



CITY OF
HAYWARD
HEART OF THE BAY

CITY COUNCIL AGENDA
MAY 28, 2013

MAYOR MICHAEL SWEENEY
MAYOR PRO TEMPORE MARVIN PEIXOTO
COUNCIL MEMBER BARBARA HALLIDAY
COUNCIL MEMBER FRANCISCO ZERMEÑO
COUNCIL MEMBER MARK SALINAS
COUNCIL MEMBER GREG JONES
COUNCIL MEMBER AL MENDALL

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CITY COUNCIL MEETING FOR MAY 28, 2013
777 B STREET, HAYWARD, CA 94541
WWW.HAYWARD-CA.GOV

CLOSED SESSION
Closed Session Room 2B – 5:00 PM

1. **PUBLIC COMMENTS**
 2. Conference with Labor Negotiators
Pursuant to Government Code 54957.6
 - Lead Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager McAdoo, Human Resources Director Robustelli, Finance Director Vesely, Deputy City Attorney Vashi, Director of Maintenance Services McGrathUnder Negotiation: All Groups
 3. Conference with Property Negotiators
Pursuant to Government Code 54956.8
 - Property TransactionUnder Negotiation: 22738 Mission Boulevard (APNS 428-0066-045-00 and 428-0066-049-00)
Property Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Assistant City Attorney Conneely, Director of Development Services Rizk, Director of Human Resources Robustelli
 4. Adjourn to City Council Meeting
-

CITY COUNCIL MEETING
Council Chambers – 7:00 PM

CALL TO ORDER Pledge of Allegiance Council Member Zermeño

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PUBLIC COMMENTS

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

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

WORK SESSION

1. FY 2014 Proposed Mid-Biennial Budget Update – Work Session #2 (Report from Director of Finance Vesely)
[Staff Report](#)
[Attachment I](#)
-

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

CONSENT

2. Approval of Minutes of the City Council Meeting on May 7, 2013
[Draft Minutes](#)
3. New Sidewalks FY14 - Huntwood Avenue, D Street and Industrial Boulevard: Award of Contract
[Staff Report](#)
[Attachment I](#)
[Attachment II](#)
[Attachment III](#)
4. Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 13 – Preliminarily Approve the Engineer’s Report and Levy Assessments for Fiscal Year 2014, and Set July 16, 2013, as the Public Hearing Date for Such Actions

May 28, 2013



[Staff Report](#)
[Attachment I Resolution](#)
[Attachment II Preliminary Engineer Report](#)

5. Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - Preliminarily Approve the Engineer's Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing Date for Such Actions

[Staff Report](#)
[Attachment I Resolution](#)
[Attachment II Preliminary Engineer Report](#)

6. Maintenance District No.2 – Eden Shores Storm Water Facilities and Water Buffer - Preliminarily Approve the Engineer's Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing for Such Actions

[Staff Report](#)
[Attachment I Resolution](#)
[Attachment II Preliminary Engineer Report](#)

7. Final Tract Map 8032, Application No. PL-2009-0525, JMJ Development, LLC. (Subdivider) – Approving the Final Map and Authorizing the City Manager to Execute a Subdivision Agreement (Project location – east side of Dixon Street, across from South Hayward BART Station)

[Staff Report](#)
[Attachment I Resolution](#)
[Attachment II Site Plan Exhibit](#)

The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
- *Staff Presentation*
- *City Council Questions*
- *Public Input*
- *Council Discussion and Action*

PUBLIC HEARING

8. Proposed Overrule Action Regarding Section 2.7.5.7 of the Hayward Executive Airport Land Use Compatibility Plan (Report from Director of Development Services Rizk)

[Staff Report](#)
[Attachment I Draft Resolution](#)
[Attachment II City Council Minutes](#)
[Attachment III Letters from Mayor Sweeney & Planning Commission](#)
[Attachment IV Section 2.7.5.7](#)
[Attachment V Section 5.5](#)
[Attachment VI Safety Zones Map Southland](#)
[Attachment VII Table 3-2](#)

May 28, 2013



COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

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

ADJOURNMENT

NEXT REGULAR MEETING – 7:00 PM, TUESDAY, JUNE 4, 2013

PUBLIC COMMENT RULES: *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name and their address before speaking and are expected to honor the allotted time. A Speaker Card must be completed by each speaker and is available from the City Clerk at the meeting.*

PLEASE TAKE NOTICE *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. PLEASE TAKE FURTHER NOTICE that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

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

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

Please visit us on:





DATE: May 28, 2013
TO: Mayor and City Council
FROM: Director of Finance
SUBJECT: FY 2014 Proposed Mid-Biennial Budget Update – Work Session #2

RECOMMENDATION

That Council reviews and comments on the 2014 Proposed Mid-Biennial Budget Update.

DISCUSSION

The City Manager presented to City Council the 2014 Proposed Mid-Biennial Operating Budget Update on May 7, 2013 for Council consideration over the next six weeks prior to adopting the budget on June 25, 2013.

Tonight marks the second of four planned work sessions on the proposed budget update. Staff will present to Council key budget and program elements for City department program areas.

Presentations scheduled for tonight include:

- ❑ Development Services
- ❑ Public Works – Utilities & Environmental Services
- ❑ Public Works – Engineering & Transportation
- ❑ FY 2014 Capital Improvement Program (CIP) Update & Unfunded Identified Capital Needs (Attachment I)

Depending on available time, it is possible that the following departments will also present:

- ❑ City Attorney and City Clerk

The budget document is available to the public electronically at [Proposed FY 2014 Mid-Biennial Operating Budget Update](#).

CIP Update: Attachment I presents the FY 2014 CIP Update. The Budget and Finance Committee reviewed the CIP earlier this month and provided consensus support for the proposed update. However, as a result of that meeting and due to other updates since that time, the CIP has undergone several revisions worth noting. For one, a section was added to the front of the document to better clarify the transfers from the General Fund to the CIP on both an annual basis and by fund. Bar charts included in that section of the document graphically depict the summarized data.

Furthermore, a request was made by the Committee members to capture and demonstrate the total funding shortfall of the City's pavement needs, determined through the use of a Pavement Condition Index (PCI) rating. The PCI rates each of the City's streets on a scale of one to one-hundred, with higher scores indicating better pavement conditions. To arrive at an estimated shortfall amount, Engineering staff considered scenarios utilizing PCI ratings of 75 and 80, which are considered to be in the "good" to "excellent" range. Currently, the City's average PCI is 69, which ranks reasonably well among other similar sized cities in the greater Bay Area. For the purposes of demonstrating the shortfall through FY 2022, a PCI of 80 was utilized (the higher rating of the two evaluated). The amount needed to achieve this PCI rating (approximately \$116 million) is reflected in the Unfunded Identified Capital Needs section of the CIP. If the City Council desires that a lesser rating be implemented (i.e. 75 or lower), the assumed shortfall would be proportionately less. Other updates to costs and/or projects in this section of the document are shaded in grayscale.

The other major change was to reflect the sale of Traynor Street in Fund 410 for \$446,000 in FY 2014. This sale was related to a proposed residential tract development. This line item was previously included in the CIP, but removed several years ago due to the uncertainty of the continuation of the development arising from economic conditions. The net effect of this increased revenue into Fund 410 serves to reduce the needed transfer from the General Fund by \$446,000. Attachment I reflects the above changes.

Prepared and Recommended by: Tracy Vesely, Director of Finance
Morad Fakhrai, Director of Public Works – Engineering & Transportation

Approved by:



Fran David, City Manager

Attachments:

Attachment I

FY 2014 CIP Update



CITY OF
HAYWARD
HEART OF THE BAY

**RECOMMENDED
CAPITAL IMPROVEMENT PROGRAM
FY 14 UPDATE**



April 26, 2013

Honorable Mayor and City Council:

This letter serves to transmit the Capital Improvement Program (CIP) FY 2014 Update for your consideration. The City Council will review this document during a work session in May. Beforehand, the Planning Commission will have reviewed the document for conformance with the General Plan.

As with the City's operating budget, the FY 2014 CIP is in the second year of the two-year budget cycle. The FY 2014 Update includes revised costs for projects already included for FY 2013 and FY 2014. However, unlike the first year of the two-year CIP budget cycle, new projects were not solicited for the Update, and consideration of new requests was limited to those very few projects added because of major changes in circumstances. Also, since no projects are added for FY 2023, this updated CIP document covers only the next 9 years and not 10 years (i.e. FY 2014 through FY 2022). Staff made limited changes in projects scheduled for future years only where necessary because of revisions to projected funding programs.

The City Council must formally adopt the second year of the CIP budget as required by the City Charter and in order to comply with certain grant requirements. The following discussion related to the FY 2014 Update highlights a review of several important projects completed during FY 2013 as well as any new, critical projects. It should be noted that consistent with the intent of this being a second year of a two-year budget cycle, non-essential information was not included and individual project expenditure pages were only included for new projects.

As a matter of reference, the FY 2014 CIP also includes two funds (the Housing Authority Capital Fund and the Regional Water Intertie Fund) that are to be discontinued by the end of FY 2013 due to the State-ordered dissolution of redevelopment agencies within California and completion of the only project in the fund, respectively.

Summary of CIP

The CIP for FY 2014 totals over \$100 million, with a total of about \$323 million budgeted through FY 2022. A vast majority of the expenditures for FY 2014 are focused on three categories of projects: sewer system projects (\$33.5 million), road and street projects (\$24 million), and water system projects (\$18.6 million). Another \$4.1 million is allocated towards projects associated with livable neighborhoods, which helps support Council's priorities pertaining to improving the attractiveness and safety of neighborhoods and the

City overall. The CIP also continues to be focused on the maintenance, security, and upkeep at many of the City's government buildings, especially City Hall.

Key Projects Completed During FY 2013

Roads and Streets

The Route 238 Corridor Improvement Project is rapidly nearing completion, which is scheduled for June of this year. A vast majority of the paving and landscaping has been completed, and the implementation of the one-way loop system occurred in mid-March. The primary tasks that are underway at this time involve final paving, sidewalk, curb and gutter, and median improvements in and around the Downtown core.

One other major project, which commenced construction during the spring of FY 2013, involves improvements along Dixon Street in support of the South Hayward BART transit-oriented development. Improvements specific to this project include streetscape and access improvements to both sides of Dixon Street between Tennyson Road and Valle Vista Avenue; project completion is slated for the end of July.

Utilities and Environmental Services

One of the overarching goals for Utilities and Environmental Services during FY 2013 was to update master plans for both sewer and water. The Water Systems Master Plan, which will conduct an operation analyses and evaluation of existing facilities, pressure, water quality, and emergency preparedness, was completed in FY 2013. The Master Plan will assist in the identification of water related capital improvement projects for the next ten years, with project implementation beginning as soon as FY 2014. Likewise, a Master Plan update for the Sewer Collection System was completed in FY 2013. Funding will be provided in future years to implement recommendations resulting from these planning efforts. Furthermore, the design process for a new co-generation energy system was completed in FY 2013, with construction of the system to occur during FY 2014.

Technology Services

The largest project in this fund is the replacement of the City's outdated legacy financial system with an Enterprise Resource Planning (ERP) system. By the end of FY 2013, several of the key modules will have been implemented, with the remaining modules to be installed by the end of FY 2014.

New Projects for FY 2014

Infrastructure Improvements

The construction phase for a new Fire Station #7 was added to the CIP at a total cost of \$8.6 million. This new fire station will replace a four-piece, modular building with an adjacent apparatus bay that opened in 1998.

Utilities and Environmental Services

A new project to inspect and recoat the Highland 750 Reservoir (off Parkside Drive) will be undertaken in FY 2014 to improve water supply reliability and repair corrosion. Another project will allow for the installation of a weather-based irrigation controller at City Hall, allowing for a water savings of 20%.

An operational evaluation of WPCF blowers is also scheduled to take place during FY 2014. An evaluation by an outside consultant will help to increase the efficiency of the system and maximize its performance.

Identified Capital Needs

The last section of the CIP is the Identified and Unfunded Capital Needs section. As noted earlier in this letter, since the focus of the FY 2014 edition of the CIP is to update costs of existing projects, a similar emphasis was placed on updating cost information in the Identified Capital Needs document and only including a select number of projects which were deemed as critical by the requesting departments; such projects are noted in grayscale throughout the document. However, a couple of projects within Technology Services were removed from the list as they were fully funded or completed in FY 2013. Such projects, totaling over \$2,500,000, include the Public Safety Mobile Replacement Project and the Network File Share/Backup System; the latter project was completed as part of the ERP system implementation.

Two new projects, both of which pertain to Library and Community Services, were incorporated into the Facility Maintenance portion of the document and are also noted with gray shading. The new Library and Community Learning Center in the amount of \$52 million was also added to the list. A final major change to the document pertains to adding the total cost to rehabilitate all of the City's streets to a pavement condition index of 80 in one year and then to maintain the roads at that level each year. The total value of the unfunded projects in the Identified Capital Needs document approaches \$513 million through FY 2022, with costs broken down into the following categories:

• Street & Transportation-Related Projects:	\$333,973,000
• Major New Facilities Projects:	\$151,900,000
• Facility Maintenance and Improvement Projects:	\$ 19,928,000
• Technology Services:	\$ 5,275,000
Total	\$511,076,000

Attached to this letter is a summary of the key assumptions (Attachment A) that were used in preparing the FY 2014 CIP. The staff and I look forward to discussing projects and issues embodied in this capital plan.

Respectfully submitted,

Fran David
City Manager

Attachment A – Assumptions

ATTACHMENT A

FY14 Capital Improvement Program
Working Assumptions

1. Interest Rates: Rate of return on existing fund balances - 1% for FY14; 2% for FY15-FY19; and 3.0% for FY20-FY22. Projected interest rate on City borrowing - based on current market information - 4.0% per year.
2. Construction Inflation Rate: 1% per year.
3. Monies received from Gas Tax, which includes Proposition 111 (Gas Tax), have been increased by 4.5% for FY14. For FY15, Gas Tax receipts are expected to increase slightly, as reflected in the 1% increase from FY14. For FY16 through FY22, Gas Tax has been escalated by 1% per year as well. Transfers to the General Fund from the Gas Tax Fund to support eligible expenditures for FY14 will be \$702,000.
4. Based on sales tax projections provided by the City's Finance Department, anticipated revenue from the Measure B program is assumed to be \$2,002,000 in FY14 and \$2,062,000 in FY15 (an increase of 1% for FY14 and 3% for FY15); future increases are estimated at 3% from FY16 through FY18 and 4% from FY19 through FY22.
5. Monies received from the Measure B Non-Motorized Fund for pedestrian and bicycle improvements are assumed to be \$411,000 in FY14 and \$423,000 in FY15 (an increase of 1% for FY14 and 3% for FY15); future increases are estimated at 3% from FY16 through FY18 and 4% from FY19 through FY22.
6. The City will receive \$638,000 in FY13 and then \$644,000 in FY14 for street improvements due to a recent voter-approved increase of \$10 to the vehicle licensing fee; this amount has been escalated by 1% per year from FY15-FY22.
7. Due to a moderate rebound in development, revenue from the Construction Improvement Tax is expected to increase by 50% (from \$100,000 to \$150,000) in FY14. Gradual increases are expected during FY15 and FY16, at which time revenues are assumed to have returned to the previous level of \$250,000.
8. The per year transfer from the Route 238 Trust Fund related to the Route 238 Corridor Improvement Project will continue at \$250,000 until FY16, at which time it will end, with the residual amount remaining in the fund balance to be transferred to the Street System Improvements Fund.
9. Funds received under the Governor's Traffic Congestion Relief Program (TCRP) established under Proposition 42 were eliminated in FY11 and replaced by a Gas Tax "swap," which serves to backfill the amounts that would have been provided through Proposition 42. This amount is transferred from the Gas Tax Fund to the

- Street System Improvements Fund on a monthly basis. It is estimated that this amount will be about \$2.17 million in FY14; future years (FY15-FY22) are estimated to increase by 1% per year. Monies received under this source will be applied towards street maintenance projects.
10. In prior years, the transfer from the General Fund to the Transportation System Improvement Fund was significantly reduced in order to reduce General Fund expenditures. However, the \$350,000 per year transfer from the General Fund to the Transportation System Improvement Fund was re-established in FY13 and will continue at that level through FY22; this transfer provides funding for transportation projects.
 11. Although not shown as a specific project since PG&E will fund the work, use of an estimated \$7.8 million in Rule 20A monies allotted to the City allowed for the completion of the undergrounding of utilities on Mission Boulevard from Sycamore Avenue to Overhill Street, which were completed as part of the Route 238 Corridor Improvement Project. An estimated \$4 million will be required for the Phase II project, which will complete undergrounding of Mission Boulevard for its entire length within the City. Based on Rule 20A allocations to date and projected future reductions by PG&E, it is projected that these projects will use the City's allocation through FY17.
 12. Planned transfers from the sewer and water operating funds to the capital funds allows for critical capital projects identified in the Sewer and Water System Master Plan Updates, plus the Water and Sewer Seismic Study, to be accomplished.
 13. Continued transfers from the Airport Operations Fund provide funding for Airport Capital Improvement Projects identified in the Airport Master Plan and Updated Airport Layout Plan.
 14. Facility charges against operating budgets will provide \$160,000 in FY14 and \$180,000 in FY15, eventually increasing to \$225,000 in FY17-FY22 to provide an ongoing funding source for the Facilities Internal Service Fund.
 15. A Transfer of \$216,000 from the General Fund will fund various projects in the Technology Services Internal Service Fund, such as public safety mobile replacements and network server replacements.
 16. A transfer of \$1,369,000 from the General Fund into the Fire Capital Project Fund will occur in FY14; \$590,000 of this amount is reserved to fund work pertaining to the new Fire Station #7. In FY15 and FY16, the transfer will be \$137,000 and \$140,000, respectively. From FY17-FY22, the amount of the annual transfer will increase between \$2,000 and \$4,000. A transfer of \$349,000 from the General Fund into the Police Capital Project Fund will occur in FY14; in FY15 and FY16, the transfer will be \$173,000 and \$93,000, respectively. The transfer will then fluctuate from FY17-FY22; the amount to be transferred will depend on residual fund balance and the overall level of need in future years. These transfers will provide critical funding necessary for major equipment replacement, such as fire

- hoses, self-contained breathing apparatus, and guns. A transfer from the General Fund of \$10,000 per year from FY14-FY22 is provided in the Maintenance Services Capital Fund in order to purchase replacement equipment on an annual basis. Transfers into Fund 410 totaling \$4.5 million will occur between FY15 and FY18 and will be utilized to fund additional identified capital needs.
17. In order to replace vehicles within the Enterprise funds each fiscal year, the following annual transfers will occur into the Fleet Management Enterprise Capital Fund: \$286,000 from the Water Fund; \$71,000 from the Airport Operating Fund; \$240,000 from the Sewer Fund; and \$85,000 from the Stormwater Fund.
 18. In order to replace vehicles within departments funded through the General Fund, transfers into the Fleet Management General Fund Capital Fund will be \$600,000 in FY14, increasing to \$1,000,000 in FY15 and \$1,500,000 in FY16, respectively. For FY17 and FY18, the transfer will increase by \$500,000 per year, culminating in a transfer of \$3,000,000 into the fund by FY19 and continuing through FY22.
 19. The Program reflects expected cash flow in future program years and Council appropriations carried forward from the current year.

