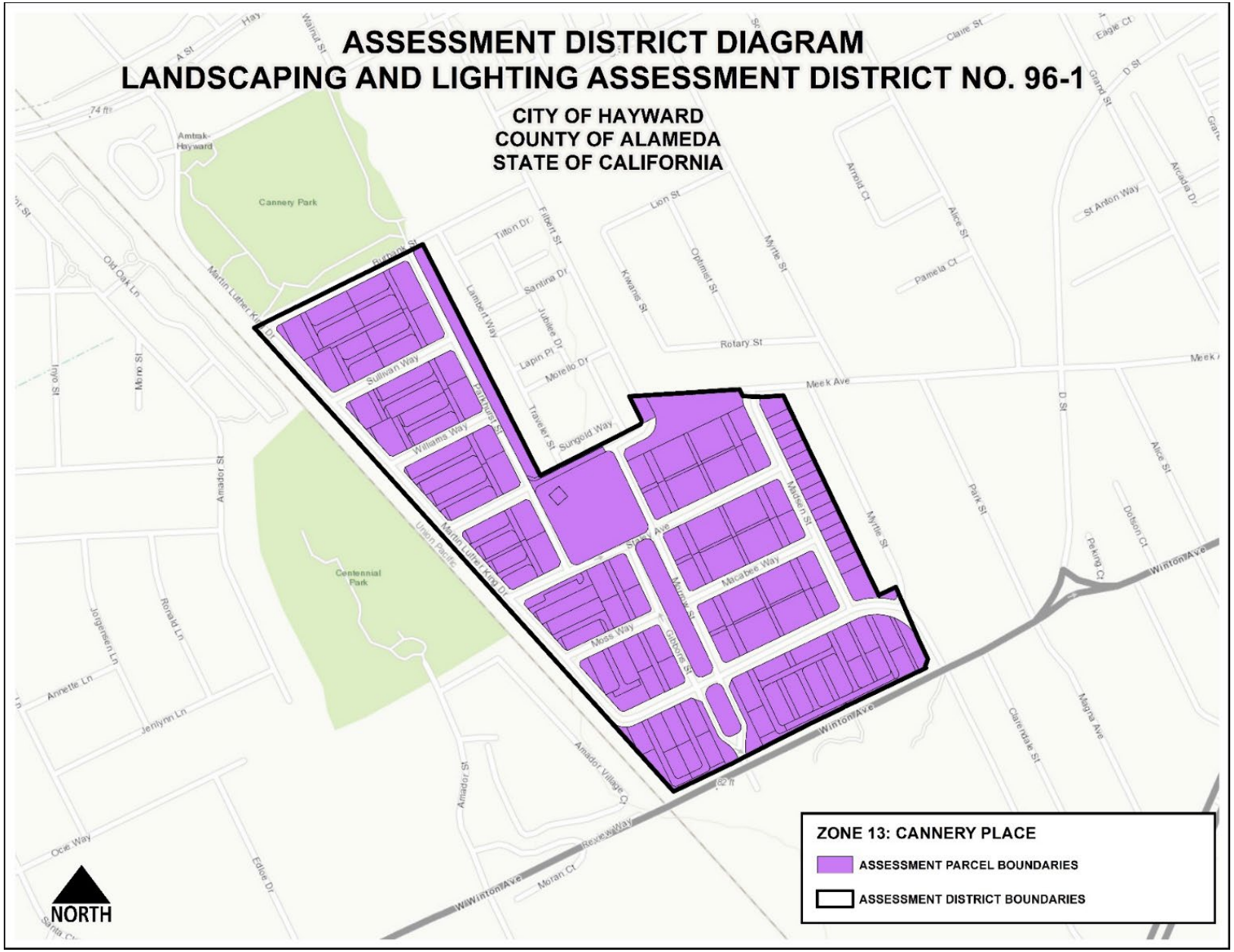

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
CABRILLO DR
PEACHTREE DR
TAHOE AVE
Christian Renke Park
CAPITOLA ST
HESPERIAN BLVD
CATALPA W
RAMPART CT
BRADSHIRE RD
CARNEGIE CT
NORTH
ZONE 8: CAPITOLA STREET
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