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PROJECT CHANGES AND MODIFICATIONS**LIVABLE NEIGHBORHOODS PROJECTS****I. Added the following projects:**

- A. *Wheelchair Ramps – Districts 1 & 8: \$120,000 – FY15 – This project will install wheelchair ramps in the downtown area and in the vicinity of Sleepy Hollow and Depot Road. (210-TBD)*
- B. *Project Predesign Services: \$10,000 per year starting in FY14 – Costs pertaining to this project are associated with the predesign of bicycle and pedestrian projects, including preliminary survey, design, and cost estimates. (212-NEW)*
- C. *Sidewalk Rehabilitation FY15 – Districts 1 & 8: \$800,000 – FY15 -- Project will rehabilitate sidewalks, curbs, and gutters in the downtown area and in the vicinity of Sleepy Hollow and Depot Road. (413-TBD)*

II. Miscellaneous Changes:

- A. *Wheelchair Ramps FY14 – Districts 7 & 10: Increased funding by \$2,000 to match amount of expected TDA reimbursement. (210-5115)*
- B. *New and Replacement Streetlights: Added funding of \$610,000 in FY14 to address other lighting improvement projects, such as the LED upgrade of the B Street decorative lights in the downtown, lighting upgrades at the City's municipal parking lots, and the underpasses on D Street, Winton Avenue and Tennyson Road. (210-5132)*
- C. *Speed Monitoring Devices: Added funding of \$32,000 in FY14 and \$30,000 per year from FY15 – FY22 as the installation of speed monitoring devices will become an annual project. (211-5166)*
- D. *New Sidewalks FY15: Increased project cost by \$50,000 to match expected Measure B revenue. (212-TBD)*
- E. *New Sidewalks FY16-FY22: Increased project costs by \$50,000 per year from FY16-FY19 and by \$100,000 per year from FY20-FY22 to match expected Measure B revenue. (212-TBD)*
- F. *Mural Art Program: Decreased project cost by \$125,000 as other phases of project will be expended out of grant accounts. (410-6906)*
- G. *Median Landscaping Improvement Project FY12 – Industrial Parkway from Highway 880 to Mission Boulevard: Increased funding by \$150,000. (413-TBD)*

LIVABLE NEIGHBORHOODS PROJECTS (continued):

- H. *Sidewalk Rehabilitation FY16 – FY22: Increased project costs by a total of \$100,000 to match available fund balance. (413-TBD)*
- I. *Speed Lump Installation Program: Increased project costs by \$10,000 per year from FY14-FY22 to allow for the installation of additional speed lumps. (420-5734)*

ROAD AND STREET PROJECTSI. *Added the following projects:*

- A. *Project Predesign Services: \$30,000 per year starting in FY14 – Costs pertaining to this project are associated with the predesign of road and street projects, including preliminary survey, design, and cost estimates. (211-TBD)*
- B. *City Municipal Parking Lot #6: \$260,000 – FY14 -- Each year, funding is utilized to rehabilitate pavement at one of the City's parking lots. For FY14, Parking Lot #6 is scheduled for improvements. (211-TBD)*
- C. *Pavement Rehabilitation – Industrial Boulevard: \$1,489,000 – This project, which is funded through a OneBayArea Grant, will improve the condition of pavement along portions of Industrial Boulevard from Clawiter Road to south of Depot Road. (413-TBD)*

II. *Miscellaneous Changes:*

- A. *Pavement Rehabilitation FY15 – FY22: Added a total of \$3,650,000 to the future years of the project in order to match available fund balance. (210-TBD)*
- B. *Pavement Reconstruction Measure B FY15: Increased funding by \$100,000. (211-TBD)*
- C. *Pavement Rehabilitation Measure B FY15: Increased funding by \$200,000. (211-TBD)*
- D. *Pavement Reconstruction Measure B FY16 – FY22: Added a total of \$600,000 to the future years of the project in order to match available fund balance. (211-TBD)*
- E. *Pavement Rehabilitation Measure B FY16 – FY22: Added a total of \$1,400,000 to the future years of the project in order to match available fund balance. (211-TBD)*

ROAD AND STREET PROJECTS (continued):

- F. *Pavement Rehabilitation VRF FY16 – FY22: Added a total of \$200,000 to the future years of the project in order to match available fund balance. (217-TBD)*
- G. *Pavement Reconstruction FY15: Increased funding by \$100,000. (413-TBD)*
- H. *Pavement Reconstruction FY16 – FY22: Reduced funding by a total of \$700,000 to match available fund balance. (413-TBD)*
- I. *Route 238 Corridor Improvement Project - Phase III (Mission from Industrial to South City Limit): Increased cost of project by \$10,900,000 due to the amount of LATIP funding available for this project. (430-TBD)*

BUILDING AND MISCELLANEOUS PROJECTS***I. Added the following projects:***

- A. *Fire Station No. 7 – Construction: \$8,600,000 – FY14 – A new Fire Station No. 7 will be constructed to replace the existing station, which 4-piece, modular building with an adjacent apparatus bay that opened in 1998. (416-TBD)*

II. Miscellaneous Changes:

- A. *Sealing Centennial Hall Parking Deck: Added \$30,000 to project in FY21. (410-6968)*

EQUIPMENT***II. Miscellaneous Changes:***

- A. *Patrol Rifles and Shotguns: Decreased total project cost by \$2,000. (415-7404)*
- B. *Body Armor: Increased project costs by a total of \$3,000. (415-7409)*
- C. *K9 Units: Increased project costs by \$4,000. (415-TBD)*

EQUIPMENT (continued):

- D. *Public Safety Mobile Replacement Project: Increased project costs by a total of \$498,000. (726-7256)*
- E. *Geographic Information System Improvements: Reduced project costs by a total of \$100,000. (726-7259)*

FLEET MANAGEMENT**II. Miscellaneous Changes:**

- A. *Vehicle Replacement Needs - Fire: Increased appropriations by \$2,531,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of Fire vehicles which have reached the end of their useful life. (731-7301)*
- B. *Vehicle Replacement Needs - Other General Fund: Increased appropriations by \$875,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of non-public safety vehicles which have reached the end of their useful life. (731-7302)*
- C. *Vehicle Replacement Needs - Police: Decreased appropriations by \$1,758,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of Police vehicles which have reached the end of their useful life. (731-7303)*
- D. *Vehicle Replacement Needs - Sewer: Increased appropriations by \$195,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of Sewer Division vehicles which have reached the end of their useful life. (732-7352)*
- E. *Vehicle Replacement Needs - Water: Increased appropriations by \$178,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of Sewer Division vehicles which have reached the end of their useful life. (732-7353)*
- F. *Vehicle Replacement Needs - Airport: Increased appropriations by \$34,000 from FY14 through FY22 in order to better reflect needed funding requirements for the replacement of Airport vehicles which have reached the end of their useful life. (732-7350)*
- G. *Vehicle Replacement Needs – Stormwater: Increased appropriations by \$20,000 from FY13 through FY22 in order to better reflect needed funding requirements for the replacement of Stormwater Division vehicles which have reached the end of their useful life. (732-7351)*

SEWER SYSTEM PROJECTS*I. Added the following projects:*

- A. Operational Evaluation of WPCF Blowers: \$50,000 – FY14 – A firm who specializes in evaluations of such systems will be used to trouble shoot the system for inadequate performance causes. (613-NEW)*

II. Miscellaneous Changes:

- A. WPCF Administration Building Renovation and Addition: Added \$2,000,000 to project due to an increased scope of work that will better serve the facility. (613-7506)*
- B. Co-Generation System: Reduced project by \$2,800,000 due to a more current cost estimate. (613-7508)*
- C. Centex Sewer Lift Station Upgrade: Added \$300,000 to project due to a more current cost estimate. (614-7549)*
- D. Valle Vista Submersible Pump Replacement and Wet Well Rehabilitation: Added \$400,000 to project due to a more current cost estimate to replace pump. (614-TBD)*
- E. Degritter Rehabilitation: Added \$175,000 to project due to more current cost estimate to replace degritter. (616-7602)*
- F. Flow Equalization Pond Evaluation, Expansion and Lining Rehabilitation: Added \$1,500,000 to project due to a more current cost estimate to replace lining. (616-7662)*

WATER SYSTEM PROJECTS*I. Added the following projects:*

- A. 750' Reservoir Inspection and Testing: \$750,000 – FY14 – This project will inspect the condition of the steel 750' reservoir for defects and corrosion, sandblast the existing coating off, and recoat the tank interior. (622-NEW)*
- B. Weather-Based Irrigation Controller: \$10,000 – FY14 – This project will allow for the installation of a Calsense irrigation controller unit for Hayward City Hall; this unit will monitor the water system to reduce usage and conserve water. (623-NEW)*

WATER SYSTEM PROJECTS (continued):*II. Miscellaneous Changes:*

- A. Mission Aqueduct Seismic Improvements: Increased project by \$3,125,000 due to more current cost estimates. (622-7122)*
- B. Seismic Retrofit Maitland Reservoir and Appurtenances: Added \$1,440,000 to project due to more current cost estimates. (622-7160)*
- C. City Irrigation System Backflow Replacements: Increased total cost for project by \$30,000 in order to complete the installation of all system components. (623-7035)*

AIRPORT PROJECTS*I. Added the following projects:*

- A. Airport Striping Repair (runways 28L and 10R): \$600,000 – FY14 – This project will repair striping along runways 28L and 10R. (632-TBD)*

II. Miscellaneous Changes:

- A. New Administration Building: Increased cost for project by \$300,000. (632-6815)*
- B. Airport Pavement Repair FY13 and FY14: Decreased total cost by \$99,000 due to a more refined scope of work for the project. (632-6817)*
- C. Sulphur Creek 10-Year Monitoring: Increased total project cost by \$26,000. (632-6816)*
- D. Noise Monitoring: Increased project funding by \$10,000 in FY 14 due to payment for FAA radar fee. (632-6898)*
- E. Sulphur Creek Mitigation – Design and Construction: Increased project by \$1,000,000 due to updated construction estimates. (632-6814)*
- F. Airport Pavement Rehabilitation FY15-FY17: Reduced total project funding by \$500,000 to match available fund balance. (632-TBD)*

AIRPORT PROJECTS *(continued)*:

- G. *Pavement Reconstruction – West T-Hangar Tie-Down Ramp: Eliminated project (which was scheduled for FY20) due to lack of available fund balance. (632-TBD)*

FY 2014 - FY 2022 CAPITAL IMPROVEMENT PROGRAM

CAPITAL PROJECT EXPENDITURE SUMMARY

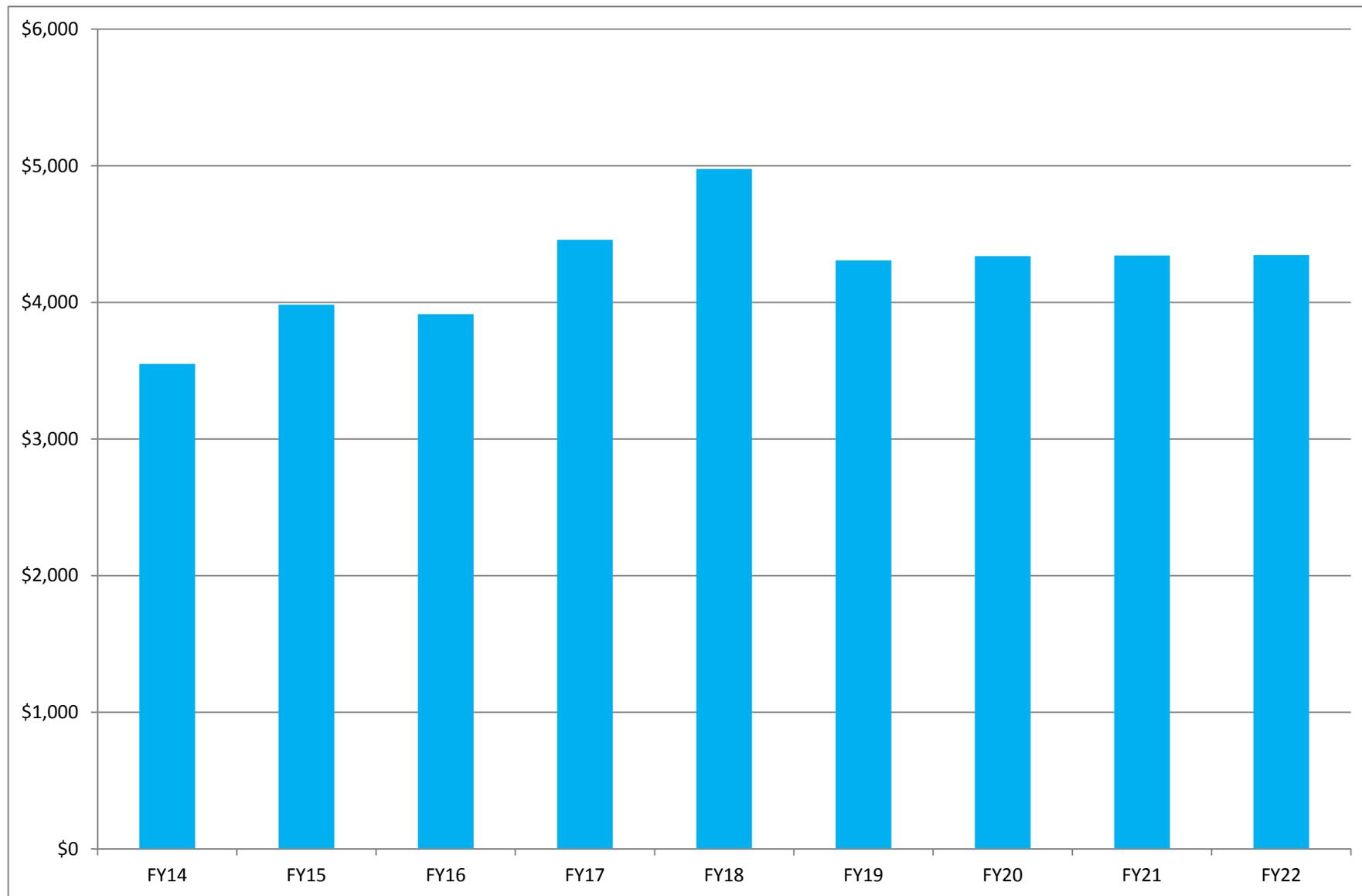
PROJECT DESCRIPTION	PROJECT TOTAL	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Livable Neighborhoods	27,302	4,128	3,053	2,665	3,372	3,598	2,555	2,625	2,643	2,663
Road & Street Projects	88,318	24,024	14,299	7,377	16,562	4,318	4,974	5,531	5,488	5,745
Building/Misc Projects	11,918	10,083	130	258	105	387	170	525	145	115
Fleet Management	30,236	2,580	2,981	3,260	2,915	3,145	3,083	3,105	3,865	5,302
Landscaping & Parks	489	329	160	0	0	0	0	0	0	0
Equipment	10,282	3,229	842	700	704	1,618	541	1,199	913	536
Sewer System Projects	78,250	33,455	15,300	3,060	4,360	3,560	3,760	10,060	2,935	1,760
Water System Projects	53,882	18,617	8,665	3,590	4,080	5,610	1,830	7,830	1,830	1,830
Airport Projects	21,998	4,006	654	3,046	9,371	3,545	388	693	165	130
TOTAL CAPITAL EXPENDITURES	322,675	100,451	46,084	23,956	41,469	25,781	17,301	31,568	17,984	18,081

NOTE: Expenditure amounts do not include reimbursements or transfers between funds, or operating/maintenance expenses. All expenditures expressed in \$1,000's. Additionally, these totals do not reflect payment of debt service.

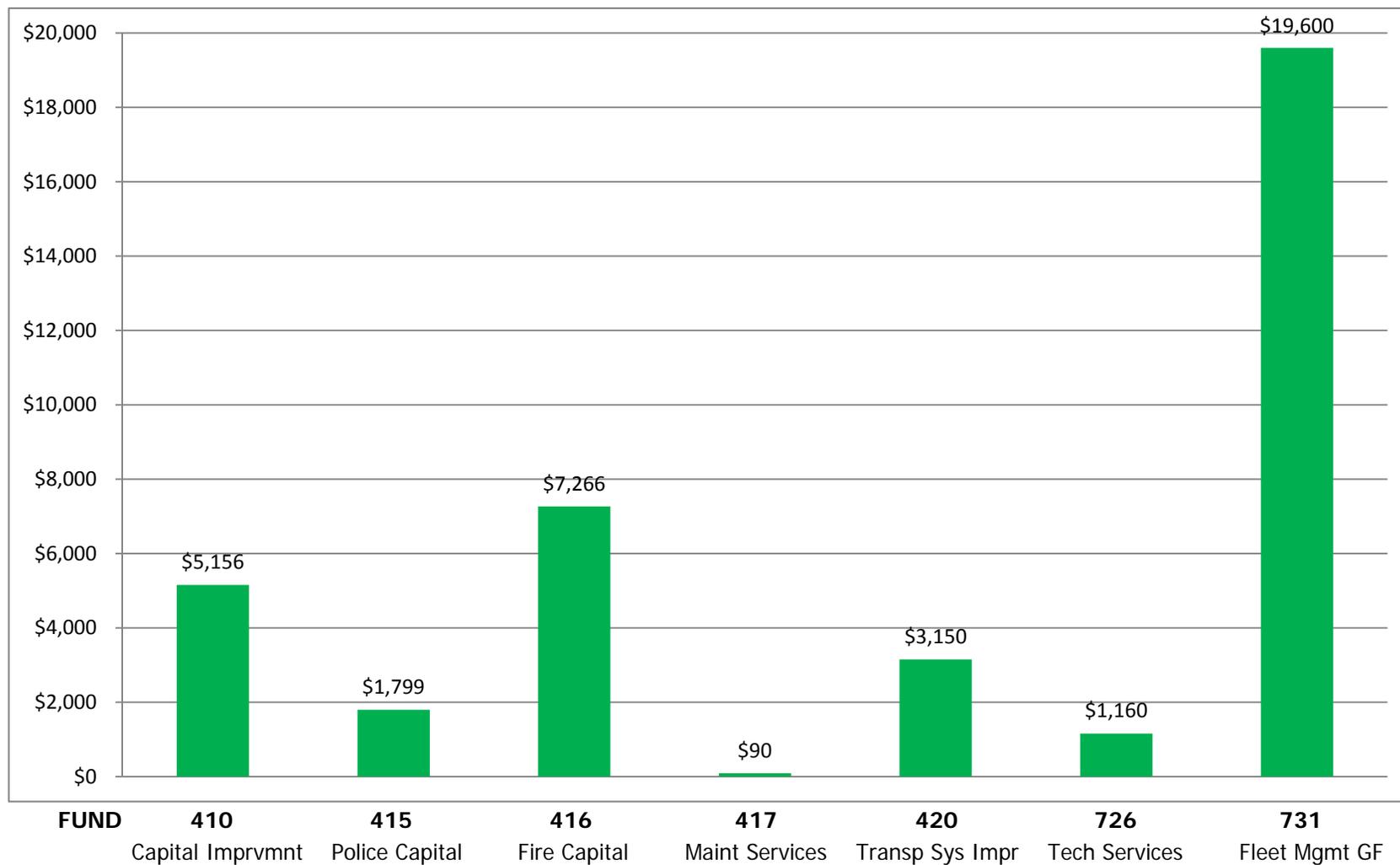
FY 2014 - FY 2022 CAPITAL IMPROVEMENT PROGRAM

GENERAL FUND TRANSFER SUMMARY										
FUND	TRANSFER TOTAL	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
410 (Capital Improvement)	5,156	656	1,500	1,000	1,000	1,000				
415 (Police Capital)	1,799	349	173	93	127	134	209	238	238	238
416 (Fire Capital)	7,266	1,369	727	730	732	735	739	741	745	748
417 (Maintenance Services)	90	10	10	10	10	10	10	10	10	10
420 (Transportation System Impr)	3,150	350	350	350	350	350	350	350	350	350
726 (Technology Services)	1,160	216	224	232	240	248				
731 (Fleet Mgmt General Fund)	19,600	600	1,000	1,500	2,000	2,500	3,000	3,000	3,000	3,000
Subtotal	38,221	3,550	3,984	3,915	4,459	4,977	4,308	4,339	4,343	4,346
210 (Gas Tax) ¹	(7,691)	(702)	(847)	(855)	(864)	(872)	(881)	(890)	(890)	(890)
NET TOTAL	30,530	2,848	3,137	3,060	3,595	4,105	3,427	3,449	3,453	3,456
¹ Gas Tax funds transferred to General Fund for Gas Tax eligible expenditures, such as street maintenance and sidewalk/street patching.							All transfers expressed in 1000's.			

TRANSFERS FROM GENERAL FUND (in 1000's)



TRANSFERS FROM GENERAL FUND (in 1000's)



GLOSSARY OF TERMS AND REVENUE SOURCES

ACTC (Alameda County Transportation Commission): *The agency that administers the re-authorized Alameda County transportation sales tax program.*

Appropriation: *An authorization granted by the City Council to make expenditures and to incur obligations for specific purposes.*

BAAQMD (Bay Area Air Quality Management District): *Agency which sponsors programs and regulates industry and employers to promote clean air.*

CMA (Congestion Management Agency): *Countywide agency which is responsible for preparing and implementing the County's Congestion Management Program.*

CMAQ (Congestion Mitigation and Air Quality Improvement Program): *A category of funding administered by MTC, which is available for transportation projects that reduce congestion and improve air quality.*

Capital Improvement: *A major addition to the City's real property assets including the design, construction, purchase, or major renovation of land, buildings, or facilities. Examples are the installation or repair of new or existing streets, traffic signals, sewer lines, roads, and parks.*

Capital Improvement Program (CIP): *A plan for single- and multiple-year capital expenditures, which is updated annually, and sets forth each project or expenditure to be completed within the time period covered by the plan.*

Debt Service: *The payment of interest and principal on borrowed funds.*

Expenditure: *The amount of cash paid or to be paid for services rendered, goods received, or an asset purchased.*

FAA (Federal Aviation Administration): *Provides reimbursement for qualified airport projects such as taxiway repairs, runway improvements, etc.*

Fiscal Year: *The 12-month period to which the annual budget applies. For the City of Hayward, this period of time is July 1 through June 30.*

Fund: *A separate independent accounting entity used to set forth the financial position of results of operations related to the specific purpose for which the fund was created.*

Grant: *A contribution by a government or other organization to support a particular function or project.*

General Fund: *The City's principal operating fund, which is supported by general taxes and fees and which can be used for any legal government purpose.*

HSIP (Highway Safety Improvement Program): *The purpose of the program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements.*

Identified Capital Need: *A project that is identified as being necessary in a City-approved policy document, but which has no current identifiable funding source.*

ISTEA (Intermodal Surface Transportation Efficiency Act): *Pronounced "Ice Tea." Federal law passed in 1991. This funding emphasizes diversity and balance of alternative modes of transportation, and preservation of existing transit systems as a prerequisite to construction of new facilities. Two-year funding cycles include both guaranteed funds for the county as well as competitive categories based on MTC scoring system.*

LATIP (Local Alternative Transportation Improvement Program): *A State funding program established by legislation based on sale of Route 238 Bypass right-of-way.*

LAVWMA (Livermore-Amador Valley Water Management Agency): *A joint-powers agency comprised of the cities of Livermore and Pleasanton and the Dublin San Ramon Services District.*

OTS (Office of Traffic Safety): *The California Office of Traffic Safety, which is charged with reducing fatalities, injuries, and economic losses resulting from motor vehicle crashes through administration of the California Highway Safety Plan (HSP).*

OBAG (OneBayArea Grant): *The OneBayArea Grant Program is a new funding approach that better integrates the region's federal transportation program with California's climate law and the Sustainable Communities Strategy.*

Proposition 1B: *Proposition 1B provides bond funds for a variety of transportation priorities, including \$2 billion for cities and counties to fund the maintenance and improvement of local transportation facilities.*

RABA (Revenue Aligned Budget Authority): *Mechanism to ensure that annual appropriations of federal transportation funding closely match the monies collected from the federal fuel tax. It is used to provide additional funds through the Surface Transportation Program to local jurisdictions for street and road overlays when actual receipts from the federal fuel tax are higher than originally projected.*

Revenue: *Income received from taxes, fees, permits, franchises, interest, and intergovernmental sources.*

Rule 20: *Funds are required to be set aside by PG&E for each municipality from its revenues to cover future undergrounding of utilities. The City establishes undergrounding districts and programs funds for specific areas.*

Safe Routes to Schools: *A federally funded program administered by Caltrans designed to provide monies to local agencies for projects that will promote and improve pedestrian and bicycle safety near schools. The program goal is to encourage increased walking and bicycling to schools.*

STIP (State Transportation Improvement Program): *Spending program developed at the regional level throughout the state. The STIP determines when and if transportation projects will be funded by the state.*

STP (Surface Transportation Program): *A category of funding administered by MTC which is available for: roadway or transit rehabilitation; transportation system operational improvements; highway construction; transit facilities; and intermodal port facilities.*

TDA (Transportation Development Act): *State law enacted in 1971. Funds derived from a one-quarter of one percent tax on all retail sales in each county. These funds can be used for transit, special transit for the disabled, bicycle and pedestrian purposes.*

TEA-21 (Transportation Equity Act for the 21st Century): *Federal transportation legislation that retains and expands many programs created under ISTEA. This reauthorizes federal surface transportation programs from 2005-2009 and significantly increases overall funding for transportation.*

TFCA (Transportation Fund for Clean Air) (formerly AB434-BAAQMD): *Program for which funds are raised by a \$4.00 surcharge on motor vehicle registrations to provide funding to implement strategies to reduce air pollution from motor vehicles. This is a competitive program that funds eligible projects such as: implementation and support of local ridesharing and trip reduction programs, local arterial traffic management, and implementation of bicycle facilities improvements that are included in an adopted county-wide bicycle plan.*

TLC (Transportation for Livable Communities): *The TLC program supports community-based transportation projects that bring new vibrancy to downtown areas, commercial cores, neighborhoods, and transit corridors. In addition, the program is also intended to enhance a community's amenities and ambiance and to make them places where people want to live, work and visit.*

UASI (Urban Areas Security Initiative): *Funds from this federal program are utilized to address the unique planning, organization, equipment, training, and exercise needs of high-threat, high-density urban areas.*

VRF (Vehicle Registration Fee): *The Measure F Alameda County Vehicle Registration Fee (VRF) Program, which was approved by voters in November 2010, authorizes a \$10 per year vehicle registration fee. The goal of the VRF program is to sustain the County's transportation network and reduce traffic congestion and vehicle-related pollution.*

CAPITAL IMPROVEMENT PROGRAM FUNDS

<i>FUND</i>	<i>REVENUE SOURCE</i>	<i>RESTRICTED/ NON-RESTRICTED</i>	<i>ALLOWABLE USES</i>
<i>210-Gas Tax</i>	<i>Gas Tax (general) - funds paid to the City by the State</i>	<i>Restricted</i>	<i>Any street related project, construction, or maintenance</i>
	<i>Gas Tax (Prop. 111) - approved by voters 6/5/90</i>	<i>Restricted</i>	<i>Any street related project similar to general Gas Tax monies</i>
	<i>Gas Tax Swap – replaces Proposition 42 funds</i>	<i>Restricted</i>	<i>Any street related project similar to general Gas Tax monies</i>
<i>211-Measure B Tax (Local Transportation)</i>	<i>Measure B Local Transportation Funds</i>	<i>Restricted</i>	<i>Local street maintenance and transportation improvements</i>
<i>212-Measure B Tax (Pedestrian and Bicycle)</i>	<i>Measure B Non-Motorized Funds</i>	<i>Restricted</i>	<i>Pedestrian and bicycle improvements</i>
<i>217-Vehicle Registration Fee</i>	<i>Vehicle Registration Fees</i>	<i>Restricted</i>	<i>Local street maintenance and transportation improvements</i>
<i>242-Housing Authority Capital</i>	<i>Transfers from Housing Authority Operating Fund (Fund 241)</i>	<i>Restricted</i>	<i>May only be used for projects related to housing</i>
<i>410-Capital Improvement</i>	<i>Construction Tax and Transfers from General Fund when available</i>	<i>Non-Restricted</i>	<i>Any capital expenditure</i>
<i>413-Street System Improvements</i>	<i>Transfers from General Fund in prior years, TCRP (Proposition 42) Funds, Proposition 1B, and transfers from Measure B Fund and Rt. 238 Trust Fund</i>	<i>Non-Restricted and Restricted Depending on Source of Revenue</i>	<i>Major street system improvements.</i>
<i>415-Police Capital Project</i>	<i>Transfers from the General Fund</i>	<i>Restricted</i>	<i>May only be used for the purchase of Police-related equipment</i>

<i>FUND</i>	<i>REVENUE SOURCE</i>	<i>RESTRICTED/ NON-RESTRICTED</i>	<i>ALLOWABLE USES</i>
<i>416-Fire Capital Project</i>	<i>Transfers from the General Fund</i>	<i>Restricted</i>	<i>May only be used for the purchase of Fire-related equipment</i>
<i>417-Maintenance Services Capital Project</i>	<i>Transfers from the General Fund</i>	<i>Restricted</i>	<i>May only be used for the purchase of Maintenance Services-related equipment</i>
<i>418-Library & Community Services Capital Fund</i>	<i>Transfers from the General Fund</i>	<i>Restricted</i>	<i>May only be used for the purchase of Library or Community Services-related equipment</i>
<i>420-Transportation System Improvement</i>	<i>Transfers from the General Fund</i>	<i>Non-Restricted</i>	<i>Established for transportation improvement projects. However, monies can be used for any capital expenditure</i>
<i>430-Route 238 Trust Fund</i>	<i>State Right-of-Way Rental (12% share of rental fees collected for housing units purchased for Route 238 right-of-way)</i>	<i>Restricted</i>	<i>May be used to fund transportation improvements similar to Gas Tax</i>
<i>613-Sewer Capital Improvement</i>	<i>Sewer connection fees from new development</i>	<i>Restricted</i>	<i>May be used only for projects related to the sewer system</i>
<i>614-Sewer Replacement</i>	<i>Transfers from Sewer Revenue Fund (Fund 611)</i>	<i>Restricted</i>	<i>May be used only for projects related to the sewer system</i>
<i>616-WPCF Replacement</i>	<i>Transfers from Sewer Revenue Fund</i>	<i>Restricted</i>	<i>May be used only for projects related to the Water Pollution Control Facility</i>

<i>FUND</i>	<i>REVENUE SOURCE</i>	<i>RESTRICTED/ NON-RESTRICTED</i>	<i>ALLOWABLE USES</i>
<i>622-Water Capital</i>	<i>Water Facilities Fees from new development</i>	<i>Restricted</i>	<i>May be used only for projects related to the water system</i>
<i>623-Water Replacement</i>	<i>Transfers from Water Maintenance & Operation Fund (Fund 621)</i>	<i>Restricted</i>	<i>May be used only for projects related to the water system</i>
<i>627-Regional Water Intertie – Capital</i>	<i>Contributions from the SFPUC and EBMUD</i>	<i>Restricted</i>	<i>May be used only for work related to the Regional Water Intertie Project</i>
<i>632-Airport</i>	<i>Transfers from Airport Operating Fund (Fund 631)</i>	<i>Restricted</i>	<i>May be used only for airport projects</i>
<i>721-Facilities Internal Service</i>	<i>Initial start-up funding from Capital Improvement Fund (Fund 410); funding in subsequent years derived from internal service charges</i>	<i>Restricted</i>	<i>May be used only for facilities-related projects</i>
<i>726-Technology Services Internal Service</i>	<i>Initial start-up funding from Capital Improvement Fund (Fund 410); funding in subsequent years derived from internal service charges</i>	<i>Restricted</i>	<i>May be used only for technology-related projects</i>
<i>731-Fleet Management General Fund Capital</i>	<i>Fleet Management Operating Fund (Fund 730) and General Fund</i>	<i>Restricted</i>	<i>May be used only for the purchase of vehicles</i>
<i>732-Fleet Management Enterprise Capital</i>	<i>Operating funds for Airport, Stormwater, Sewer and Water (Funds 631, 602, 612, and 621)</i>	<i>Restricted</i>	<i>May be used only for the purchase of Enterprise Fund vehicles</i>

FY 2014 - FY 2022 CAPITAL IMPROVEMENT PROGRAM

LIVABLE NEIGHBORHOODS EXPENDITURE SUMMARY

PROJECT DESCRIPTION	TOTAL	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Pedestrian and Bicycle Improvements	295	175	15	15	15	15	15	15	15	15
Wheelchair Ramps	1,070	122	120	108	120	120	120	120	120	120
Sidewalk Rehabilitation & New Sidewalks	10,890	1,260	1,260	1,260	1,160	1,160	1,160	1,210	1,210	1,210
Speed Hump Installation & Traffic Calming	1,442	162	160	160	160	160	160	160	160	160
Street Trees/Median Landscaping/Murals	4,310	930	605	205	975	1,175	105	105	105	105
Traffic Signal & Streetlight Energy/Maintenance	8,415	839	863	887	912	938	965	985	1,003	1,023
New and Replacement Street Lights	880	640	30	30	30	30	30	30	30	30
TOTAL CAPITAL EXPENDITURES	27,302	4,128	3,053	2,665	3,372	3,598	2,555	2,625	2,643	2,663

NOTE: All expenditures expressed in \$1,000's.

FY14 LIVABLE NEIGHBORHOODS													
Expenditure amounts do not include reimbursements, transfers between funds, or operating/maintenance expense.			PRIOR EXPEND.	FY14 EXPEND.	FY15 EXPEND.	FY16 EXPEND.	FY17 EXPEND.	FY18 EXPEND.	FY19 EXPEND.	FY20 EXPEND.	FY21 EXPEND.	FY22 EXPEND.	TOTAL
(In thousands)													
FUND:	PROJECT NUMBER	DESCRIPTION											
PEDESTRIAN AND BICYCLE IMPROVEMENTS													
	Measure B Tax (212)	5175	Pedestrian Traffic Signal Improvements	187	15	15	15	15	15	15	15	15	135
	Street System Imp (413)	5198	West A Street Sidewalk Improvements	22	160								160
			SUBTOTAL		175	15	295						
WHEELCHAIR RAMPS													
	Gas Tax Fund (210)	5115	Wheelchair Ramps FY14 - Districts 7 & 10	12	110								110
	Gas Tax Fund (210)	TBD	Wheelchair Ramps FY15 - Districts 1 & 8	0	12	108							120
	Gas Tax Fund (210)	TBD	Wheelchair Ramps FY16 - FY22	0	0	12	108	120	120	120	120	120	840
			SUBTOTAL		122	120	108	120	120	120	120	120	1,070
SIDEWALK REHABILITATION & NEW SIDEWALK													
	Measure B Tax (212)	5154	New Sidewalks FY14: Huntwood, D St., Industrial	50	350								350
	Measure B Tax (212)	TBD	New Sidewalks FY15	0	50	400							450
	Measure B Tax (212)	TBD	New Sidewalks FY16-FY22	0	0	50	450	450	450	450	500	500	3,350
	Measure B Tax (212)	New	Project Predesign Services	0	10	10	10	10	10	10	10	10	90
	Street System Imp (413)	TBD	Sidewalk Rehab Project FY14 - Districts 7 & 10	0	800								800
	Street System Imp (413)	TBD	Sidewalk Rehab Project FY15 - Districts 1 & 8	0	50	750							800
	Street System Imp (413)	TBD	Sidewalk Rehabilitation FY16 - FY22	0	0	50	800	700	700	700	700	700	5,050
			SUBTOTAL		1,260	1,260	1,260	1,160	1,160	1,160	1,210	1,210	10,890
SPEED HUMP INSTALLATION & TRAFFIC CALMING													
	Measure B Tax (211)	5166	Speed Monitoring Devices	178	32	30	30	30	30	30	30	30	272
	Capital Imp (410)	6950	Neighborhood Partnership Program Project	319	50	50	50	50	50	50	50	50	450
	Transp Sys Imp (420)	5734	Speed Hump Installation Program	70	80	80	80	80	80	80	80	80	720
			SUBTOTAL		162	160	1,442						

FY14 LIVABLE NEIGHBORHOODS														
Expenditure amounts do not include reimbursements, transfers between funds, or vehicle replacements and operating/maintenance expense.				PRIOR EXPEND.	FY14 EXPEND.	FY15 EXPEND.	FY16 EXPEND.	FY17 EXPEND.	FY18 EXPEND.	FY19 EXPEND.	FY20 EXPEND.	FY21 EXPEND.	FY22 EXPEND.	TOTAL
(In thousands)														
FUND:	PROJECT NUMBER	DESCRIPTION												
STREET TREES/MEDIAN LANDSCAPING/MURALS														
Capital Imp (410)	6906	Mural Art Program	100	25										25
Capital Imp (410)	6978	Foothill Gateway Landscape Plan	0	50										50
Capital Imp (410)	5102	Landscape Material/Street Tree Replacements	55	55	55	55	55	55	55	55	55	55	55	495
Capital Imp (410)	6938	Annual Median Tree & Shrub Replacement	50	50	50	50	50	50	50	50	50	50	50	450
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY12 - Industrial Parkway - Hwy 880 to Mission	1,000	150										150
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY13 - Winton: Hesperian to Santa Clara	100	100										100
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY14 - Industrial Parkway - Hesperian to Hwy 880	0	500										500
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY15 - Hesperian - Winton to Chabot Ct.	0	0	500									500
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY16 - Hesperian - West A St. to Winton	0	0	0	100	770							870
Street System Imp (413)	TBD	Median Landscaping Improvement Project FY17 - Industrial Blvd. - Hwy 92 to Arf Ave.	0	0	0	0	100	1,070						1,170
		SUBTOTAL		930	605	205	975	1,175	105	105	105	105	105	4,310
TRAFFIC SIGNAL AND STREETLIGHT ENERGY/MAINTENANCE														
Gas Tax Fund (210)	5186	Traffic Signal Energy	181	72	74	76	78	80	83	85	86	88	88	722
Gas Tax Fund (210)	5187	Traffic Signal Maintenance	415	248	253	258	263	268	274	279	284	289	289	2,416
Gas Tax Fund (210)	5188	Streetlight Energy	1,114	315	328	341	355	369	383	391	398	406	406	3,286
Gas Tax Fund (210)	5189	Streetlight Maintenance	400	204	208	212	216	221	225	230	235	240	240	1,991
		SUBTOTAL		839	863	887	912	938	965	985	1,003	1,023	1,023	8,415
NEW AND REPLACEMENT STREETLIGHTS														
Gas Tax Fund (210)	5132	New and Replacement Street Lights	151	640	30	30	30	30	30	30	30	30	30	880
		SUBTOTAL		640	30	880								
TOTAL LIVABLE NEIGHBORHOODS PROJECTS					4,128	3,053	2,665	3,372	3,598	2,555	2,625	2,643	2,663	27,302

GAS TAX FUND - FUND 210

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
5104	Wheelchair Ramps - FY13 - Districts 4 & 5 <i>TDA</i>	113 113	0	113 113									
5125	Citywide Conversion of Traffic Safety Lights to LED <i>PG&E Loan</i>	250 250	0	250 250									
5139	Citywide Conversion of Streetlights to LED <i>California Energy Commission Loan</i>	3,000 3,000	0	3,000 3,000									
5168	Wheelchair Ramps - FY12 - Districts 6 & 9 <i>TDA</i>	106 106	18	88 106									
5115	Wheelchair Ramps - FY14 - Districts 7 & 10 <i>TDA</i>	122 120	0	12	110 120								
5106	Project Predesign	322	N/A	22	60	30	30	30	30	30	30	30	30
5110	Pavement Management Program	407	N/A	22	65	15	65	15	65	15	65	15	65
5116	Congestion Management Program	1,016	N/A	77	82	87	92	97	103	109	116	123	130
5132	New and Replacement Streetlights <i>PG&E Rebate</i>	1,014 628	103	31 18	640 610	30	30	30	30	30	30	30	30
5140	Miscellaneous Curb and Gutter Repair	300	N/A	30	30	30	30	30	30	30	30	30	30
5186	Traffic Signal Energy	946	96	128	72	74	76	78	80	83	85	86	88
5187	Traffic Signal Maintenance	2,831	172	243	248	253	258	263	268	274	279	284	289
5188	Streetlight Energy	4,601	642	672	315	328	341	355	369	383	391	398	406
5189	Streetlight Maintenance	2,391	200	200	204	208	212	216	221	225	230	235	240
5133	StreetView System Upgrade	420	104	0	76	60	0	60	0	60	0	60	0
TBD	Wheelchair Ramps - FY15 - Districts 1 & 8 <i>TDA</i>	120 120	0	0	12	108 120							
TBD	Pavement Rehabilitation - Gas Tax FY15 - FY22	4,300	0	0	600	600	500	300	200	400	500	600	600
TBD	Wheelchair Ramps - FY16 - FY22 <i>TDA</i>	840 840	0	0	0	12	108 120	120 120	120 120	120 120	120 120	120 120	120 120

GAS TAX FUND - FUND 210

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			4,888	2,514	1,835	1,742	1,595	1,516	1,759	1,875	2,012	2,028
	Transfer to General Fund for Street & Signal Maintenance	15,193	6,362	1,140	702	847	855	864	872	881	890	890	890
	Transfer to Fund 413 (Gas Tax "Swap" portion)		1,486	1,486	1,700	1,700	1,700	1,800	2,100	1,700	1,700	1,600	1,600
	Debt Service (CEC loan for Citywide streetlight conversion) - loan payment through FY21 (interest rate of 1%/yr)	2,824		0	0	353	353	353	353	353	353	353	353
	Debt Service (PG&E loan for Citywide traffic safety light conversion)	235		0	30	30	30	30	30	30	30	25	
	TOTAL EXPENDITURES			7,514	4,946	4,765	4,680	4,642	4,871	4,723	4,848	4,880	4,871
	REVENUES:												
	Interest			3	2	6	5	6	5	4	7	7	8
	Reimbursements			219	120	120	120	120	120	120	120	120	120
	Apportionment Sec. 2105			652	715	722	729	737	744	751	759	767	774
	Apportionment Sec. 2106			470	479	484	489	494	498	503	508	514	519
	Apportionment Sec. 2107 & 2107.5			1,038	1,075	1,086	1,097	1,108	1,119	1,130	1,141	1,153	1,164
	Gas Tax "Swap" Sec. 2103			1,337	2,167	2,189	2,211	2,233	2,255	2,278	2,300	2,323	2,347
	California Energy Commission Loan			3,000									
	PG&E Rebate			18	610								
	PG&E Loan			250									
	Other Revenue			2									
	REVENUE SUBTOTAL:			6,989	5,168	4,606	4,650	4,696	4,741	4,786	4,836	4,883	4,932
	TRANSFERS IN FROM:												
	Fund 430 (for Streetlight and Signal Maintenance)		200	200	100	100							
	TRANSFERS SUBTOTAL:			200	100	100							
	REVENUE TOTALS:			7,189	5,268	4,706	4,650	4,696	4,741	4,786	4,836	4,883	4,932
	BEGINNING FUND BALANCE:			348	23	345	287	257	312	182	245	233	236
	ENDING FUND BALANCE:			23	345	287	257	312	182	245	233	236	296

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Livable Neighborhoods

Project Title: Wheelchair Ramps FY15 - Districts 1 & 8

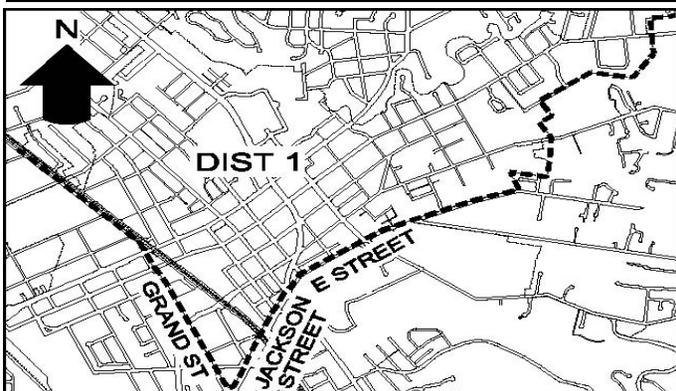
Project No.: To Be Determined

Fund 210 - Gas Tax Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	12	108								120
Reimbursements				(120)								(120)
Net Cost to Fund	0	0	12	(12)								0



DESCRIPTION:

This project will install wheelchair ramps in Districts 1 and 8.

JUSTIFICATION:

The project is one of several that will enhance neighborhood preservation and provide the disabled with access to streets and sidewalks.

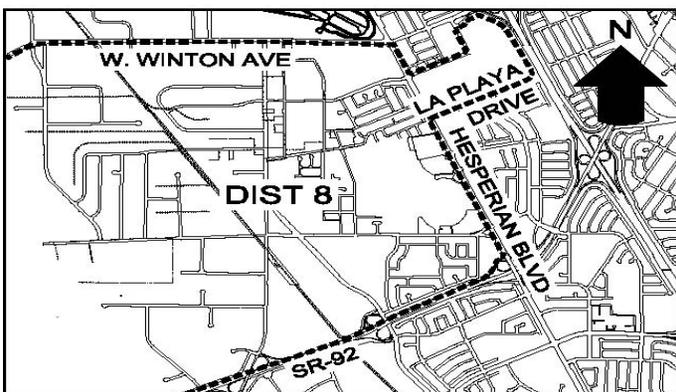
REIMBURSEMENTS:

Transportation Development Act 120

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.