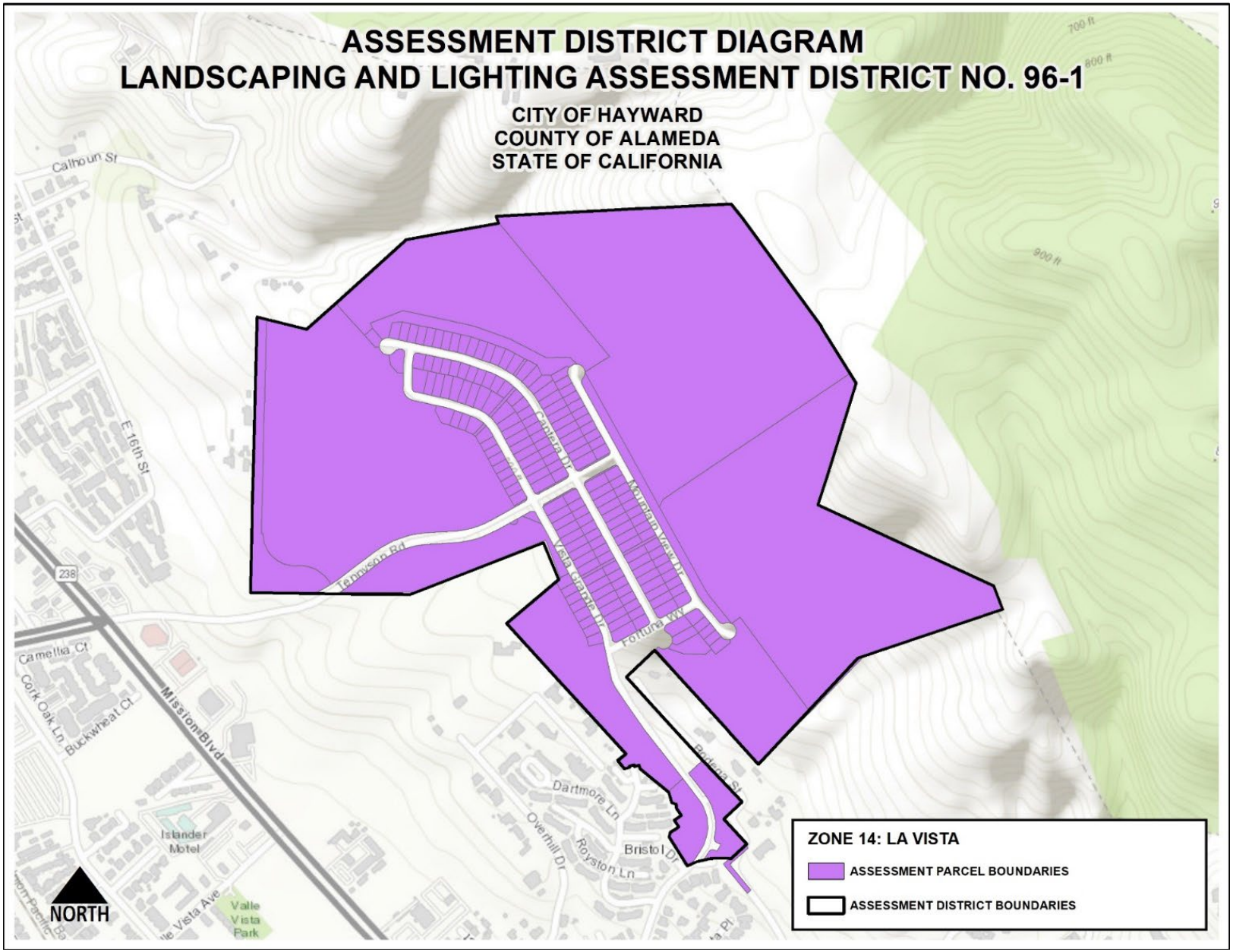

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
W Jackson St
92
Orchard Ave
Huntwood Ave
Lucien Way
Fuji Way
Plum Tree St
Fig Tree Ct
Ambrose Ct
Frederic Ave
Pleasant Way
Solo Rd
Berry Ave
Muir St
Walgreens
Diadon Dr
Cypress Ave
Fagundes St
Fagundes Ct
Austin Ave
Hermes Ct
NORTH
ZONE 9: ORCHARD AVENUE
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