MEASURE B TAX (LOCAL TRANSPORTATION) - FUND 2 1 1

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
5172	Pavement Reconstruction FY13 - Contessa, Sequoia, Capetown, Tilden, Martha, Edgemere, Gading, and Lindenwood	722	40	682									
5174	Pavement Rehabilitation, Measure B - FY13 - Gettysburg, Canyon View Ct., High Country Dr., Deer Park Ct., Deer Park Way, Claiborne Ct., Chandler Rd., and Denton Ave.	1,300	64	1,236									
5144	Pavement Reconstruction FY14 - Alonda Court, Cottonwood Avenue, O'Neil Avenue, and Mitchell Place	900	0	50	850								
5147	Pavement Rehabilitation, Measure B - FY14 - Danforth Lane, Grasmere Place, Harvest Court, Linfield Lane, Peterman Avenue, Seabreeze Court, Thornwall Lane, and Victory Drive	1,300	0	100	1,200								
5166	Speed Monitoring Devices	450	139	39	32	30	30	30	30	30	30	30	30
TBD	Pavement Reconstruction FY15	900	0	0	150	750							
TBD	Pavement Rehabilitation FY15	1,500	0	0	200	1,300							
TBD	Pavement Reconstruction - FY16 - FY22	6,100	0	0	0	50	750	800	900	900	900	900	900
TBD	Pavement Rehabilitation, Measure B - FY16 - FY22	10,100	0	0	0	100	1,300	1,300	1,300	1,400	1,500	1,600	1,600
NEW	Project Predesign Services	270	0	0	30	30	30	30	30	30	30	30	30
	TOTAL PROJECT COSTS			2,107	2,462	2,260	2,110	2,160	2,260	2,360	2,460	2,560	2,560
	TOTAL EXPENDITURES			2,107	2,462	2,260	2,110	2,160	2,260	2,360	2,460	2,560	2,560
	REVENUES:												
	Interest			7	5	3	1	1	2	1	2	1	2
	Reauthorized Measure B			1,982	2,002	2,062	2,124	2,188	2,253	2,343	2,437	2,535	2,636
	REVENUE SUBTOTAL:			1,989	2,007	2,065	2,125	2,189	2,255	2,344	2,439	2,536	2,638
	TRANSFERS IN FROM:												
	TRANSFERS SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	REVENUE TOTALS:			1,989	2,007	2,065	2,125	2,189	2,255	2,344	2,439	2,536	2,638
	BEGINNING FUND BALANCE:			807	689	234	39	54	83	78	62	41	17
	ENDING FUND BALANCE:			689	234	39	54	83	78	62	41	17	95

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Road and Street

Project Title: Project Predesign Services
 Project No.: To Be Determined
 Fund 211 - Measure B Fund (Local Transportation)

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	30	30	30	30	30	30	30	30	30	270
Reimbursements												
Net Cost to Fund	0	0	30	30	30	30	30	30	30	30	30	270

DESCRIPTION:

City Engineering costs associated with the predesign of road and street projects, including preliminary survey, design, and cost estimates. Also includes engineering costs associated with the overall administration of all capital projects in this fund.

JUSTIFICATION:

Predesign projects fund work by Engineering and Transportation staff involving preliminary design and general administrative work performed on projects contained within this fund.

MAP NOT APPROPRIATE

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

MEASURE B TAX (PEDESTRIAN AND BICYCLE) - FUND 212

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
5130	Industrial Boulevard Pedestrian/Bicycle Bridge Relocation	320	268	52									
5176	New Sidewalks FY13: Franklin Ave., Harder Rd. and Phillips Way	500	64	436									
5154	New Sidewalks FY14: Huntwood Ave., D St., Industrial Blvd.	400	0	50	350								
5175	Pedestrian Traffic Signal Modifications and Improvements	322	172	15	15	15	15	15	15	15	15	15	15
TBD	New Sidewalks FY15	450	0	0	50	400							
TBD	New Sidewalks FY16 - FY22	3,350	0	0	0	50	450	450	450	450	500	500	500
NEW	Project Predesign Services	90	0	0	10	10	10	10	10	10	10	10	10
	TOTAL PROJECT COSTS			553	425	475	475	475	475	475	525	525	525
	TOTAL EXPENDITURES			553	425	475	475	475	475	475	525	525	525
	REVENUES:												
	Interest			2	2	3	2	1	1	1	1	1	1
	Reauthorized Measure B			407	411	423	436	449	463	481	500	520	541
	REVENUE SUBTOTAL:			409	413	426	438	450	464	482	501	521	542
	TRANSFERS IN FROM:												
	TRANSFERS SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	REVENUE TOTALS:			409	413	426	438	450	464	482	501	521	542
	BEGINNING FUND BALANCE:			316	172	160	111	74	49	38	45	21	18
	ENDING FUND BALANCE:			172	160	111	74	49	38	45	21	18	35

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Livable Neighborhoods

Project Title: Project Predesign Services

Project No.: To Be Determined

Fund 212 - Measure B Fund (Bicycle and Pedestrian)

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	10	10	10	10	10	10	10	10	10	90
Reimbursements												
Net Cost to Fund	0	0	10	10	10	10	10	10	10	10	10	90

DESCRIPTION:

City Engineering costs associated with the predesign of bicycle and pedestrian projects, including preliminary survey, design, and cost estimates. Also includes engineering costs associated with the overall administration of all capital projects in this fund.

JUSTIFICATION:

Predesign projects fund work by Engineering and Transportation staff involving preliminary design and general administrative work performed on projects contained within this fund.

MAP NOT APPROPRIATE

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

VEHICLE REGISTRATION FEE - FUND 217

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
5195	Pavement Rehabilitation VRF FY13 - Districts 4 & 5	898	51	847									
5196	Pavement Rehab VRF FY14 - Districts 6, 10, 15, 19 & 20	800	0	100	700								
TBD	Pavement Rehab VRF FY15	800	0	0	100	700							
TBD	Pavement Rehabilitation - VRF FY16 - FY22	4,950	0	0	0	50	700	700	700	700	700	700	700
TOTAL PROJECT COSTS				947	800	750	700	700	700	700	700	700	700
TOTAL EXPENDITURES				947	800	750	700	700	700	700	700	700	700
REVENUES:													
Interest				5	4	5	3	2	2	1	2	1	1
VRF - Local Streets and Roads				783	644	651	657	664	671	677	684	691	698
REVENUE SUBTOTAL:				643	648	656	660	666	673	678	686	692	699
TRANSFERS IN FROM:													
TRANSFERS SUBTOTAL:				0	0	0	0	0	0	0	0	0	0
REVENUE TOTALS:				643	648	656	660	666	673	678	686	692	699
BEGINNING FUND BALANCE:				732	428	276	182	143	108	81	59	45	37
ENDING FUND BALANCE:				428	276	182	143	108	81	59	45	37	36

HOUSING AUTHORITY - CAPITAL - FUND 242

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
5077	Various Low/Mod Capital Projects	0	0										
5075	Route 238 Homebuyer Program	0	0	0									
5076	South Hayward BART - Affordable Housing	2,124	2,124	0									
	Transfer to Fund 470		1,071	3,135									
	TOTAL PROJECT COSTS			3,135									
	TOTAL EXPENDITURES			3,135									
	Note: This fund to be closed out in FY13												
	REVENUES:												
	Interest												
	REVENUE SUBTOTAL:												
	TRANSFERS IN FROM:												
	Fund 241		1,100										
	TRANSFERS SUBTOTAL:												
	REVENUE TOTALS:												
	BEGINNING FUND BALANCE:			3,135	0	0	0	0	0	0	0	0	0
	ENDING FUND BALANCE:			0	0	0	0	0	0	0	0	0	0

CAPITAL IMPROVEMENT FUND - FUND 410

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
6961	880/92 Reliever Route Project - Phase I - Preliminary Design and Environmental Review	920 600	920 415	185									
	<i>ACTC</i>												
6901	City Facilities Needs Assessment Study	250	0	250									
6904	Community Satisfaction Survey	40	0	40									
6909	Downtown Parking Study	20	0	20									
6910	Interior Painting of City Facilities	30	0	30									
6951	City Gateways	406	165	241									
	<i>RDA</i>	406	406										
6992	New Library - Programming/Design	1,000	253	747									
	<i>Developer Donation</i>	1,127	1,127										
6906	Mural Art Program	125	3	97	25								
6908	Comprehensive General Plan Update	2,203	0	1,101	1,102								
6977	UST Remediation Study - Fire Station 2	320	176	73	46	25							
5102	Landscape Material/Street Tree Replacements	550	N/A	55	55	55	55	55	55	55	55	55	55
5160	Surplus Property Maintenance	150	N/A	15	15	15	15	15	15	15	15	15	15
6121	Property Taxes on Excess Right-of-Way	50	N/A	5	5	5	5	5	5	5	5	5	5
6907	Project Predesign Services	350	N/A	35	35	35	35	35	35	35	35	35	35
6938	Annual Median Tree & Shrub Replacement	500	N/A	50	50	50	50	50	50	50	50	50	50
6950	Neighborhood Partnership Program Project	769	269	50	50	50	50	50	50	50	50	50	50
	<i>Caltrans</i>	61	61										
6968	Sealing Centennial Hall Parking Deck	260	139	91	0	0	0	0	0	0	0	30	
6902	City Hall Rotunda Sound System	25	0	0	25								
6903	Improvements to City Council Chambers	25	0	0	25								
6905	Disaster Preparedness Exercise	50	0	0	50								
6978	Foothill Gateway Landscape Plan	50	0	0	50								
	<i>County Reimbursement</i>	25			25								
	<i>RDA</i>	25	25										
	Transfer to Fund 726 (new ISF for Tech Services)		850	320									

CAPITAL IMPROVEMENT FUND - FUND 410

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			3,220	1,533	235	210	210	210	210	210	240	210
	TOTAL EXPENDITURES			3,220	1,533	235	210	210	210	210	210	240	210
	REVENUES:												
	Interest			13	2	17	42	64	86	98	152	157	163
	ACTIA			185									
	Construction Tax			100	150	200	250	250	250	250	250	250	250
	County Reimbursement (Project 6978)				25								
	Surplus Land Sale - Traynor				446								
	REVENUE SUBTOTAL:			298	623	217	292	314	336	348	402	407	413
	TRANSFERS IN FROM:												
	General Fund		45	1,101	656	1,500	1,000	1,000	1,000				
	TRANSFERS SUBTOTAL:												
	REVENUE TOTALS:			1,399	1,279	1,717	1,292	1,314	1,336	348	402	407	413
	BEGINNING FUND BALANCE:			2,181	360	106	1,588	2,670	3,774	4,900	5,038	5,230	5,397
	ENDING FUND BALANCE:			360	106	1,588	2,670	3,774	4,900	5,038	5,230	5,397	5,600

STREET SYSTEM IMPROVEMENTS - FUND 413

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
5103	Sidewalk Rehabilitation FY10 - Districts 1 & 8 <i>Resident Participation</i>	765 80	765	80									
5138	Pavement Rehab - D St., Huntwood, Industrial Pkwy SW, 2nd St <i>STP</i>	1,777 1,336	1,777 1,275	61									
5107	B Street Pavement Repair (Second to Kelly)	650	0	650									
5108	Sidewalk Rehabilitation FY13 - Districts 4 & 5 <i>Resident Participation</i>	900 100	0	900 100									
5135	Sidewalk Rehabilitation FY11 - Districts 2 & 3 <i>Resident Participation</i>	872 100	845 8	27 92									
5159	City Municipal Parking Lot #5	263	37	226									
5164	Paratransit Scheduling Technology	0	0	0									
5167	Dixon St. Improvements - Tennyson to Valle Vista <i>TLC Grant</i> <i>Developer Reimbursement</i>	3,063 1,800 320	308 260	2,755 1,200	340 320								
5179	Sidewalk Rehabilitation FY12 - Districts 6 & 9 <i>Resident Participation</i>	900 100	286 1	614 99									
5180	Pavement Reconstruction FY13 - Wauchula Way: Sleepy Hollow to Chiplay Avenue	541	29	512									
5182	Sidewalk Repair - Larrabee Street from Woodland Avenue to Garin Avenue	96	82	14									
5157	Median Landscaping Improvement Project FY13 - Winton: Hesperian to Santa Clara	200	0	100	100								
5183	Pavement Reconstruction FY14 - Alberta Ct, Forselles Wy, and Stafford Avenue	500	0	50	450								
5184	Median Landscaping Improvement Project FY12 - Industrial Parkway - Hwy 880 to Mission Blvd	1,150	152	848	150								
5198	West A St. Crosswalk Improvements - South Garden, Happyland, Hathaway <i>HSIP</i>	182 161	0	22 22	160 139								
5197	880/92 Reliever Route Project - Design, Right-of-Way and Construction <i>ACTC</i>	26,592 26,437	877	7,968 8,797	13,800 13,717	3,947 3,923							
5148	Project Predesign Services	474	154	50	30	30	30	30	30	30	30	30	30
5153	Alameda County Aerial Photography	200	47	3	50	0	0	50	0	0	50		
5151	City Municipal Parking Lot Pavement Maintenance	771	1	0	0	100	120	250	100	100	100	0	0
TBD	City Municipal Parking Lot #6	260	0	0	260								
TBD	Median Landscaping Improvement Project FY14 - Industrial Parkway - Hesperian to Hwy 880	500	0	0	500								
TBD	Sidewalk Rehabilitation FY14 - Districts 7 & 10 <i>Resident Participation</i>	800 80	0	0	800 80								

STREET SYSTEM IMPROVEMENTS - FUND 413

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
TBD	Pavement Rehabilitation - Industrial Boulevard <i>OBAG</i>	1,489 1,335	0	0	1,489 1,335								
TBD	Pavement Reconstruction FY15	600	0	0	50	550							
TBD	Sidewalk Rehabilitation FY15 - Districts 1 & 8 <i>Resident Participation</i>	800 80	0	0	50	750 80							
TBD	Median Landscaping Improvement Project FY15 - Hesperian - Winton to Chabot Ct.	500	0	0	0	500							
TBD	Pavement Reconstruction FY16 - FY22	3,850	0	0	0	50	700	300	300	500	600	700	700
TBD	Sidewalk Rehabilitation FY16 - FY22 <i>Resident Participation</i>	5,050 560	0	0	0	50	800 80	700 80	700 80	700 80	700 80	700 80	700 80
TBD	Median Landscaping Improvement Project FY16 - Hesperian - West A St. to Winton	870	0	0	0	0	100	770					
TBD	Median Landscaping Improvement Project FY17 - Industrial Blvd. - Hwy 92 to Arf Ave.	1,170	0	0	0	0	0	100	1,070				
TBD	Slurry Seal/Preventive Maintenance - FY19 - FY22	1,600	0	0	0	0	0	0	0	400	400	400	400
	TOTAL PROJECT COSTS			14,739	17,889	5,977	1,750	2,200	2,200	1,730	1,880	1,830	1,830
	TOTAL EXPENDITURES			14,739	17,889	5,977	1,750	2,200	2,200	1,730	1,880	1,830	1,830
	REVENUES:												
	Interest			16	1	2	4	4	0	2	5	4	3
	Sidewalk Rehabilitation Reimbursement			371	80	80	80	80	80	80	80	80	80
	Developer - Reimbursement (Project 5167)				320								
	TLC Grant (Project 5167)		260	1,200	340								
	STP (Project 5138)			61									
	OBAG (Industrial Blvd Pavement Rehabilitation Project)				1,335								
	HSIP (Project 5198)			22	139								
	ACTC (Project 5197)		26,437	8,797	13,717	3,923							
	County RDA Reimb. for City's Contrib. for Mt. Eden Project 5143 (repayment term - 20 years)									100	100	100	100
	REVENUE SUBTOTAL:			10,467	15,932	4,005	84	84	80	182	185	184	183
	TRANSFERS IN FROM:												
	Fund 430 - (Rt. 238 Trust Fund)			250	250	250	241						
	Fund 210 (Gas Tax "Swap")			1,486	1,700	1,700	1,700	1,800	2,100	1,700	1,700	1,600	1,600
	TRANSFERS SUBTOTAL:			1,736	1,950	1,950	1,941	1,800	2,100	1,700	1,700	1,600	1,600
	REVENUE TOTALS:			12,203	17,882	5,955	2,025	1,884	2,180	1,882	1,885	1,784	1,783
	BEGINNING FUND BALANCE:			2,633	97	90	68	343	27	7	159	164	118
	ENDING FUND BALANCE:			97	90	68	343	27	7	159	164	118	71

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

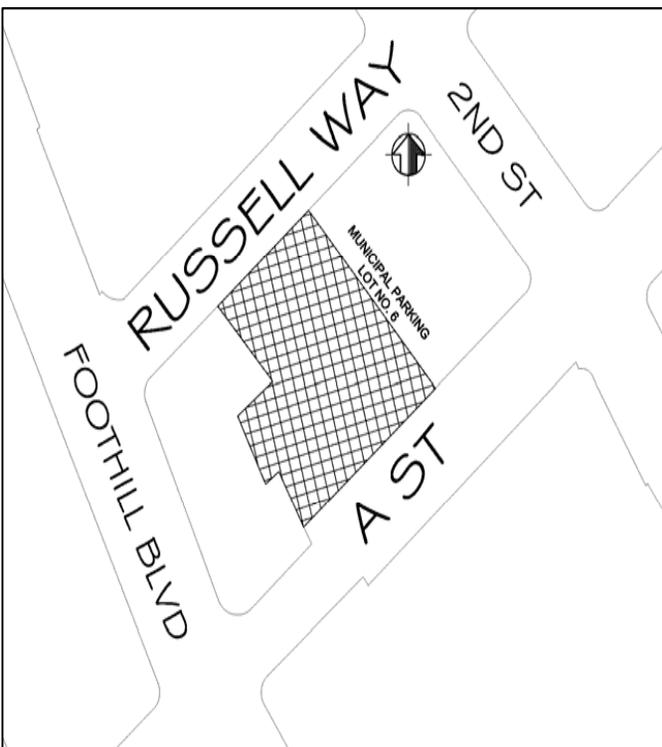
CATEGORY: Road and Street

Project Title: City Municipal Parking Lot #6
 Project No.: To Be Determined
 Fund 413 - Street System Improvements

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	260									260
Reimbursements												
Net Cost to Fund	0	0	260									260



DESCRIPTION:

Each year, funding is utilized to rehabilitate pavement at one of the City's parking lots. For FY14, Municipal Parking Lot #6 is scheduled for improvements.

JUSTIFICATION:

Pavement at many of the City's parking lots is starting to fail, thereby posing a hazard to both motorists and pedestrians who traverse through the lots.

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Road and Street

Project Title: Pavement Rehabilitation - Industrial Boulevard
 Project No.: To Be Determined
 Fund 413 - Street System Improvements

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	1,489									1,489
Reimbursements			(1,335)									(1,335)
Net Cost to Fund	0	0	154									154



DESCRIPTION:

This project, which is funded through a OneBayArea Grant, will improve the condition of pavement along portions of Industrial Boulevard from Clawiter Road to south of Depot Road.

JUSTIFICATION:

This project will promote pedestrian and vehicular safety through this heavily and frequently traveled thoroughfare.

REIMBURSEMENTS:

OneBayArea Grant 1,335

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

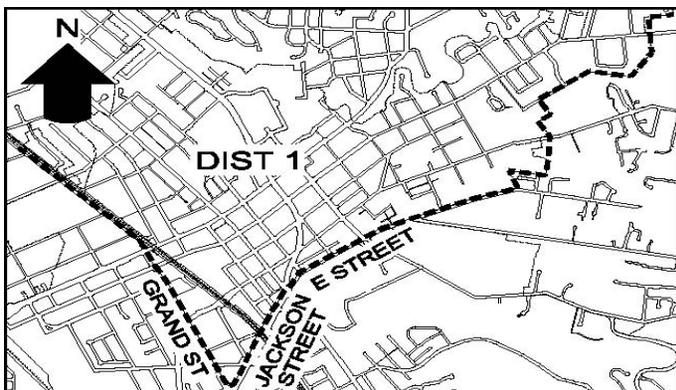
CATEGORY: Livable Neighborhoods

Project Title: Sidewalk Rehabilitation FY15 - Districts 1 & 8
 Project No.: To Be Determined
 Fund 413 - Street System Improvements

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	50	750								800
Reimbursements				(80)								(80)
Net Cost to Fund	0	0	50	670								720



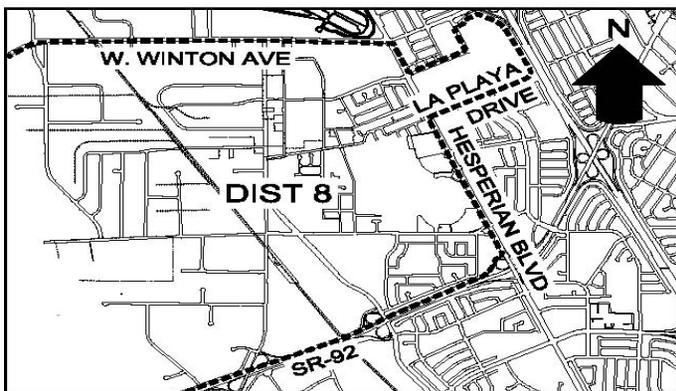
DESCRIPTION:

Continuation of new program to rehabilitate sidewalks, curbs, and gutters in various sections of the City damaged by street trees. The areas of the City that are part of this project are in Districts 1 and 8.

Each year, as funds are appropriated, the current portion of the program will be segregated to more easily track costs.

JUSTIFICATION:

This project is an effort to continue addressing the Citywide damage to sidewalks, curbs, and gutters caused by street trees. This program is made possible by the allocation of Proposition 42/Gas Tax "swap" funding.