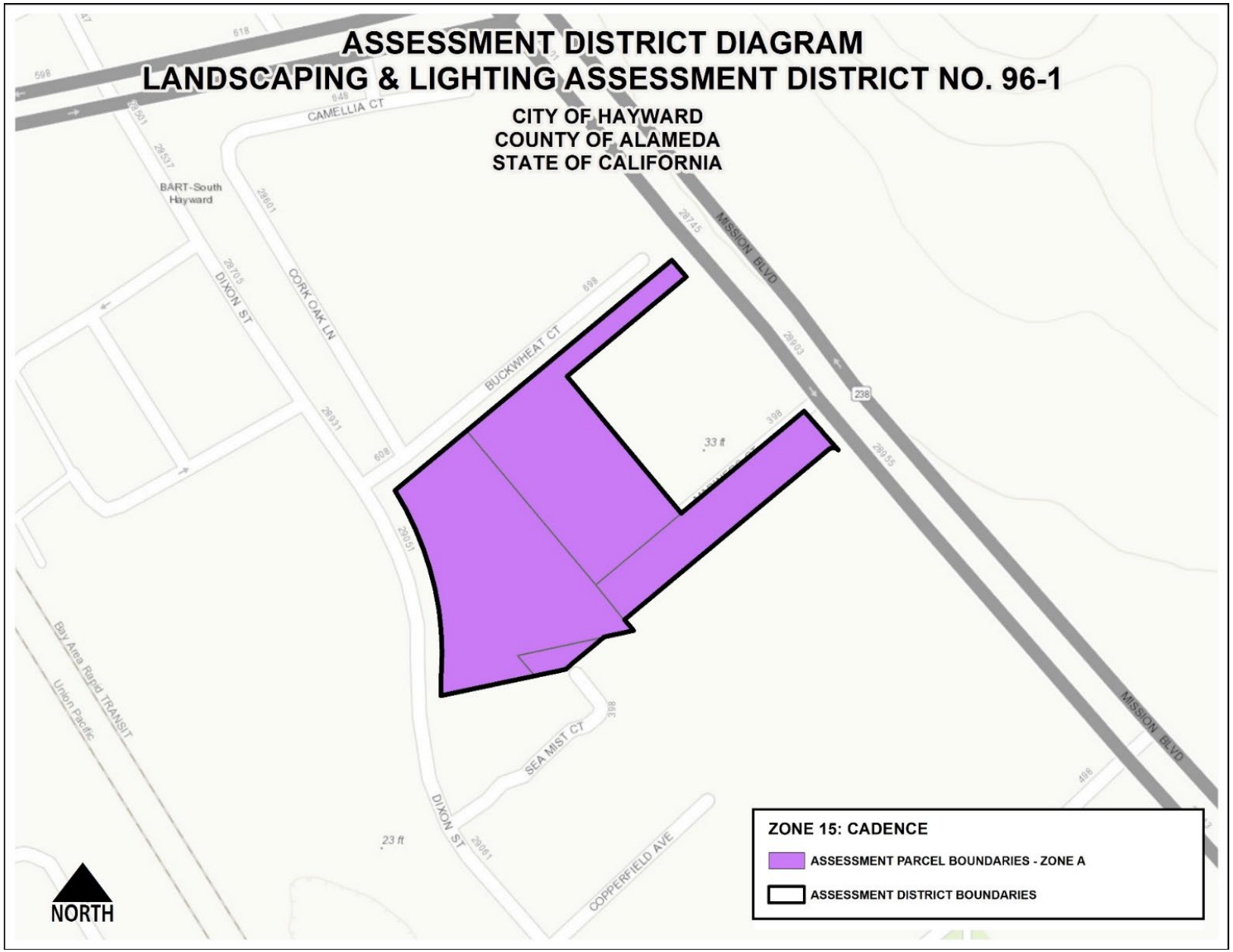

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 10: EDEN SHORES - RESIDENTIAL
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES
NORTH