REIMBURSEMENTS:

Resident Participation

PROJECT MODIFICATIONS:

Increased project cost by \$50,000.

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

TRANSPORTATION SYSTEM IMPROVEMENT FUND - FUND 420

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
5701	Signal Timing and Controller Replacement Program (Hesperian, Tennyson, and Winton) TFCA	648 614	386 357	262 257									
5703	Signal Timing and Controller Replacement Program - Clawite TFCA	218 190	3	215 190									
5705	Citywide Intersection Improvement Study	300	0	150	150								
5709	Traffic Control Devices Repair/Replacement	400	N/A	40	40	40	40	40	40	40	40	40	40
5734	Speed Lump Installation Program	790	N/A	70	80	80	80	80	80	80	80	80	80
5856	Controller Cabinet Replacement Program	250	N/A	25	25	25	25	25	25	25	25	25	25
5877	Transportation System Management Projects	400	N/A	40	40	40	40	40	40	40	40	40	40
5893	Quick Response Traffic Safety Projects	150	N/A	15	15	15	15	15	15	15	15	15	15
TBD	Intersection Improvement Project - TBD	1,200	0	0	0	50	250	50	250	50	250	50	250
	TOTAL PROJECT COSTS			817	350	250	450	250	450	250	450	250	450
	TOTAL EXPENDITURES			817	350	250	450	250	450	250	450	250	450
	REVENUES:												
	Interest			0	0	2	2	2	2	2	3	3	3
	TFCA (Projects 5701 & 5703)			447									
	REVENUE SUBTOTAL:			447	0	2	2	2	2	2	3	3	3
	TRANSFERS IN FROM:												
	Fund 100 (General Fund)		50	350	350	350	350	350	350	350	350	350	350
	TRANSFERS SUBTOTAL:			350	350	350	350	350	350	350	350	350	350
	REVENUE TOTALS:			797	350	352	352	352	352	352	353	353	353
	BEGINNING FUND BALANCE:			53	33	33	135	37	139	41	143	46	149
	ENDING FUND BALANCE:			33	33	135	37	139	41	143	46	149	52

ROUTE 238 TRUST FUND - FUND 430

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
5117	Route 238 Corridor Improvement Project:												
	A - Preliminary Engineering, EIR, and Administration	1,500	1,500										
	B - Design, Right-of-Way Engineering and Acquisition	31,300	30,850	0	450								
	<i>Alameda CTC</i>	30,850	30,850										
	C - Construction & Construction Administration	67,700	37,740	28,610	1,350								
	<i>Alameda CTC</i>	47,650	35,736	11,914									
	<i>LATIP</i>	8,100		8,100									
	<i>Lease Payments (T-Mobile and Euromotors)</i>	104	87	17									
	<i>La Vista</i>	656			656								
	<i>PG&E Rule 20A</i>	6,875	6,100	775									
	<i>Surplus Land Sales</i>	2,400			2,400								
	<i>South Hayward BART</i>	228			228								
	<i>JEM</i>	65			65								
	<i>Grand Mosque</i>	5	5										
5114	Administration and Predesign	811	211	60	60	60	60	60	60	60	60	60	60
5162	Foothill/Mission Corridor Maintenance	950	50	2	98	100	100	100	100	100	100	100	100
5194	Preliminary Design and Environmental Study for the Route 238 Corridor Improvement Project - Phases II & III	500	0	0	500								
	<i>LATIP</i>	500				500							
TBD	Route 238 Corridor Improvement Project - Phase II (Mission from A St. to North City Limit)	6,550	0	0	1,150	5,400							
	<i>LATIP</i>	6,550			1,150	5,400							
TBD	Route 238 Corridor Improvement Project - Phase III (Mission from Industrial to South City Limit)	14,850	0	0	0	0	2,500	12,350					
	<i>LATIP</i>	14,850					2,500	12,350					

ROUTE 238 TRUST FUND - FUND 430

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			28,672	3,608	5,560	2,660	12,510	160	160	160	160	160
	Transfer to Street System Improvements Fund (Fund 413)	4,161	3,170	250	250	250	241						
	Transfer to Gas Tax Fund (Fund 210)	600	200	200	100	100							
	TOTAL EXPENDITURES			29,122	3,958	5,910	2,901	12,510	160	160	160	160	160
	REVENUES:												
	Interest			62	5	19	18	15	13	11	11	7	2
	Lease Payments from Acquired Properties		87	17									
	Alameda CTC	78,500	66,586	11,914									
	State Right of Way Rental		263	218	167	137	107	77	47				
	Real Estate Transactions (Surplus Land Sales)				2,400								
	PG&E Rule 20A	6,875	6,100	775									
	LATIP	30,000		8,100	1,150	5,900	2,500	12,350					
	La Vista				656								
	S. Hayward BART (Developer Reimb Agreement)				228								
	JEM (Developer Reimbursement Agreement)				65								
	REVENUE SUBTOTAL:		73,036	21,086	4,671	6,056	2,625	12,442	60	11	11	7	2
	TRANSFERS IN FROM:												
	TRANSFERS SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	REVENUE TOTALS:			21,086	4,671	6,056	2,625	12,442	60	11	11	7	2
	BEGINNING FUND BALANCE:			8,230	194	907	1,053	777	709	609	460	311	158
	ENDING FUND BALANCE:			194	907	1,053	777	709	609	460	311	158	0

SEWER CAPITAL IMPROVEMENT FUND - FUND 613

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7505	Solar Power Design and Construction	6,069	6,069										
	<i>PG&E Grant</i>	2,755	585	500	490	480	470	230					
7509	Recycled Water Feasibility Study and Facilities Plan	197	197										
	<i>SWRCP Planning Grant</i>	71	71										
	<i>USBR Planning Grant</i>	56		56									
7503	WPCF Master Plan/Facilities Update	300	3	297									
7504	West Winton Landfill Drainage Culvert Repair and Cap Placement Project	530	493	37									
	<i>CalRecycle Grant</i>	225	225										
7511	WPCF Grease Receiving and Processing Facility	770	263	507									
7514	GIS Conversion/Migration (Sewer System Share)	150	0	150									
7519	Utilities Laboratory Information Mgmt & Data Entry	40	0	40									
7520	Sludge Handling Master Plan	50	0	50									
7522	Sewer Collection System Flow Monitoring & Master Plan Update	400	19	381									
7527	Fiber Optic Cable to WPCF	100	9	91									
7542	Energy Management at WPCF	100	0	100									
7545	Water Pollution Control Facility Shrub Planting	76	49	27									
7641	Enclose Effluent Contact Channel	3,100	0	3,100									
	<i>SRF Loan</i>	3,100		3,100									
7506	WPCF Administration Building Renovation and Addition	4,500	0	2,500	2,000								
7507	Recycled Water Treatment and Distribution Facilities	9,900	191	500	9,209								
	<i>SWRCB Construction Grant</i>	2,100			2,100								
	<i>Title XVI Grant</i>	2,100			2,100								
	<i>SRF Loan</i>	5,700			5,700								
7508	Co-Generation System	9,700	129	2,000	7,571								
	<i>PG&E Rebate</i>	2,850			1,567	285	285	285	285	143			
	<i>Fund 612</i>	2,000	2,000										
	<i>Fund 616</i>	3,075	2,550	525									
7523	Project Predesign Services	150	N/A	15	15	15	15	15	15	15	15	15	15
7534	Headworks Hydraulic Evaluation and Improvement	500	0	0	500								
7515	Convert Gravity Thickener to New Primary Clarifier	2,430	0	0	400	2,030							
7517	West Trickling Filter Biofilter	400	0	0	25	375							
7530	Solar Power Design and Construction Phase II - One MW	5,300	0	0	0	5,300							
	<i>PG&E Grant</i>	1,000					200	200	200	200	200		
	<i>Loan from Fund 622</i>	2,000				2,000							
TBD	Storage Ponds Evaluation and Rehabilitation	4,500	0	0	500	4,000							
TBD	New Final Clarifier	7,900	0	0	0	0	0	0	0	0	7,900		
	<i>Fund 616</i>	1,975									1,975		

SEWER CAPITAL IMPROVEMENT FUND - FUND 613

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
NEW	Operational Evaluation of WPCF Blowers	50	0	0	50								
	TOTAL PROJECT COSTS			9,795	20,270	11,720	15	15	15	15	7,915	15	15
	Retirement of Debt Service for Utilities Center (through 2013)	1,730	1,644	86									
	Debt Service State Revolving Fund-WPCF Improvements (Phase I) - 50% of total Debt Service for 20 years to 2028	17,591	4,091	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
	Debt Service California Energy Commission Loan for Solar Project (\$2.4 million @ 3% for 11 years to 2022) (Project 7505)	2,818	218	260	260	260	260	260	260	260	260	260	260
	Debt Service State Revolving Fund for Enclosure of Effluent Contact Channel (\$3.1 million @ 2.5% for 20 years to 2032) (Project 7641)	1,800		0	200	200	200	200	200	200	200	200	200
	Debt Service State Revolving Fund for Recycled Water Project (\$5.7 million @ 2.5% for 20 years to 2032) (Project 7505)	2,960		0	0	370	370	370	370	370	370	370	370
	Debt Service Water Improvement Fund 622 for Additional Solar Project (\$2 million @ 3% for 10 years to 2025) (Project 7530)						235	235	235	235	235	235	235
	Transfer to Fund 616 for WPCF Master Plan Projects			0	500	500	500	500	500	500			
	TOTAL EXPENDITURES			11,491	22,580	14,400	2,930	2,930	2,930	2,930	10,330	2,430	2,430

SEWER CAPITAL IMPROVEMENT FUND - FUND 613

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
	REVENUES:												
	Connection Fee			2,000	5,000	4,000	4,000	4,000	2,500	2,500	2,500	2,500	2,500
	Interest			93	117	118	78	128	156	165	176	107	122
	LAVWMA Buy-In Fee			135	135	135	135	135	135	135	135	135	135
	USBR Planning Grant (Project 7509)			56									
	Proceeds of SRF Loan for Effluent Contact Channel (Project 7641)			3,100									
	SWRCB Construction Grant for Recycled Water Treatment and Distribution Facilities (assumes 25% of construction cost) (Project 7507)				2,100								
	Title XVI Grant (US Bureau of Reclamation) for Recycled Water Treatment and Distribution Facilities (25% of construction cost) (Project 7507)				2,100								
	Proceeds of SRF Loan for Recycled Water Project (Project 7507)				5,700								
	PG&E Grant for Solar Project (assumes 2 million kWh @ \$0.19/kWh for 5 years) (Project 7505)			500	490	480	470	230					
	PG&E Grant for Solar Project Phase II (assumes 2.3 kWh @ \$0.088/kWh for 5 years) (Project 7530)						200	200	200	200	200		
	Loan from Water System Improvement Fund 622 for Solar Project Phase II (Project 7530)					2,000							
	PG&E Rebate for Co-Generation Project (assumes 1400KW Fuel Cells at \$4.50/KW for 1st 1000KW and \$2.25/KW for over 1000KW, with \$5M limit) (Project 7508)				1,567	285	285	285	285	143			
	REVENUE SUBTOTAL:			5,884	17,209	7,018	5,168	4,978	3,276	3,143	3,011	2,742	2,757
	TRANSFERS IN FROM:												
	Fund 725 for CAD/RMS Replacement Loan (\$2.25 million)		880	405	398	390	382						
	WPCF Repl Fund 616 for 50% of City Cost of Co-Generation (\$12.5 million less \$5 million grant; assumes fuel cells) (Project 7507)		2,550	525									
	Water Improvement Fund 622 for 50% of Recycled Water Debt Service (Project 7507)				185	185	185	185	185	185	185	185	185
	WPCF Replacement Fund 616 for 25% of New Final Clarifier										1,975		
	TRANSFERS SUBTOTAL:			930	583	575	567	185	185	185	2,160	185	185
	REVENUE TOTALS:			6,814	17,792	7,593	5,735	5,163	3,461	3,328	5,171	2,927	2,942
	BEGINNING FUND BALANCE:			18,824	14,147	9,359	2,552	5,357	7,590	8,121	8,519	3,360	3,857
	ENDING FUND BALANCE:			14,147	9,359	2,552	5,357	7,590	8,121	8,519	3,360	3,857	4,369

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Sewer System

Project Title: Operational Evaluation of WPCF Blowers

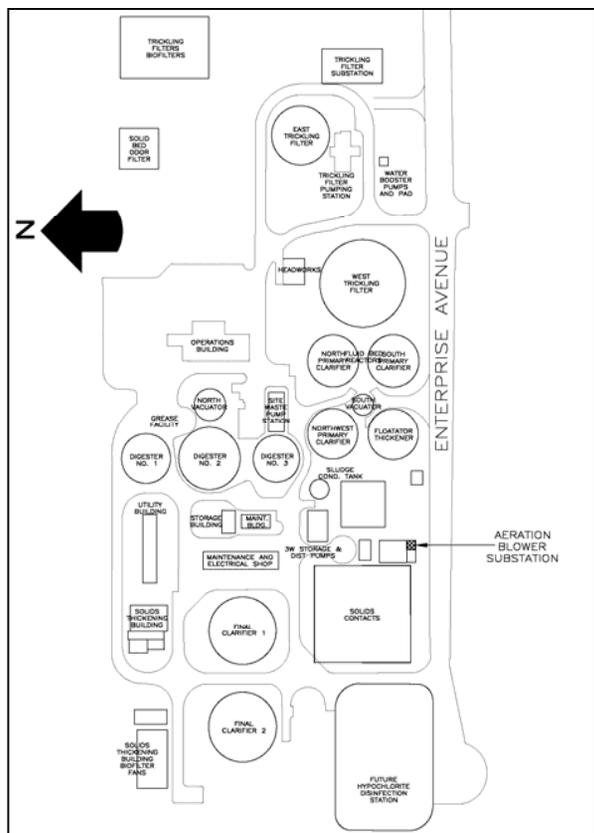
Project No.: To Be Determined

Fund 613 - Sewer Capital Improvement Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	50									50
Reimbursements												
Net Cost to Fund	0	0	50									50



DESCRIPTION:

The solids contact tanks are aerated by 3 blowers. The #2 blower position suffers from a decline in performance and normal troubleshooting efforts have not been able to identify the cause. A firm who specializes in evaluations for this complex system will be used to trouble shoot the system for inadequate performance causes.

JUSTIFICATION:

Normally 2 blowers are sufficient to provide aeration duty with the third blower used for standby. Blower duty is rotated in order to normalize maintenance and replacement costs.

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

SEWER COLLECTION SYSTEM REPLACEMENT FUND - FUND 614

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7536	Annual Line Replacements FY12	300	28	272									
7540	Wastewater Discharge Local Limits Study	100	47	53									
7541	Install Stormwater Trash Capture Device	250	76	174									
	<i>Cal Beverage Container Recycling & Litter Reduction Funds</i>	113	113										
	<i>SF Estuary Project Grant</i>	137		137									
7543	Annual Line Replacements FY13	800	0	800									
7544	Stormwater Trash Capture Device - Phase II	150	0	150									
	<i>Cal Beverage Container Recycling & Litter Reduction Funds</i>			150									
7546	Valle Vista Sewer Force Main Reliability Alternatives Study	200	0	200									
7547	Sewer Replacement at Linden Street, Madrone Street, and Beech Street Easement Areas	300	172	128									
7549	Centex Sewer Lift Station Upgrade	600	0	15	585								
7551	Sewer Spot Repairs at Various Easement Areas	600	0	30	570								
7552	Valle Vista Sewer Force Main Inspection, Cleaning and Repair	400	0	200	200								
7553	Easement Sewer Main Inspection, Cleaning and Repair	600	0	300	300								
7524	Project Predesign Services	150	N/A	15	15	15	15	15	15	15	15	15	15
7575	Miscellaneous Lift Station Equipment Replacement	1,000	N/A	100	100	100	100	100	100	100	100	100	100
7594	SCADA & Transducer Replacement	150	N/A	15	15	15	15	15	15	15	15	15	15
7531	Asset Management Plan	100	0	0	100								
TBD	Annual Line Replacements FY14	600	0	0	600								
TBD	Linden and Halifax Lift Station Backup Generator Replacement	350	0	0	0	350							
TBD	Sewer Collection System Master Plan Recommendations	2,000	0	0	0	500	500	500	500				
TBD	Annual Line Replacements FY15 - FY22	8,800	0	0	0	1,000	1,000	1,000	1,000	1,200	1,200	1,200	1,200
TBD	Valle Vista Submersible Pump Repl and Wet Well Rehabilitation	800	0	0	0	0	0	800					
TBD	SCADA System Evaluation and Upgrade	300	0	0	0	0	0	0	300				
TBD	Tennyson Lift Station Submersible Pump Repl and Wet Well Rehab	350	0	0	0	0	0	0	0	0	350		

SEWER COLLECTION SYSTEM REPLACEMENT FUND - FUND 614

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			2,452	2,485	1,980	1,630	2,430	1,930	1,330	1,680	1,330	1,330
	TOTAL EXPENDITURES			2,452	2,485	1,980	1,630	2,430	1,930	1,330	1,680	1,330	1,330
	REVENUES:												
	Interest			61	50	78	68	52	34	26	30	22	19
	Transfer from Fund 213 (Cal Beverage Container Recycling & Litter Reduction Grant) (Projects 7541 and 7544)		113	150									
	SF Estuary Project Grant (Project 7541)			137									
	REVENUE SUBTOTAL:			348	50	78	68	52	34	26	30	22	19
	TRANSFERS IN FROM:												
	Fund 611 (Sewer Revenue Fund)			1,000	1,000	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
	TRANSFERS SUBTOTAL:			1,000	1,000	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
	REVENUE TOTALS:			1,348	1,050	1,278	1,268	1,252	1,234	1,226	1,230	1,222	1,219
	BEGINNING FUND BALANCE:			6,832	5,728	4,293	3,591	3,229	2,051	1,355	1,251	801	693
	ENDING FUND BALANCE:			5,728	4,293	3,591	3,229	2,051	1,355	1,251	801	693	582

WATER POLLUTION CONTROL REPLACEMENT FUND - FUND 616

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7601	SCADA Computer Node and Server Upgrade	60	0	60									
7603	Northwest Primary Clarifier Rehabilitation	230	0	230									
7604	South Vacuator Coating and Rehabilitation	250	0	250									
7640	Enclose Effluent Channel	5,100	10	5,090									
	<i>SRF Loan</i>	<i>5,100</i>		<i>5,100</i>									
7642	Headworks Hydraulic Valve Actuator and Shaft Replacement	150	0	150									
7643	Digester Feed Valve Automation	75	0	75									
7647	Plant Exterior Buildings Painting	200	0	200									
7648	Seismic Retrofit Miscellaneous Plant Buildings	375	5	370									
7651	Co-Generation System - Alternative & Implementation	470	391	79									
7654	Levee Road and Effluent Channel Repair	500	181	319									
7660	Headworks Wetwell Concrete Evaluation, Repair & Interior Coating	250	3	247									
7661	Hypochlorite Station Electrical Rehabilitation	70	27	43									
7663	Headworks Ventilation Modifications	150	2	148									
7665	Solids Contact Tank Grounds Improvement	70	32	38									
7602	Degritter Rehabilitation	350	0	175	175								
7664	UST Cleanup and Closure at Maintenance Building	255	29	156	35	35							
7516	EBDA Outfall Replacement Payment	1,000	N/A	100	100	100	100	100	100	100	100	100	100
7529	Miscellaneous Plant Replacements	3,000	N/A	300	300	300	300	300	300	300	300	300	300
7596	SCADA System Misc. Replacements	150	N/A	15	15	15	15	15	15	15	15	15	15
7639	West Trickling Filter Replacement	6,800	0	0	6,800								
7662	Flow Equalization Pond Evaluation, Expansion and Lining Rehab	2,000	0	0	2,000								
7656	Main 480V MCC Electrical Distribution Repairs	1,225	0	0	0	0	0	0	0	0	50	1,175	
TBD	12kV Plant MCC and Underground Wiring Insp/Repair	25	0	0	25								
TBD	Equalization Pond Diversion Valve Replacement	100	0	0	100								
TBD	Digester #1 Cleaning	150	0	0	150								
TBD	WPCF Master Plan Recommended Projects	6,000	0	0	1,000	1,000	1,000	1,000	1,000	1,000			
	<i>Fund 613</i>	<i>3,000</i>			<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>			
TBD	Digester #2 Cleaning	150	0	0	0	150							
TBD	WPCF Access Roads Rehabilitation	500	0	0	0	0	0	500					
TBD	Digester #2 Cleaning and Dome Rehabilitation	500	0	0	0	0	0	0	500				
TBD	Digester #1 Cleaning and Dome Rehabilitation	500	0	0	0	0	0	0	0	500			
TBD	Gravity Belt Thickener Rebuilding	500	0	0	0	0	0	0	0	500			
TBD	SCADA System Evaluation and Upgrade	500	0	0	0	0	0	0	0	0	500		