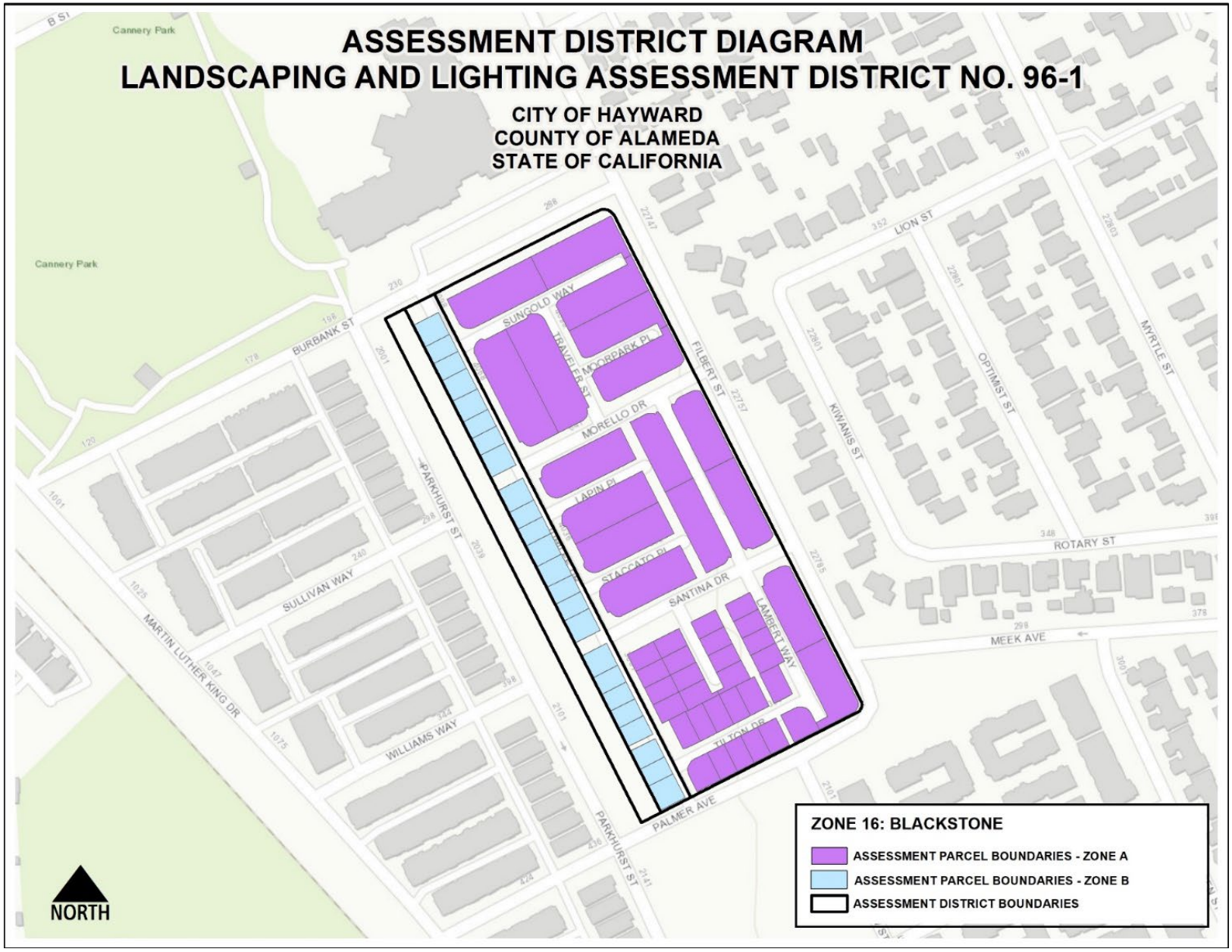

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 11: STONEBRAE COUNTRY CLUB
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES
NORTH