WATER POLLUTION CONTROL REPLACEMENT FUND - FUND 616

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			8,045	10,700	1,600	1,415	1,915	1,915	2,415	965	1,590	415
	Retirement of Debt Service - 2007 Sewer System debt refunding through FY16	7,917	6,437	370	370	370	370						
	Transfer to Fund 613 for 50% of City Cost of Co-Generation (50% of \$12.5 less \$5,000 PG&E grant; assumes fuel cells) (Project 7508 in Fund 613)		2,550	1,200									
	Retirement of Debt Service - SRF Loan for Enclosure of Effluent Channel (\$5.1 million @ 2.5% for 20 years through 2032) (Project 7640)	2,970		0	330	330	330	330	330	330	330	330	330
	Transfer to Fund 613 for 25% of New Final Clarifier Cost			0	0	0	0	0	0	0	1,975		
	TOTAL EXPENDITURES			9,615	11,400	2,300	2,115	2,245	2,245	2,745	3,270	1,920	745
	REVENUES:												
	Interest			84	62	41	51	63	73	79	103	95	124
	Proceeds from SRF Loan for Enclosure of Effluent Channel (Project 7640)			5,100									
	REVENUE SUBTOTAL:			5,184	62	41	51	63	73	79	103	95	124
	TRANSFERS IN FROM:												
	Fund 611 (Sewer Revenue Fund)			2,000	2,000	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
	Fund 613 for WPCF Master Plan Projects				500	500	500	500	500	500			
	TRANSFERS SUBTOTAL:			2,000	2,500	2,700	2,700	2,700	2,700	2,700	2,200	2,200	2,200
	REVENUE TOTALS:			7,184	2,562	2,741	2,751	2,763	2,773	2,779	2,303	2,295	2,324
	BEGINNING FUND BALANCE:			13,096	10,665	1,827	2,268	2,904	3,422	3,950	3,984	3,017	3,392
	ENDING FUND BALANCE:			10,665	1,827	2,268	2,904	3,422	3,950	3,984	3,017	3,392	4,971

WATER SYSTEM CAPITAL IMPROVEMENT FUND - FUND 622

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7021	Groundwater Management Plan	300	22	278									
7101	Cross Connection Improvement Project	100	0	100									
7102	Chlorine Booster Station for Nitrification Prevention	200	0	200									
7103	Design of Facility Improvements for Water Distribution Field and Customer Services	200	0	200									
7104	Garin Reservoir Water Quality Upgrades	300	0	300									
7105	Solar Power at Various Water Facilities	3,000	0	3,000									
7120	Water System Master Plan Update	400	2	398									
7137	Electrical & Mechanical Improvements to High School Reservoir	470	149	321									
7166	Regional Water Intertie Project Administration	175	138	37									
7177	GIS Data Development and Conversion	175	0	175									
7024	Reservoir and Wellsite Landscape Improvements	150	31	39	80								
7107	Mission Aqueduct Condition Assessment & Cathodic Protection	900	0	350	550								
7122	Mission Aqueduct Seismic Improvements	3,750	23	250	3,477								
	<i>FEMA Hazard Mitigation Grant via CalEMA</i>	<i>3,000</i>			<i>3,000</i>								
7136	System Seismic Upgrades	400	0	300	100								
7140	Parallel Supply to the 330 Zone	2,270	120	150	2,000								
7160	Seismic Retrofit Maitland Reservoir and Appurtenances	2,130	5	125	2,000								
7173	Seismic Retrofit Highland 250 Reservoirs	1,026	29	97	900								
7176	Utility Center Renovation/Training Center Addition (2nd Floor)	2,800	2	298	2,500								
	<i>Fund 613</i>	<i>1,400</i>	<i>750</i>	<i>650</i>									
7029	Project Predesign Services	150	N/A	15	15	15	15	15	15	15	15	15	15
7119	Radio Telemetry & Transducer Replacement & Upgrade	150	N/A	15	15	15	15	15	15	15	15	15	15
7138	Install Water Line Looping Near BART Tracks & Whipple Rd.	640	0	0	640								
7106	Dead-end Water Main Improvements	400	0	0	200	200							
7108	250' Zone Reservoir Water Quality Pump Upgrades	450	0	0	100	100	250						
7172	New 3 MG Reservoir at High School Reservoir Site	103	103	0	0	0	0	0	0	0	0	0	0
TBD	Water System Master Plan Improvement Projects	2,500	0	0	500	500	500	500	500				
TBD	Groundwater Management Plan Modeling & Implementation	3,000	0	0	0	3,000							
TBD	New 2 MG Reservoir at Hesperian Site	6,000	0	0	0	0	0	0	0	0	6,000		
NEW	750' Reservoir Inspection and Repair	750	0	0	750								

WATER SYSTEM CAPITAL IMPROVEMENT FUND - FUND 622

Page 2

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
	TOTAL PROJECT COSTS			6,648	13,827	3,830	780	530	530	30	6,030	30	30
	Retirement of Debt Service for Utilities Center (Project 7176)	1,729	1,643	86									
	Retirement of Debt Service - Hesperian Pump Station	11,072	1,792	300	300	300	300	300	300	300	300	300	300
	Transfer to Fund 623 - 50% of Cast Iron Pipe Replacement			500	500	500	500	500					
	Transfer to Fund 613 - 50% of Recycled Water Loan DS (\$5.7 million @ 2.5% for 20 years) (Project 7507 in Fund 613)			0	185	185	185	185	185	185	185	185	185
	Loan to Sewer System Improvement Fund 613 for Solar Project Phase II (Project 7530 in Fund 613)			0	0	2,000							
	TOTAL EXPENDITURES			7,534	14,812	6,815	1,765	1,515	1,015	515	6,515	515	515
	REVENUES:												
	Interest			153	94	76	34	46	66	97	110	75	129
	Facilities Fee			1,800	1,800	1,900	1,900	2,000	2,000	2,000	2,000	2,000	2,000
	Repayment of Loan to Fund 613 for Solar Project Phase II (\$2 million at 3% for ten years to 2025) (Project 7530 in Fund 613)				235	235	235	235	235	235	235	235	235
	FEMA Hazard Mitigation Grant via CalEMA (Project 7122)				3,000								
	REVENUE SUBTOTAL:			1,953	5,129	2,211	2,169	2,281	2,301	2,332	2,345	2,310	2,364
	TRANSFERS IN FROM:												
	Fund 613 for Sewer System Share of Utility Center Renovation (Project 7176)		750	650									
	TRANSFERS SUBTOTAL:												
	REVENUE TOTALS:			2,603	5,129	2,211	2,169	2,281	2,301	2,332	2,345	2,310	2,364
	BEGINNING FUND BALANCE:			20,744	15,813	6,130	1,526	1,930	2,696	3,982	5,799	1,629	3,424
	ENDING FUND BALANCE:			15,813	6,130	1,526	1,930	2,696	3,982	5,799	1,629	3,424	5,273

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

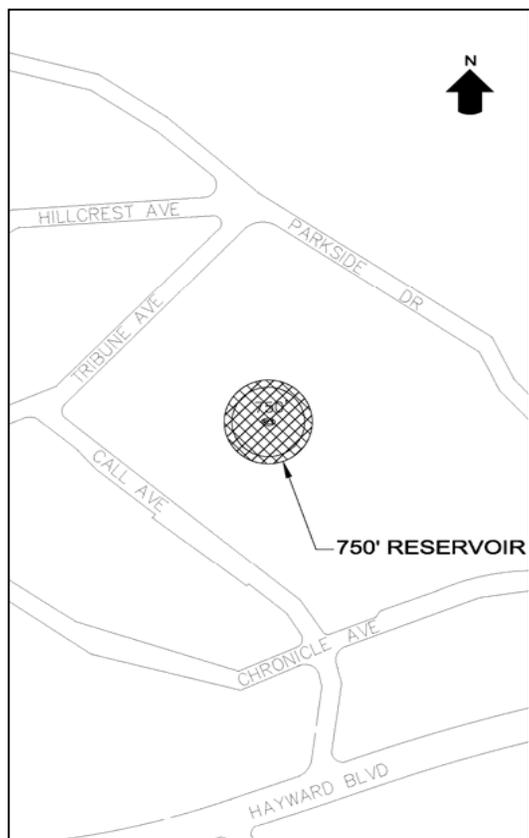
CATEGORY: Water System

Project Title: 750' Reservoir Inspection and Repair
 Project No.: To Be Determined
 Fund 622 - Water System Capital Improvement Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	750									750
Reimbursements												
Net Cost to Fund	0	0	750									750



DESCRIPTION:

This project will inspect the condition of the steel 750' reservoir for defects and corrosion, sandblast the existing coating off, and recoat the tank interior.

JUSTIFICATION:

The tank had repairs to corrosion of the roof vent in August 2012 and there were several areas where rust was noticed.

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

WATER SYSTEM REPLACEMENT FUND - FUND 623

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7002	Annual Water Line Replacements FY13	300	0	300									
7022	Annual Line Replacements FY12	300	160	140									
7037	Aqueducts Record Drawings and Mapbook Update	483	474	9									
7045	250-500 16" Transmission Main Replacement - Highland Blvd	1,400	113	1,287									
7052	Highland 250 Pump Station Upgrade	400	41	359									
7053	SCADA Historian Software	50	1	49									
7054	Feasibility Study of Conversion to Advanced Metering Infrastructure (AMI)	50	2	48									
7163	Main Replacements - Jackson, Mission, Pontiac, Meek, Glade, Winton, and Grand	3,000	383	2,617									
	<i>Project Revenue</i>	<i>10</i>	<i>10</i>										
7004	Distribution System Pressure Reducing Strategy	500	0	100	400								
7026	Water System Leak Detection Survey and Repair	200	82	18	100								
7041	Cathodic Protection Master Plan	294	178	80	36								
7025	Conversion to Advanced Metering Infrastructure (AMI)	6,000	0	2,000	2,000	2,000							
7047	Water Efficient Landscape Surveys and Incentives	475	81	144	125	125							
7049	City-owned Turf Area Assessment and Pilot Turf Repl Program	105	0	35	35	35							
7003	Miscellaneous Hydrant Replacement Program	325	N/A	50	50	50	25	25	25	25	25	25	25
7006	Annual System Replacement Program	1,400	N/A	100	100	150	150	150	150	150	150	150	150
7013	High Efficiency Fixture Replacement Program	1,700	289	511	100	100	100	100	100	100	100	100	100
7030	Project Predesign Services	250	N/A	25	25	25	25	25	25	25	25	25	25
7001	Utilities Storage Building Fabric Replacement	60	0	0	60								
7043	Asset Management Plan	100	1	0	99								
7050	Bay-Friendly Water Conservation/Demonstration Garden	170	1	0	169								
7035	City Irrigation System Backflow Replacements	150	120	0	10	10	10						
7005	Cast Iron Water Pipeline Replacement	5,000	0	0	1,000	1,000	1,000	1,000	1,000				
7046	Replace 16" Water Line near Mission & Willis	2,030	0	0	0	0	0	250	1,780				
TBD	Annual Water Line Replacements FY14	300	0	0	300								
TBD	Water System Master Plan Replacement Projects	2,500	0	0	500	500	500	500	500				
TBD	Annual Line Replacements - FY15 - FY22	11,000	0	0	0	1,000	1,000	1,500	1,500	1,500	1,500	1,500	1,500
TBD	SCADA System Evaluation and Upgrade	500	0	0	0	0	0	0	500				
NEW	Weather-based Irrigation Controller	10	0	0	10								

WATER SYSTEM REPLACEMENT FUND - FUND 623

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			7,872	5,119	4,995	2,810	3,550	5,580	1,800	1,800	1,800	1,800
	TOTAL EXPENDITURES			7,872	5,119	4,995	2,810	3,550	5,580	1,800	1,800	1,800	1,800
	REVENUES:												
	Interest			99	62	79	62	60	30	11	38	61	83
	REVENUE SUBTOTAL:			99	62	79	62	60	30	11	38	61	83
	TRANSFERS IN FROM:												
	Replacement Transfer from Fund 621			2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Transfer from Fund 622 (50% of cast iron pipeline repl)				500	500	500	500	500				
	TRANSFERS SUBTOTAL:			2,000	2,500	3,000	3,000	3,000	3,000	2,500	2,500	2,500	2,500
	REVENUE TOTALS:			2,099	2,562	3,079	3,062	3,060	3,030	2,511	2,538	2,561	2,583
	BEGINNING FUND BALANCE:			13,255	7,482	4,925	3,009	3,261	2,771	221	932	1,670	2,431
	ENDING FUND BALANCE:			7,482	4,925	3,009	3,261	2,771	221	932	1,670	2,431	3,214

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Water System

Project Title: Weather-based Irrigation Controller
 Project No.: To Be Determined
 Fund 623 - Water System Replacement Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	10									10
Reimbursements												
Net Cost to Fund	0	0	10									10

DESCRIPTION:

Installation of Calsense irrigation controller unit for Hayward City Hall.

JUSTIFICATION:

Installation of an irrigation Calsense unit will monitor the water system to reduce usage and conserve water. System will adjust to weather conditions and alert when a break in water lines occurs. The Calsense system is designed to monitor real-time environmental conditions such as flow, daily weather, and/or soil moisture to provide a powerful water management system to save up to 20% in water consumption.

MAP NOT APPROPRIATE

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

REGIONAL WATER INTERTIE - CAPITAL - FUND 627

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7090	Regional Water Intertie Facilities <i>SFPUC-EBMUD Project Revenue</i>	17,109 17,163 4	17,011 17,163 4	98									
	TOTAL PROJECT COSTS												
	TOTAL EXPENDITURES			98	0	0	0	0	0	0	0	0	0
	Note: This fund to be closed out in FY13												
	REVENUES:												
	Interest			0	0	0	0	0	0	0	0	0	0
	Reimbursements												
	Other Revenues												
	REVENUE SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	TRANSFERS IN FROM:												
	TRANSFERS SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	REVENUE TOTALS:			0	0	0	0	0	0	0	0	0	0
	BEGINNING FUND BALANCE:			98	0	0	0	0	0	0	0	0	0
	ENDING FUND BALANCE:			0	0	0	0	0	0	0	0	0	0

AIRPORT CAPITAL IMPROVEMENT FUND - FUND 632

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
6840	Crash Rescue Equipment	226	226										
	<i>Developer's Contribution</i>	135	100	35									
6808	Airport Operations & Command Vehicle	54	34	20									
6809	Sulphur Creek Mitigation - Environmental Planning	315	142	173									
	<i>(AIP 18) FAA</i>	300	129	171									
6813	Pavement Rehabilitation FY12 - Taxiway Delta	648	77	571									
6834	Wireless Internet Access at Airport	35	33	2									
6835	Southside Planning and Design	128	124	4									
6895	Landscaping Noise Berm & Associated Areas	60	26	34									
6897	Rehabilitation of Main Electrical Service Lines to Airport Tower	50	9	41									
6899	Line Lazer Striping & Crack Sealer Equipment	37	30	7									
6815	New Administration Building	2,900	95	2,505	300								
6816	Sulphur Creek 10-Year Monitoring	182	11	52	16	22	5	23	6	23	24		
6805	Project Predesign Services	295	N/A	25	30	30	30	30	30	30	30	30	30
6806	Consultant Predesign Services	100	N/A	10	10	10	10	10	10	10	10	10	10
6891	Miscellaneous Pavement/Building/Grounds Repairs	500	N/A	50	50	50	50	50	50	50	50	50	50
6898	Noise Monitoring	708	274	64	50	40	40	40	40	40	40	40	40
6818	Airport Pavement Management Program Update	175	0	35	0	35	0	35	0	35	0	35	
6814	Sulphur Creek Mitigation - Design + Construction	2,500	0	0	2,500								
	<i>(AIP 19) FAA</i>	2,250			2,250								
	<i>(State Matching Grant of 5%)</i>	125			125								
6817	Airport Pavement Repair FY13 and FY14	450	0	0	450								
TBD	Airport Striping Repair (Runways 28L/10R)	600	0	0	600								
TBD	Hangar Refurbishment	0	0	0	0	0	0	0	0				
TBD	Realignment of Taxiway Zulu	2,611	0	0	0	167	2,444						
	<i>(AIP 20) FAA</i>	2,350				150	2,200						
TBD	Airport Pavement Rehabilitation FY15 - FY17	900	0	0	0	300	300	300					
TBD	EMAS Runway Safety Area Improvements	8,500	0	0	0	0	167	8,333					
	<i>(AIP 21) FAA</i>	7,650				150	7,500						
TBD	Replacement Crash Rescue Vehicle	150	0	0	0	0	0	150					
TBD	Golf Course Modifications/Road Relocation	3,009	0	0	0	0	0	0	3,009				
	<i>(AIP 22) FAA</i>	2,708							2,708				
TBD	East T-Hangar Foam Re-roofing	1,000	0	0	0	0	0	400	400	200			
TBD	Rehab of TWY Alpha and 10L/28R & Rehab TWY Delta	539	0	0	0	0	0	0	0	0	539		
	<i>(AIP 23) FAA</i>	485									485		

AIRPORT CAPITAL IMPROVEMENT FUND - FUND 632

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			3,593	4,006	654	3,046	9,371	3,545	388	693	165	130
	TOTAL EXPENDITURES			3,593	4,006	654	3,046	9,371	3,545	388	693	165	130
	REVENUES:												
	Interest			14	3	8	16	10	1	4	10	11	10
	Developer's ARFF Contribution (Project 6840)		100	35									
	Reimbursements (FAA)	15,614		171	2,250	150	2,350	7,500	2,708		485		
	State Matching Grant of 5% (Project 6814)				125								
	REVENUE SUBTOTAL:		100	220	2,378	158	2,366	7,510	2,709	4	495	11	10
	TRANSFERS IN FROM:												
	Fund 631 (Airport Operation Fund)	7,300		1,300	1,100	1,000	1,000	900	900	600	300	100	100
	TRANSFERS SUBTOTAL:			1,300	1,100	1,000	1,000	900	900	600	300	100	100
	REVENUE TOTALS:			1,520	3,478	1,158	3,366	8,410	3,609	604	795	111	110
	BEGINNING FUND BALANCE:			2,748	675	147	651	971	10	74	290	392	338
	ENDING FUND BALANCE:			675	147	651	971	10	74	290	392	338	318

CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

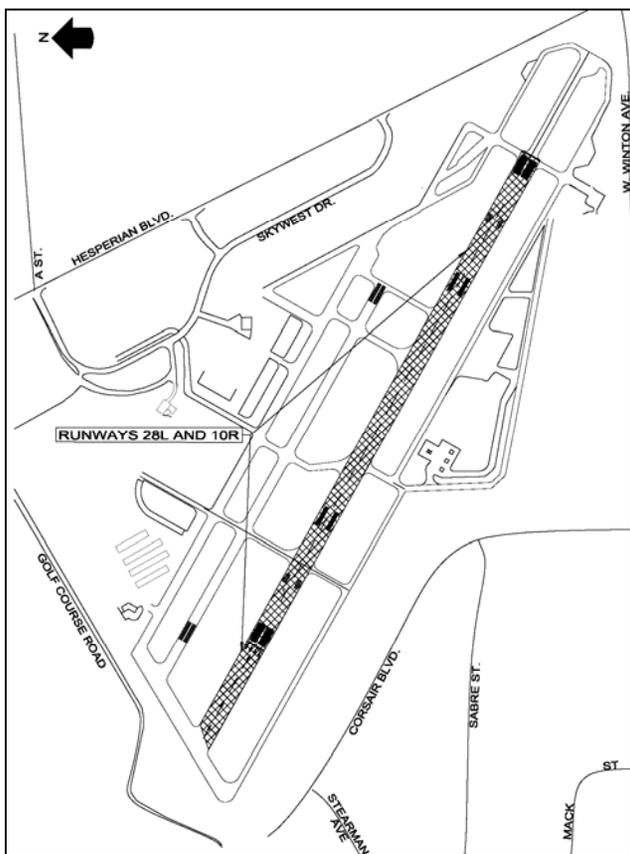
CATEGORY: Airport

Project Title: Airport Striping Repair (Runways 28L/10R)
 Project No.: To Be Determined
 Fund 632 - Airport Capital Improvement Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	600									600
Reimbursements												
Net Cost to Fund	0	0	600									600



DESCRIPTION:

Runways 28L and 10R are in need of re-striping.

JUSTIFICATION:

Re-striping of runways assists pilots by allowing them to safely navigate the airfield.

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

No measurable impact on the General Fund.

POLICE CAPITAL PROJECT FUND - FUND 415

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7402	Dispatch Equipment	313	2	18	18	146	65	3	19	6	18	3	15
7404	Patrol Rifles and Shotguns	62	3	14	15	6	6	6	6	6			
7405	SWAT Team Equipment	283	79	2	27	40	40	1	31	6	6	25	26
7406	K9 Handler Setup	15	2	1	2	2	2	2	0	0	0	2	2
7403	Tasers	277	40	45	0	0	0	0	96	96			
7408	Traffic Enforcement Equipment	68	0	14	0	12	18	0	0	0	24		
7409	Body Armor	519	0	22	25	81	22	111	22	22	81	22	111
7411	Field Operations Equipment	10	0	1	1	1	1	1	1	1	1	1	1
7412	Criminal Investigations Equipment	77	0	2	5	27	2	5	0	17	17	0	2
7413	Special Investigations Equipment	11	0	1	3	0	0	3	1	0	3		
TBD	K9 Units	100	0	0	33	0	17	17	0	0	0	33	
TBD	Hand Guns (duty)	151	0	0	0	0	0	0	0	0	151		
TBD	Digital Audio Recorders	52	0	0	0	0	0	0	0	0	0	0	52
	TOTAL PROJECT COSTS			120	129	315	173	149	176	154	301	86	209
	TOTAL EXPENDITURES			120	129	315	173	149	176	154	301	86	209
	REVENUES:												
	Interest			1	2	5	3	2	1	1	2	3	6
	REVENUE SUBTOTAL:			1	2	5	3	2	1	1	2	3	6
	TRANSFERS IN FROM:												
	General Fund			170	349	173	93	127	134	209	238	238	238
	TRANSFERS SUBTOTAL:			170	349	173	93	127	134	209	238	238	238
	REVENUE TOTALS:			171	351	178	96	129	135	210	240	241	244
	BEGINNING FUND BALANCE:			30	81	303	166	89	69	28	84	23	178
	ENDING FUND BALANCE:			81	303	166	89	69	28	84	23	178	213

FIRE CAPITAL PROJECT FUND - FUND 416

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7462	Mattresses	3	3										
7456	Emergency Radio Equipment	667	522	145									
	<i>Assistance to Firefighter Grant</i>	418	418										
7465	Fire Station No. 7 - Design	400	0	400									
7467	Storage PODS	30	0	30									
7469	Emergency Equipment Cargo Trailer(s)	100	0	0	100								
7470	Shallow Water Rescue Boat	130	0	0	130								
7471	Station-Based Air Compressor for SCBA Bottles	130	0	0	130								
7466	Self-Contained Breathing Apparatus	760	0	10	750								
7452	Apparatus Appliances	120	0	12	12	12	12	12	12	12	12	12	12
7453	Hose (5", 3", 1 3/4", 1 1/2", 1")	250	0	25	25	25	25	25	25	25	25	25	25
7461	Furnishings	203	3	20	20	20	20	20	20	20	20	20	20
7463	Nozzles	70	0	7	7	7	7	7	7	7	7	7	7
7464	Physical Fitness Equipment	180	0	18	18	18	18	18	18	18	18	18	18
7460	Hydraulic Rescue Tool	150	65	10	0	0	0	75					
7451	Defibrillators	490	202	48	0	0	0	0	240				
7468	Emergency Notification System	40	0	0	40								
	<i>UASI</i>	40			40								
7454	Rotary Rescue Saws	9	0	0	0	0	0	9					
7457	Float-O-Pumps	4	0	0	0	0	0	4					
7458	Positive Pressure Blowers	10	0	0	0	0	0	10					
7459	Portable Generators	20	0	0	0	0	0	20					
7450	Lucas Chest Compression System	190	115	0	0	0	0	0	75				
7455	Emergency Air Bag System	21	0	0	0	0	0	0	0	0	21		
TBD	Fire Station No. 7 - Construction	8,600	0	0	8,600								
	<i>Financing</i>	8,600			8,600								
TBD	Health Center @ Fire Station No. 7	0	0	0	0								
	<i>County Health Services Department</i>	0			0								

FIRE CAPITAL PROJECT FUND - FUND 416

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
	TOTAL PROJECT COSTS			725	9,832	82	82	200	397	82	103	82	82
	Debt Service for Construction of Fire Station #7 (\$6.5 million @ 5% for 20 years to 2033)				590	590	590	590	590	590	590	590	590
	TOTAL EXPENDITURES			725	10,422	672	672	790	987	672	693	672	672
	REVENUES:												
	Interest			1	2	1	4	5	3	2	6	10	14
	Mutual Aid Overhead Reimbursement	627	124	50	50	50	50	50	50	50	50	51	52
	UASI				40								
	Financing (for construction of Fire Station #7)				8,600								
	County Health Services Department (for Health Center @ Fire Station No. 7)				0								
	REVENUE SUBTOTAL:			51	8,692	51	54	55	53	52	56	61	66
	TRANSFERS IN FROM:												
	General Fund	3,608	855	797	779	137	140	142	145	149	151	155	158
	General Fund (for construction of Fire Station #7)				590	590	590	590	590	590	590	590	590
	TRANSFERS SUBTOTAL:			797	1,369	727	730	732	735	739	741	745	748
	REVENUE TOTALS:			848	10,061	778	784	787	788	791	797	806	814
	BEGINNING FUND BALANCE:			254	377	16	122	234	231	32	151	255	389
	ENDING FUND BALANCE:			377	16	122	234	231	32	151	255	389	531

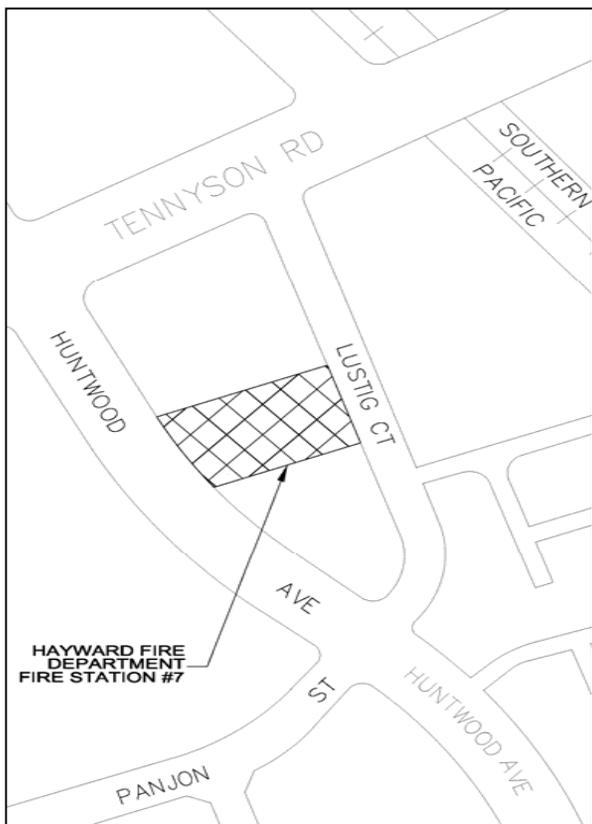
CAPITAL IMPROVEMENT PROGRAM FY14 - FY22

CATEGORY: Building/Miscellaneous Project Title: Fire Station No. 7 - Construction
 Project No.: To Be Determined
 Fund 416 - Fire Capital Project Fund

(\$ IN \$1,000)

PROPOSED CIP EXPENDITURE AND REIMBURSEMENT SCHEDULE

	PRIOR FUNDING	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	TOTALS
Expenditures	0	0	8,600									8,600
Reimbursements												
Net Cost to Fund	0	0	8,600									8,600



DESCRIPTION:

A new fire station #7 will be constructed to replace the existing station, which is a 4-piece, modular building with an adjacent apparatus bay that opened in 1998.

JUSTIFICATION:

The interior and exterior of the building show severe signs of aging. There is evidence of mold, rust and rot throughout the station structure.

REIMBURSEMENTS:

PROJECT MODIFICATIONS:

OPERATING BUDGET IMPACTS:

These are identified General Fund capital requirements.

MAINTENANCE SERVICES CAPITAL FUND - FUND 417

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7475	Replacement Equipment for Maintenance Services	160	36	34	10	10	10	10	10	10	10	10	10
	TOTAL PROJECT COSTS			34	10	10	10	10	10	10	10	10	10
	TOTAL EXPENDITURES			34	10	10	10	10	10	10	10	10	10
	REVENUES:												
	Interest			0	0	0	0	0	0	0	0	0	0
	REVENUE SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	TRANSFERS IN FROM:												
	General Fund		50	20	10	10	10	10	10	10	10	10	10
	TRANSFERS SUBTOTAL:			20	10	10	10	10	10	10	10	10	10
	REVENUE TOTALS:			20	10	10	10	10	10	10	10	10	10
	BEGINNING FUND BALANCE:			15	1	1	1	1	1	1	1	1	1
	ENDING FUND BALANCE:			1	1	1	1	1	1	1	1	1	1

LIBRARY AND COMMUNITY SERVICES CAPITAL FUND - FUND 418

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7490	Automated Materials Handling System - Main Library <i>Calpine Contribution</i>	700 700		0	700 700								
	TOTAL PROJECT COSTS			0	700	0	0	0	0	0	0	0	0
	TOTAL EXPENDITURES			0	700	0	0	0	0	0	0	0	0
	REVENUES:												
	Interest			7	0	0	0	0	0	0	0	0	0
	Calpine Contribution				700								
	REVENUE SUBTOTAL:			7	700	0	0	0	0	0	0	0	0
	TRANSFERS IN FROM:												
	TRANSFERS SUBTOTAL:			0	0	0	0	0	0	0	0	0	0
	REVENUE TOTALS:			7	700	0	0	0	0	0	0	0	0
	BEGINNING FUND BALANCE:			700	7	7	7	7	7	7	7	7	7
	ENDING FUND BALANCE:			7	7	7	7	7	7	7	7	7	7

FACILITIES INTERNAL SERVICE FUND - FUND 721

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7214	Energy Retrofits and Solar Power Installations <i>California Energy Commission Loan</i>	887 887	204	683 887									
7215	City Hall Camera System	50	0	50									
7216	Fire Alarm/Smoke Detector Replacement	55	0	55									
7202	Miscellaneous Flooring Replacement	404	31	20	115	0	28	0	210				
7211	Underground Storage Tank Upgrades and Certification	295	75	10	10	20	20	20	20	30	30	30	30
7201	HVAC Replacement/Various Units	297	67	200	0	30							
7210	Window Covering Replacement	98	28	20	0	0	50						
7203	Roof Repair/Replacement	783	122	146	0	0	105	0	0	0	410		
7209	Emergency Generator Replacements	210	100	55	0	0	0	0	0	55			
TBD	Exterior Painting of City Facilities	127	0	0	55	0	0	0	72				
TBD	City Parking Garage Camera System	60	0	0	0	0	60						
TBD	Interior Painting of City Facilities	180	0	0	0	0	0	30	30	30	30	30	30
	TOTAL PROJECT COSTS			1,239	180	50	263	50	332	115	470	60	60
	TOTAL EXPENDITURES			1,239	180	50	263	50	332	115	470	60	60
	REVENUES:												
	Interest			1	0	1	2	3	4	4	4	3	8
	California Energy Commission Loan			887									
	REVENUE SUBTOTAL:			888	0	1	2	3	4	4	4	3	8
	TRANSFERS IN FROM:												
	Facility Charges from Fund 720	2,215	145	160	180	180	200	225	225	225	225	225	225
	TRANSFERS SUBTOTAL:			160	180	180	200	225	225	225	225	225	225
	REVENUE TOTALS:			1,048	180	181	202	228	229	229	229	228	233
	BEGINNING FUND BALANCE:			194	3	3	134	73	251	148	262	21	189
	ENDING FUND BALANCE:			3	3	134	73	251	148	262	21	189	362

TECHNOLOGY SERVICES INTERNAL SERVICE FUND - FUND 726

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7254	CAD/RMS Replacement	3,624	3,103	521									
7260	Enterprise Content Management	50	0	50									
7261	Sharepoint Business Intelligence	150	61	89									
7255	Enterprise Resource Planning (ERP) System	4,110	286	2,566	978	140	140						
7253	Desktop Computer Replacement Program	1,750	659	191	100	100	100	100	100	100	100	100	100
7256	Public Safety Mobile Replacement Project	1,548	399	239	390	10	10	10	10	10	10	450	10
7257	Network Server Replacement Project	960	158	2	0	100	100	100	100	100	100	100	100
7259	Geographic Information System Improvements	275	0	75	0	25	25	25	25	25	25	25	25
	TOTAL PROJECT COSTS			3,733	1,468	375	375	235	235	235	235	675	235
	TOTAL EXPENDITURES			3,733	1,468	375	375	235	235	235	235	675	235
	REVENUES:												
	Interest			17	6	5	7	10	15	16	24	18	13
	Cell Tower Lease Revenue			18	18	18	18	18	18	18	18	18	18
	Urban Areas Security Initiative (UASI) Grant												
	REVENUE SUBTOTAL:			35	24	23	25	28	33	34	42	36	31
	TRANSFERS IN FROM:												
	Fund 410		200	320									
	General Fund			411	216	224	232	240	248				
	Information Technology Charges from Fund 725	2,497	780			200	204	208	212	216	221	225	230
	Sewer Operations (Fund 611) for ERP			124	124								
	Water Operating Fund (Fund 621) for ERP			153	153								
	Airport Operating Fund (Fund 631) for ERP			26	26								
	General Fund			1,935									
	TRANSFERS SUBTOTAL:			2,969	519	424	436	448	460	216	221	225	230
	REVENUE TOTALS:			3,004	543	447	461	476	493	250	263	261	261
	BEGINNING FUND BALANCE:			1,674	945	20	92	178	419	677	693	721	307
	ENDING FUND BALANCE:			945	20	92	178	419	677	693	721	307	333

FLEET MANAGEMENT GF CAPITAL FUND - FUND 731

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PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
				FY13									
7301	Vehicle Replacement Needs - Fire	15,274	3,125	204	1,100	1,380	905	1,010	1,040	1,030	1,020	1,735	2,725
7302	Vehicle Replacement Needs - Other General Fund	6,634	819	280	400	345	705	425	840	705	530	790	795
7303	Vehicle Replacement Needs - Police	7,828	1,283	550	535	550	705	685	720	705	765	655	675
	TOTAL PROJECT COSTS			1,034	2,035	2,275	2,315	2,120	2,600	2,440	2,315	3,180	4,195
	TOTAL EXPENDITURES			1,034	2,035	2,275	2,315	2,120	2,600	2,440	2,315	3,180	4,195
	REVENUES:												
	Interest			5	0	2	4	4	2	7	30	39	20
	Insurance Reimbursement			0	0	0	0	0	0	0	0	0	0
	Auction Proceeds			6	10	10	10	10	10	10	10	10	10
	REVENUE SUBTOTAL:			11	10	12	14	14	12	17	40	49	30
	TRANSFERS IN FROM:												
	Funds from Loan Financing	9,165	4,985	520	1,385	1,350	925						
	Transfer from Fire Capital (416)				70								
	General Fund (100)	20,100		500	600	1,000	1,500	2,000	2,500	3,000	3,000	3,000	3,000
	TRANSFERS SUBTOTAL:			1,020	2,055	2,350	2,425	2,000	2,500	3,000	3,000	3,000	3,000
	REVENUE TOTALS:			1,031	2,065	2,362	2,439	2,014	2,512	3,017	3,040	3,049	3,030
	BEGINNING FUND BALANCE:			39	36	66	153	277	171	83	660	1,385	1,254
	ENDING FUND BALANCE:			36	66	153	277	171	83	660	1,385	1,254	89

FLEET MANAGEMENT ENTERPRISE CAPITAL FUND - FUND 732

PROJ. NO.	PROJECT DESCRIPTION	PROJ. TOTAL	PRIOR YEARS	EST FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
7352	Vehicle Replacement Needs - Sewer	3,035	0	590	90	370	260	350	200	100	490	385	200
7353	Vehicle Replacement Needs - Water	3,378	264	479	245	300	210	300	300	300	300	300	380
7350	Vehicle Replacement Needs - Airport	745	18	61	0	0	215	145	45	0	0	0	261
7351	Vehicle Replacement Needs - Stormwater	1,015	0	0	210	36	260	0	0	243	0	0	266
	TOTAL PROJECT COSTS			1,130	545	706	945	795	545	643	790	685	1,107
	TOTAL EXPENDITURES			1,130	545	706	945	795	545	643	790	685	1,107
	REVENUES:												
	Interest			15	11	23	21	18	18	21	30	30	24
	Auction Proceeds			4	4	4	4	4	4	4	4	4	4
	REVENUE SUBTOTAL:			19	15	27	25	22	22	25	34	34	28
	TRANSFERS IN FROM:												
	Vehicle Capital Charges from Fund 612 (Sewer)	3,230	480	590	240	240	240	240	240	240	240	240	240
	Vehicle Capital Charges from Fund 621 (Water)	3,432	572	286	286	286	286	286	286	286	286	286	286
	Vehicle Capital Charges from Fund 631 (Airport)	852	142	71	71	71	71	71	71	71	71	71	71
	Vehicle Capital Charges from Fund 602 (Stormwater)	1,020	170	85	85	85	85	85	85	85	85	85	85
	TRANSFERS SUBTOTAL:			1,032	682	682	682	682	682	682	682	682	682
	REVENUE TOTALS:			1,051	697	709	707	704	704	707	716	716	710
	BEGINNING FUND BALANCE:			1,100	1,021	1,173	1,176	938	847	1,006	1,070	996	1,027
	ENDING FUND BALANCE:			1,021	1,173	1,176	938	847	1,006	1,070	996	1,027	630

IDENTIFIED CAPITAL NEEDS

Projects included in this section are those projects that have been identified in approved City Policy Documents as needed or desired, but are not currently fundable in the City's Capital Improvement Program. The City policy document(s) which contains the project is noted in italics. It should be noted that this list has been reduced somewhat due to the successful completion of a project or its inclusion into one of the major projects scheduled within the timeline of this ten-year CIP (i.e. the Route 238 Corridor Improvement Project) as indicated below.

TECHNOLOGY SERVICES PROJECTS	<u>10-Year Total</u>
1. Business Intelligence Software Software will allow the Finance Department to process information pertaining to financial-related management functions. <i>2008 Technology Strategic Plan</i>	150,000
2. Public Safety Mobile Replacement Project - fully funded in FY14 CIP (\$1,548,000 through FY22) 45 of the units will need to be replaced within the next two fiscal years. <i>FY 2011 CIP New Project Requests</i>	0
3. Network Infrastructure Replacement Project Replacement of network infrastructure with newer, more current technology that has increased capacity. \$100,000 per year from FY14-FY22. <i>FY 2011 CIP New Project Requests</i>	1,000,000
4. Large Format Plotters Replacement Project Replacement of plotters with newer, more current technology. \$15,000 per year from FY14-FY22. <i>FY 2011 CIP New Project Requests</i>	135,000
5. High Volume/Specialized Printers Replacement Project Replacement of printers with newer, more current technology. <i>FY 2011 CIP New Project Requests</i>	80,000
6. VOIP Telephone Replacement Project The current system will need to be replaced in order to keep current with the newest technology available on the market. \$50,000 per year from FY14-FY22. <i>FY 2011 CIP New Project Requests</i>	450,000
7. Citywide Audio/Visual Equipment Replacement Project Replacement of audio/visual equipment with newer, more current technology. <i>FY 2011 CIP New Project Requests</i>	240,000
8. High Speed Outbound Notification Emergency Communications System Development of an outbound notification emergency communications system. \$40,000 per year from FY15-FY22. \$40,000 of amount funded in FY14. <i>FY 2012 CIP New Project Requests</i>	320,000
9. Network File Share and Backup System Replacement of Citywide network file share and backup system with newer, more current technology that has increased capacity. This project was completed as part of the ERP system implementation. <i>FY 2012 CIP New Project Requests</i>	0

TECHNOLOGY SERVICES PROJECTS (Continued)		<u>10-Year Total</u>
10.	Geographic Information System (GIS) Improvements Project will improve the Citywide and public safety GIS systems. <i>(\$275,000 of the total needed amount of \$375,000 funded in CIP)</i> <i>FY 2012 CIP New Project Requests</i>	100,000
11.	Enterprise Mobility Implementation of Citywide Enterprise Mobility Initiatives (i.e. iPads, etc.). Most recent estimate reflected \$45,000 in FY13 and \$25,000 per year in FY15, FY17, FY19 and FY21; costs now reflect \$25,000 per year in FY14 FY16, FY18, FY20, and FY22. <i>FY 2012 CIP New Project Requests</i>	125,000
12.	Wireless Point-to-Point Infrastructure Replacement Project Replacement of Citywide wireless network infrastructure. \$75,000 per year from FY14-FY22. <i>FY 2013 CIP New Project Requests</i>	675,000
13.	Network Monitoring System Acquisition of a Citywide network monitoring system. <i>FY 2013 CIP New Project Requests</i>	440,000
14.	Self-Service Computer Kiosk Upgrades Upgrade of self-service computer kiosks at PD, City Hall, Downtown, and Animal Control. <i>FY 2013 CIP New Project Requests</i>	80,000
15.	Public Safety Tech Services Vehicle Acquisition of a vehicle for Public Safety Tech Services support use. <i>FY 2013 CIP New Project Requests</i>	30,000
16.	EOC Software System Training Complete user training on EOC NC4 System. <i>FY 2013 CIP New Project Requests</i>	100,000
17.	Other General Fund Technology Needs Project will address other identified, General Fund-related technology needs. \$150,000 per year from FY14-FY22. <i>FY 2012 CIP New Project Requests</i>	1,350,000
		<u>\$ 5,275,000</u>

FACILITIES PROJECTS		<u>10-Year Total</u>
Major New Facilities Projects		
1.	Replacement Police Station Replacement for 1972 vintage existing facility with 80,000 square foot police headquarters and 15,000 square foot jail facility. Cost does not include land. <i>2008 Police Department Strategic Plan</i>	85,000,000
2.	Fire Truck Building Addition and Washrack Addition Extend the existing equipment maintenance facility to create a dedicated space to perform repairs to fire fighting equipment as well as construction of a washrack enclosure next to the new fire equipment stall. <i>FY 2010 Identified Needs List for CIP</i>	850,000
3.	New Fire Station #7 A new fire station is needed in order to replace the existing portable buildings, which are showing "wear and tear". The project is included in Fund 416 of CIP. <i>FY 2010 Identified Needs List for CIP</i>	0
4.	Drill Grounds Renovations - Fire Station #6 Replace aging and deteriorating training grounds, classrooms, offices, tower, burn building, simulators, apparatus housing and recruit living quarters. <i>FY 2010 Identified Needs List for CIP</i>	8,200,000
5.	New Fire Station #9 A new fire house would be built on the south end of Campus Drive. Updated due to more current cost estimate. <i>FY 2010 Identified Needs List for CIP</i>	5,500,000
6.	Solar Carport Between Fleet Management and Streets As part of the City's efforts to utilize green technology whenever possible, project would install a solar carport at the Maintenance Yard. <i>FY 2011 New Project Requests</i>	750,000
7.	New Library and Community Learning Center Construction of a new Library and Community Learning Center. <i>FY 2014 Identified Needs List for CIP</i>	52,000,000
		<u>\$ 151,900,000</u>
Facility Maintenance and Improvement Projects		
1.	Police Department Fire Alarm Water Flow System Replacement This new system would notify the Police Department where water flow takes place in case of fire. <i>FY 2010 Identified Needs List for CIP</i>	30,000
2.	Painting Projects - Fire Station No. 1 and Police Dept. Project would allow for the painting of Fire Station #1 and the Police Department. <i>FY 2010 Identified Needs List for CIP</i>	127,000
3.	Lexan Window Replacement for 1930 City Hall The Lexan plastic windows would replace the broken glass windows on both the ground floor and second floor of the building. <i>FY 2010 Identified Needs List for CIP</i>	15,000
4.	Equipment Yard Metal Canopy Installation of a canopy across the five roll-up doors at Fleet Management. <i>FY 2010 Identified Needs List for CIP</i>	59,000