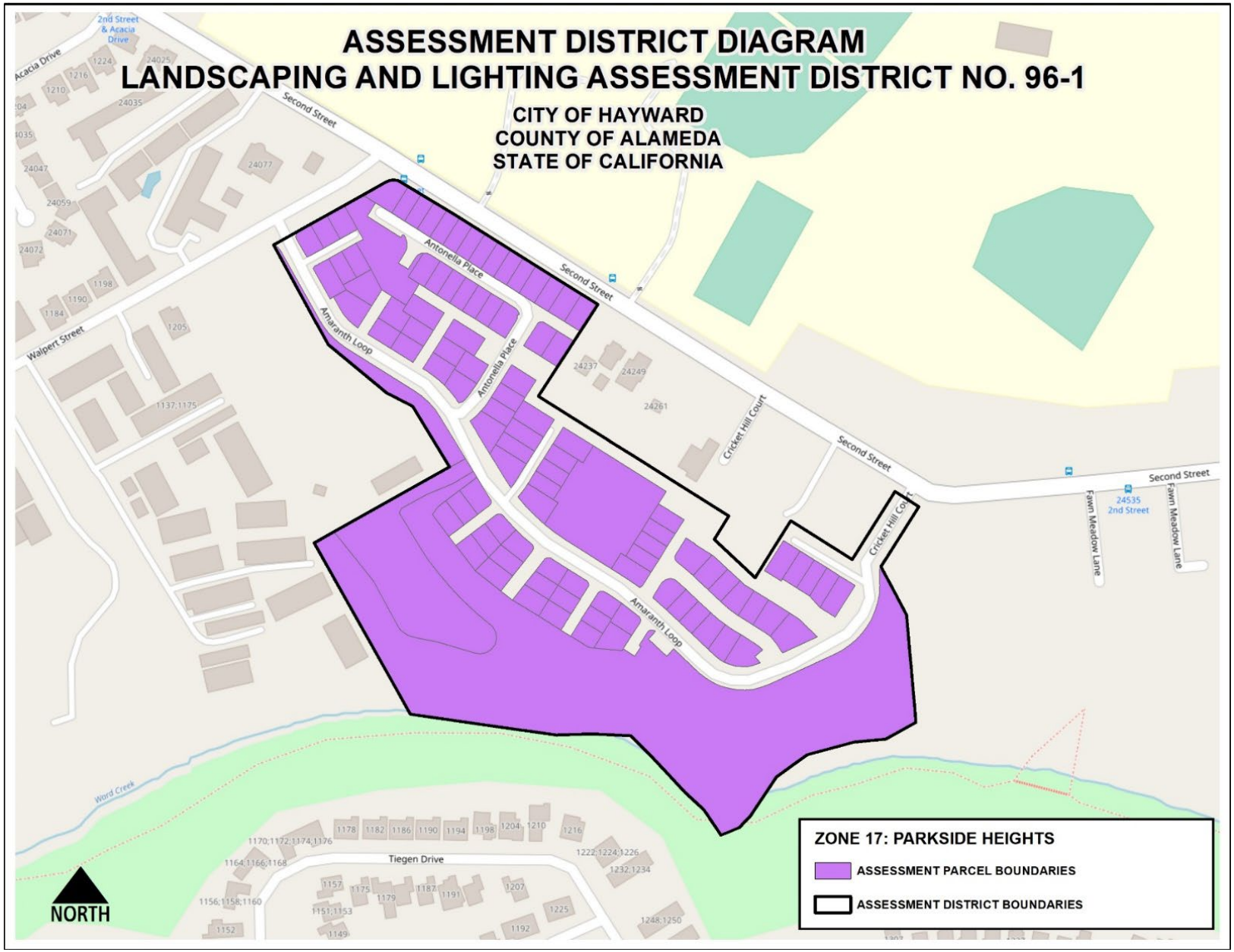

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Hesperian Blvd
Tripaldi Way
Eden Shores Blvd
Eden Park Pl
Alden E Oliver Sports Park
Sunset Dune Way
Shelligate Cir
Sandcreek Dr
Eden Shores Ct
Jetty Way
Tern Pl
Murdock Ct
Hall Rd
NORTH
ZONE 12: EDEN SHORES EAST - ALDEN E. OLIVER SPORTS PARK
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES

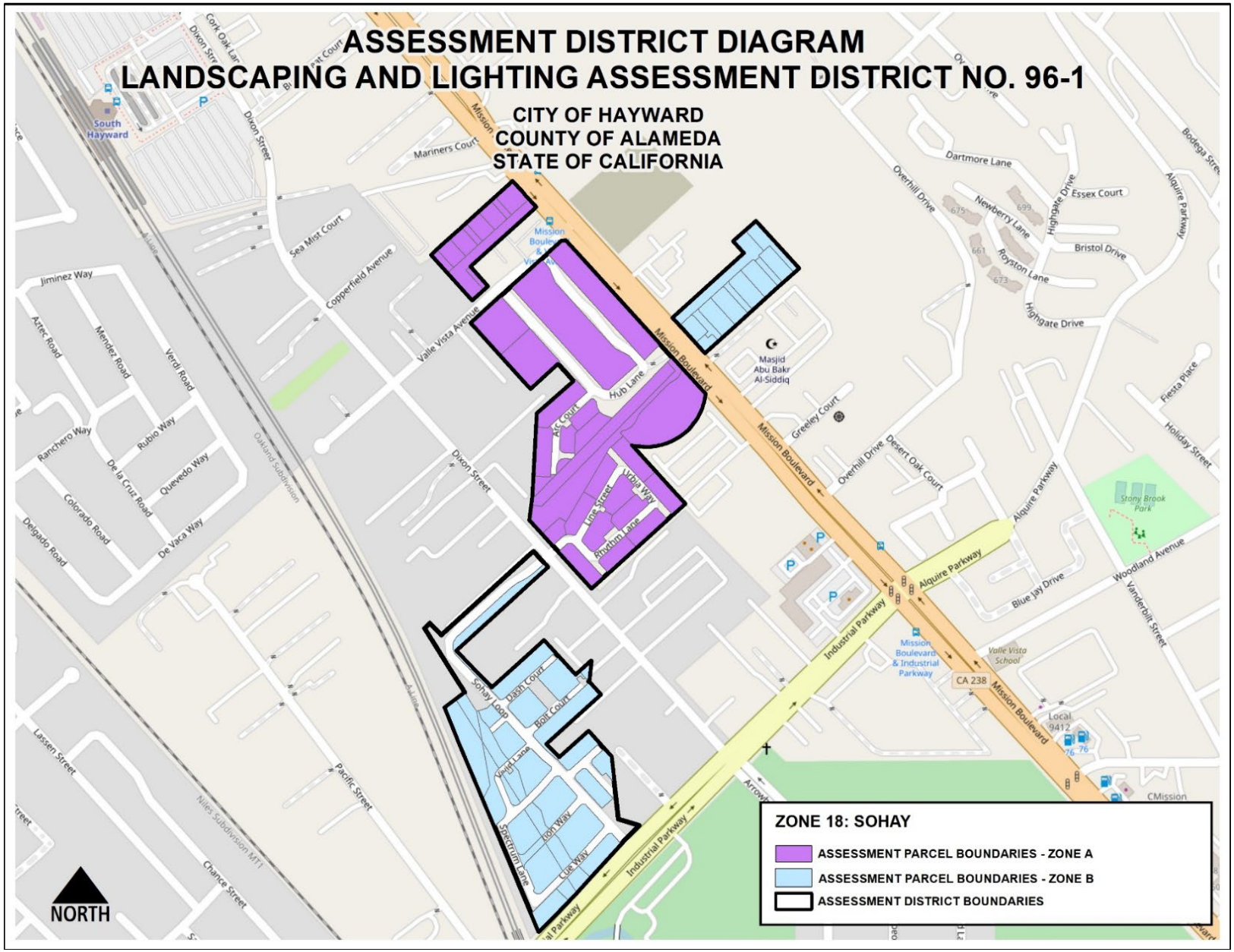

ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 13: CANNERY PLACE
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES
NORTH
Cannery Park
Centennial Park
Amtrak-Hayward
Burbank St
Sullivan Way
Williams Way
Parkhurst St
Martin Luther King Dr
Union Pacific
Stacy Ave
Macabee Way
Moss Way
Gibbons St
Madsen St
Meek Ave
Winton Ave
W Winton Ave
Review Way
Lambert Way
Traveler St
Sungold Way
Rotary St
Lion St
Myrtle St
Alice St
Park St
Clarendale St
Magna Ave
Amador St
Amador Village Ct
Moran Ct
Edloe Dr
Ocie Way
Jenlynn Ln
Annette Ln
Jorgensen Ln
Ronald Ln
Old Oak Ln
Inyo St
Mono St
Tilton Dr
Filbert St
Santina Dr
Jubilee Dr
Lapin Pl
Morello Dr
Kiwanis St
Optimist St
Arnold Ct
Pamela Ct
St Anton Way
Arcadia Dr
Claire St
Eagle Ct
Grand St
D St
Dotson Ct
Peking Ct
Walnut St
Hay
A St
74 ft
82 ft


ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 14: LA VISTA
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES
NORTH
Calhoun St
E 16th St
Tennyson Rd
Mission Blvd
Camellia Ct
Cork Oak Ln
Buckwheat Ct
Islander Motel
Valle Vista Park
Dartmore Ln
Overhill Dr
Royston Ln
Bristol Dr
Fortuna Wy
Vista Grande Dr
Mountain View Dr
Cantera Dr
Rodena St
238
700 ft
800 ft
900 ft


ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
CAMELLIA CT
BART-South Hayward
DIXON ST
CORK OAK LN
BUCKWHEAT CT
MISSION BLVD
SEA MIST CT
COPPERFIELD AVE
Bay Area Rapid TRANSIT
Union Pacific
NORTH
ZONE 15: CADENCE
ASSESSMENT PARCEL BOUNDARIES - ZONE A
ASSESSMENT DISTRICT BOUNDARIES


ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Cannery Park
Cannery Park
B ST
BURBANK ST
SUNGOLD WAY
TRAVELER ST
MOORPARK PL
FILBERT ST
MORELLO DR
LAPIN PL
STACCATO PL
SANTINA DR
LAMBERT WAY
TILTON DR
PARKHURST ST
PALMER AVE
SULLIVAN WAY
MARTIN LUTHER KING DR
WILLIAMS WAY
LION ST
KIWANIS ST
OPTIMIST ST
MYRTLE ST
ROTARY ST
MEEK AVE
NORTH
ZONE 16: BLACKSTONE
ASSESSMENT PARCEL BOUNDARIES - ZONE A
ASSESSMENT PARCEL BOUNDARIES - ZONE B
ASSESSMENT DISTRICT BOUNDARIES


ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
Second Street
Antonella Place
Amaranth Loop
Cricket Hill Court
Fawn Meadow Lane
Walpert Street
Acacia Drive
Tiegen Drive
Word Creek
NORTH
ZONE 17: PARKSIDE HEIGHTS
ASSESSMENT PARCEL BOUNDARIES
ASSESSMENT DISTRICT BOUNDARIES


ASSESSMENT DISTRICT DIAGRAM
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
ZONE 18: SOHAY
ASSESSMENT PARCEL BOUNDARIES - ZONE A
ASSESSMENT PARCEL BOUNDARIES - ZONE B
ASSESSMENT DISTRICT BOUNDARIES
NORTH
Mission Boulevard
Industrial Parkway
Alquire Parkway
Valle Vista Avenue
Dixon Street
Sohay Loop
Spectrum Lane
Hub Lane
Rhythm Lane
Line Street
Arbia Way
Dash Court
Bolt Court
Cue Way
Mission Boulevard & Industrial Parkway
Valle Vista School
Stony Brook Park
Local 9412
CA 238
South Hayward
Mariners Court
Sea Mist Court
Copperfield Avenue
Jiminez Way
Aztec Road
Mendez Road
Verdi Road
Rubio Way
Quevedo Way
De la Cruz Road
Colorado Road
Delgado Road
De Vaca Way
Ranchero Way
Lassen Street
Pacific Street
Chance Street
Oakland Subdivision
Niles Subdivision MT1
Dartmore Lane
Overhill Drive
Newberry Lane
Royston Lane
Highgate Drive
Essex Court
Bristol Drive
Bodega Street
Fiesta Place
Holiday Street
Woodland Avenue
Vanderbilt Street
Blue Jay Drive
Desert Oak Court
Greeley Court
Masjid Abu Bakr Al-Siddiq
Arrowhead