Facility Maintenance and Improvement Projects (Continued)		<u>10-Year Total</u>
5.	Permanent Fire Department EOC Facility at Fire Station #1 An existing conference room at Fire Station #1 would be converted into a Fire Department EOC. Updated due to more current cost estimate. <i>FY 2010 Identified Needs List for CIP</i>	350,000
6.	Station #1 Carport Construct a 20' by 30' covered parking area with a charging station. <i>FY 2010 Identified Needs List for CIP</i>	25,000
7.	Station #1 Storage Building Construct a storage building located near the rear of fire station #1. <i>FY 2010 Identified Needs List for CIP</i>	350,000
8.	Remodel of Stations 1, 2, 3, 4, 5, and 6 Each station is in need of remodeling, which includes items such as floor coverings, makeover of bathrooms, painting, and window & wall coverings. <i>FY 2010 Identified Needs List for CIP</i>	11,000,000
9.	Fire Station #1 Carpeting Replace all carpeted areas within Fire Station #1. Updated due to more current cost estimate. <i>FY 2010 Identified Needs List for CIP</i>	35,000
10.	Kitchen Renovations for Stations 2, 3, 4, 5, and 6 Renovation of kitchens at each station; items to be replaced include cabinets, oven/stoves, flooring, and counter tops as well as re-evaluation of overall design layout. <i>FY 2010 Identified Needs List for CIP</i>	600,000
11.	Fire Stations #3 and #4 Landscaping Replace existing landscaping and aging sprinkler system. <i>FY 2010 Identified Needs List for CIP</i>	16,000
12.	Fire Station #9 Soundscaping (noise buffer) Plant trees along the property line on the east side of Fire Station #9 to provide a noise buffer within the neighborhood. <i>FY 2010 Identified Needs List for CIP</i>	20,000
13.	Awning for Patio at Fire Station No. 1 The awning would protect fitness equipment from the elements as well as increase the amount of square footage available for workouts. <i>FY 2011 New Project Requests</i>	10,000
14.	Refurbishment of Fire Burn Building Extensive restoration and/or replacement of drill ground facilities. <i>FY 2013 New Project Requests</i>	925,000
15.	Replacement or Remodel of Fire Training Classrooms, Offices, and Fire Simulation Room Replace or remodel training classrooms, offices, and fire simulation room. <i>FY 2013 New Project Requests</i>	2,000,000

Facility Maintenance and Improvement Projects (Continued)		<u>10-Year Total</u>
16.	Replacement of Training Tower Replace existing tower, which was built in mid 1970's and is deteriorating. <i>FY 2013 New Project Requests</i>	2,500,000
17.	Replacement of Training Apparatus, Recruit Classroom and RACES Operation Structure Replace the existing training apparatus housing area, recruit living quarters, and RACES emergency operating center. <i>FY 2013 New Project Requests</i>	150,000
18.	Fitness Room Conversion at Fire Station #2 Conversion of a dormitory and small work space that is not being used into an exercise area. <i>FY 2013 New Project Requests</i>	20,000
19.	Emergency Command Vehicle Purchase of a "Code 3" equipped vehicle each year, for use by HFD Command Staff. <i>FY 2013 New Project Requests</i>	760,000
20.	Training Cargo Trailer Purchase an enclosed cargo trailer for easier transport of training equipment to remote training locations. <i>FY 2013 New Project Requests</i>	35,000
21.	Maintenance of Fire Training Classrooms, Offices, and Fire Simulation Room Ongoing maintenance of training classrooms, offices, and fire simulation room. <i>FY 2013 New Project Requests</i>	100,000
22.	Maintenance of Training Tower Necessary maintenance of the aging and deteriorating training tower. <i>FY 2013 New Project Requests</i>	225,000
23.	Maintenance of Training Apparatus, Recruit Classroom and RACES Operation Structure Maintain existing training apparatus housing area, recruit living quarters, and RACES emergency operating center. <i>FY 2013 New Project Requests</i>	50,000
24.	Command Vehicle Replacement The City's backup Dispatch and Emergency Command Post is in a 20-year old motorhome that is without any replacement fund. <i>FY 2012 CIP New Project Requests</i>	400,000
25.	CISCO Video Conference Monitors Purchase three CISCO Tele-Presence Monitors to complete implementation of departmental wide video conference system. <i>FY 2013 New Project Requests</i>	40,000
26.	Weekes Branch Library - Ergonomic Staff Workstations Replace outdated and inefficient staff workstations at Weekes Branch Library with new ergonomic workstations. <i>FY 2014 New Project Requests</i>	48,000
27.	Library - Public internet computers (Main & Weekes) Project will install 10 additional public access internet computers at the Main Library and 12 additional public access computers at Weekes Branch (total of 22 computers). <i>FY 2014 New Project Requests</i>	38,000

\$ 19,928,000
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	<u>10-Year Total</u>
STREET IMPROVEMENT PROJECTS	
1. Walpert Street Improvement - Second Street to Fletcher Lane Widening and reconstruction of Walpert Street from Second Street to Fletcher Lane. <i>1992 Mission Foothills Neighborhood Plan</i>	650,000
2. Hazel Street Bridge Restoration Restoration of bridge, sidewalk, concrete curb and gutter (including utility undergrounding) and tree planting on Hazel Avenue from Foothill Boulevard to Main Street. <i>1994 North Hayward Neighborhood Plan</i>	280,000
3. City-owned Bridge Maintenance/Repair Maintenance and repair of the following bridges: Whitman Street overcrossing, San Lorenzo Creek, A Street viaduct, and Meekland Avenue undercrossing. All 4 bridges were identified by Caltrans as in need of repair. <i>FY 2012 CIP New Project Requests</i>	250,000
4. Huntwood - Industrial Parkway to Tennyson Road - Medians Construct medians; to be deleted as recent traffic counts indicate the need for 4 lanes of traffic. <i>1989 Tennyson/Alquire Neighborhood Plan</i>	0
5. Streetscape Project - C Street from Grand to Filbert Streetscape project includes the following improvements: median construction, narrowing of street width, and widening of sidewalks. <i>FY 2012 CIP New Project Requests</i>	2,100,000
6. Streetscape Project - Main Street from A Street to C Street Streetscape project includes the following improvements: median construction, narrowing of street width, widening of sidewalks, and bike lane construction. <i>FY 2012 CIP New Project Requests</i>	2,200,000
7. Streetscape Project - Dixon Street from Valle Vista to Industrial Parkway Streetscape project includes the following improvements: median construction, narrowing of street width, widening of sidewalks, and bike lane construction. <i>FY 2012 CIP New Project Requests</i>	3,250,000
	<u>\$ 8,730,000</u>
Alternate Modes Projects	
1. Implementation of Bicycle Master Plan Improvements Construct bike paths to link existing bike path along Industrial Parkway and Mission. To be deleted - to be constructed with next phase of Mission Boulevard corridor improvement project and future Holiday Bowl development. <i>1996 Fairway Park Neighborhood Plan</i>	0
2. Carlos Bee Boulevard/Hayward Boulevard/Campus Drive Sidewalks Completion of sidewalks and walkways along these major arterials. <i>1998 Hayward Highlands Neighborhood Plan</i>	1,568,000
3. Pedestrian Safety Improvements - Flashing Beacons for School Crossing on Amador Street between Jackson & Elmhurst, and pedestrian access from Amador to Park Elementary School. To be deleted since it requires non-ADA crossing on private property. <i>1995 Santa Clara Neighborhood Plan</i>	0

Alternate Modes Projects (Continued)		<u>10-Year Total</u>
4.	Pedestrian Overcrossing of Southern Pacific Railroad Tracks Construct pedestrian overcrossing at Huntwood Avenue and Schafer Road to facilitate safe crossing of students to Tennyson High School. To be deleted - crossing was improved through a City-funded capital project in 2007. <i>1989 Harder/Tennyson Neighborhood Plan</i>	0
5.	Cannery Pedestrian Bridge Construction of a pedestrian/bicycle railroad overcrossing that will span the Union Pacific Railroad tracks and connect an existing, large community park (Centennial Park) and established residential neighborhood with a major new housing/mixed use development in the Cannery Redevelopment Area. <i>2001 Cannery Area Design Plan</i>	1,975,000
6.	Tennyson Pedestrian Bridge Construction of a pedestrian/bicycle railroad overcrossing that will parallel the Union Pacific Railroad and BART tracks across Tennyson Road and connect the existing bicycle and pedestrian path (called the Nuestro Parquecito) with the South Hayward BART station. <i>2007 South Hayward BART Concept Design Plan</i>	1,500,000
7.	Tennyson-UPRR Grade Separation at Whitman Construction of an underpass at Whitman near the Tennyson-UPRR crossing. <i>FY 2012 CIP New Project Requests</i>	15,000,000
		\$ 20,043,000
INTERCHANGE PROJECTS		
1.	Whitesell/Clawiter/Route 92 Interchange Construction of a new interchange with a Whitesell Drive overcrossing of Route 92. <i>Funded through LATIP for Central County Freeway Study projects.</i>	63,100,000
2.	I-880/Industrial Parkway Interchange - Phases 1 and 2 Construction of a northbound off-ramp from I-880 to Industrial Parkway (Phase I). Construction of a southbound loop off-ramp, replacement of the existing bridge over I-880 and providing for routine accommodation of bicyclists (Phase 2). <i>Funded through LATIP for Central County Freeway Study projects.</i>	43,600,000
3.	I-880/West A Street Interchange Reconstruction of interchange to accommodate widening under the bridge. <i>Funded through LATIP for Central County Freeway Study projects.</i>	31,000,000
4.	I-880/Winton Avenue Reconstruction of interchange to create a partial cloverleaf interchange and creation of a new connection to Southland Mall Drive. <i>Funded through LATIP for Central County Freeway Study projects.</i>	28,700,000
5.	Route 92/Industrial Boulevard Interchange Widening of the westbound to southbound loop off-ramp and local street conform and striping improvements on Industrial Boulevard to accommodate the existing lane. <i>Funded through LATIP for Central County Freeway Study projects.</i>	6,900,000

INTERCHANGE PROJECTS (continued)		10-Year Total
6.	I-880/Whipple Road Interchange Expansion of the northbound on-ramp to provide 2 lanes. Includes an HOV bypass lane, which could accommodate trucks as well. <i>Funded through LATIP for Central County Freeway Study projects.</i>	15,500,000
7.	Whitesell/Breakwater Traffic Signal Installation of traffic signal. To be deleted - redesigned with 880/92 Reliever Route project. <i>2002 General Plan Circulation Element</i>	0
8.	Baumberg Avenue Widening To be deleted - completed by developer. <i>2002 General Plan Circulation Element</i>	0
		\$ 188,800,000

TRANSPORTATION IMPROVEMENT PROJECTS

1.	Traffic Signal - Hesperian/Catalpa To be deleted as this project will be included in City-wide intersection improvement study. <i>1996 Glen Eden Neighborhood Plan</i>	0
2.	I-880 Southbound Off Ramps at A Street Install dual right turn lane. To be deleted - included in 880/West A Street interchange project. <i>2002 General Plan Circulation Element</i>	0
3.	Industrial Parkway/Route 92 Westbound Ramp Install dual left turn lane. To be deleted - will be considered as part of the Industrial/92 interchange portion of the LATIP project. <i>2002 General Plan Circulation Element</i>	0
4.	"A" Street to "D" Street Connector Add two-lane road at Fourth Street. To be deleted - to be constructed as part of development of Caltrans properties for Route 238 bypass. <i>2002 General Plan Circulation Element</i>	0
5.	Protected Left Turn Phase for Hesperian/Arf/Panama To be deleted - a study conducted in 2011 indicated that the new left turn phase was not warranted. <i>1996 Glen Eden Neighborhood Plan</i>	0
		\$ 0

PAVEMENT MAINTENANCE PROJECTS

1.	Improve Citywide Pavement Condition Index (PCI) Improve Citywide PCI from the current rating of 68 (good) to 80 (excellent) in one year (\$57.5 million), then maintain a rating of 80 each year (\$7.4 million/year). <i>FY 2014 Identified Needs List for CIP</i>	116,400,000
		\$ 116,400,000

IDENTIFIED CAPITAL NEEDS TOTAL

\$ 511,076,000

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**MINUTES OF THE CITY COUNCIL MEETING
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Tuesday, May 7, 2013, 7:00 p.m.**

The City Council meeting was called to order by Mayor Sweeney at 7:00 p.m. The Hayward Police Department Color Guard posted the colors and Council Member Salinas led in the Pledge of Allegiance.

PROCLAMATION

Mayor Sweeney read the Proclamation designating the week of May 12, 2013, through May 18, 2013, as National Police Week in Hayward and May 15, 2013, as Peace Officers' Memorial Day in the City of Hayward. Police Chief Diane Urban accepted the Proclamation on behalf of the Hayward Police Department and thanked the Mayor and Council for such recognition.

ROLL CALL

Present: COUNCIL MEMBERS Zermeño, Jones, Halliday, Peixoto, Salinas,
Mendall
MAYOR Sweeney
Absent: None

CLOSED SESSION ANNOUNCEMENT

Mayor Sweeney announced that Council met regarding Performance Evaluations for City Manager and City Attorney pursuant to Government Code 54957; met with labor negotiators pursuant to Government Code 54957.6, regarding all groups; and met with property negotiators pursuant to Government Code 54956.8, regarding 22632 Main Street (APN 428-0066-024-00), 22654 Main Street (APN 428-0066-039-00), 22696 Main Street (APN 428-0066-038-02), 1026 C Street (APN 428-0066-037-00), 1026 C Street (APN 428-0066-038-01). Council took no reportable action.

PRESENTATION

The Business Recognition Award for May 2013 was presented to Alphabet Energy, Inc. Alphabet Energy, Inc. is the emerging leader in the field of waste heat recovery technology. The award was presented in recognition of the contributions Alphabet Energy Inc. has made to the community by: locating their Clean Tech business in Hayward; providing job opportunities to local residents; being an industry leader; and contributing to the well-being of the Hayward community. Mr. Adam Lorimer, Vice President of Engineering, accepted the award on behalf of Mr. Matthew Scullin, CEO of Alphabet Energy, Inc., and thanked the Council for such special recognition.

PROCLAMATIONS

Mayor Pro Tempore Peixoto, on behalf of Mayor Sweeney and the Council, read the Proclamation designating May 10, 2013 through May 19, 2013, as Affordable Housing Week in the City of

Hayward. Mr. Louis Chicoine, Executive Director of Abode Services, accepted the award and thanked Council for such recognition.

Council Member Halliday, on behalf of Mayor Sweeney and the Council, read the Proclamation designating the week of May 5, 2013 through May 11, 2013, as Municipal Clerks Week in the City of Hayward. Hayward City Clerk Lens accepted the Proclamation and thanked the Council for such special recognition.

PUBLIC COMMENTS

Ms. Wynn Grcich, Industrial Parkway SW resident, encouraged everyone to read Dr. Winn Parker's interview with Laren Moret, "The Hidden Purpose for Using Depleted Uranium." Ms. Grcich also shared her experience when she visited St. Rose Hospital and noted there was a need for consumer advocacy.

Mr. Bob Berndt, AutoNation representative, spoke on the Draft Mission Boulevard Corridor Specific Plan Work Session, noting AutoNation had invested in the former Ford dealership property and wanted to be part of the future of Hayward and the revitalization of the Mission Boulevard Corridor. He urged Council to support Alternative #2 of the Mission Boulevard Corridor Specific Plan, which dedicated the first 250 feet of the property to retail activity.

Mr. Jesús Armas, Main Street business owner, congratulated City Clerk Lens for the service she provides to the community. Mr. Armas spoke on behalf of AutoNation and in favor of Alternative #2, outlined in the Mission Boulevard Corridor Specific Plan, as it would provide for both housing and retail to take place in the community. Mr. Armas urged Council's support noting it was important to revitalize the Mission Boulevard Corridor and make good use of the vacant lots.

Mr. Edward Bogue, Poinciana Street resident, announced the Tip-A-Cop fundraising event at Applebee's on May 16, 2013, and noted the event would support Special Olympics.

Miss Jacqueline Carrillo and Mr. Alex Torres, Hayward High School students, announced a Puente Sophomore Class Walkathon event on May 18, 2013, at Hayward High School track field, to raise funds for college scholarships for undocumented students.

Mayor Sweeney requested, and the Council unanimously consented, to hear Public Hearing Item No. 9 prior to the Work Session and the Consent Calendar.

WORK SESSION

1. Recommended FY2014 and FY2015 Water and Sewer Service Rates

Staff report submitted by Assistant City Engineer Owusu, dated May 7, 2013, was filed.

Director of Public Works – Utilities and Environmental Services Ameri provided a synopsis of the report.



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Council Member Peixoto was pleased to learn that large properties with low per-dwelling-unit water use would see a decrease in their water bills and suggested that the information be relayed to Mobile Home Park residents.

Council Member Mendall noted the staff report had detailed information and he concurred with the recommended FY 2014 and FY2015 water and sewer service rates.

Director of Public Works Ameri acknowledged the efforts of Administrative Analyst III Mosher in preparing the presentation.

2. Revised Draft Mission Boulevard Corridor Specific Plan and Draft Environmental Impact Report

Council Member Jones disclosed that he lives within 500 feet of the northern segment of the Mission Boulevard Corridor Specific Plan and therefore he would need to recuse himself from discussion regarding the northern segment of the Plan. It was noted that staff would divide the presentation into two parts: the first would cover the Mission Boulevard South of Jackson segment and the second would cover Mission Boulevard North of A Street.

Director of Development Services Rizk provided a synopsis of the report noting Council was in receipt of a letter from Moussa Group LLC, with property on Mission Boulevard, which objected to the slip lane requirements and the setback requirements suggested in the Form Base Code. Discussion ensued related to slip lanes and commercial overlay zoning.

Council Member Jones expressed concern about the concept of slip lanes and the safety when re-entering traffic onto Mission Boulevard and asked staff to provide more information in terms of access, transit and pedestrian when the item comes back for review. Mr. Jones also wanted to hear from property owners who would be required to give up 48 feet of frontage property.

Mayor Sweeney noted it would be useful to have detailed visuals for slip lanes in terms of issues and the compromises that would need to occur to facilitate discussion.

Council Member Zermeño concurred with the need to have more information about slip lanes. Mr. Zermeño acknowledged the letter from the Moussa Group in opposition to the slip lane requirements. Mr. Zermeño recommended naming a street “Cesar Chavez” when new streets are proposed.

Council Member Peixoto agreed that more visuals related to slip lanes would be useful and noted that he would be amenable to having slip lanes that created diagonal parking but the concerns about access and exit would need to be worked out.

Council Member Halliday noted there were safety features for slip lanes but the light signals were confusing. Ms. Halliday noted the permitted uses would need to be reviewed prior to deciding whether to develop slip lanes. Ms. Halliday noted she would be in favor of allowing more flexibility for developments and supported the commercial overlay set at 250 feet. Ms. Halliday expressed concern about agreeing to the tradeoff of increased density and height in exchange for slip lanes.

Council Member Mendall supported additional streets and slip lanes to allow for parking and to create walkable communities. Mr. Mendall agreed that visuals were needed to see how the slip lanes would work. Mr. Mendall supported the commercial overlay of 250 feet, but noted the requirement for a certain minimum amount of retail was critical to help create a walkable community. Mr. Mendall was disappointed there were no height restrictions for buildings that could look down on single family homes. He noted the T4-1 zoning was appropriate for the areas of Jackson Street east of Mission Boulevard and north of Fletcher Avenue.

Council Member Salinas noted the slip lanes would create a walkable community and encourage the use public transportation. In regards to the proposed commercial overlay zone, Mr. Salinas requested staff to provide a more detailed analysis of the former Ford site in terms of economic viability and he also wanted input from surrounding neighbors.

Council Member Zermeño expressed support for the Plan 2 for mixed use for Mission Boulevard, with one-story retail in the front and two to four stories residential in the back.

Mayor Sweeney said the Council Economic Development Committee wanted to protect the catalyst sites for the type of development that is needed and not just housing. Mayor Sweeney said better visuals would enable the Council to see the benefits and challenges of slip lanes.

Council Member Salinas noted that because he lives within 500 feet of the proposed site he had to recuse himself from the discussion.

Council Members Jones and Salinas left the Council Chamber due to a conflict of interest based on living within 500 feet of Mission Boulevard North of A Street. Development Services Director Rizk provided a synopsis of the report along Mission Boulevard North of A Street area.

Council Member Mendall noted he had three comments: for the “Preferred Regulating Plan” he favored the four foot wide landscape median; he favored two different height limits: taller buildings to the north and shorter buildings to the south; and he did not favor the mitigation measure on Mission Boulevard and Sunset Street.

Council Member Peixoto expressed concern on the contradiction of putting form based codes that strive to creating pedestrian-friendly areas together with the mini-loop which was not pedestrian-friendly.

Council Member Halliday favored the “Preferred Regulating Plan” having no more than four feet wide landscape median and reducing sidewalks to nine feet, and the Alternative “A” with T5 Zone from A Street to Simon Street with two height overlay.



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Council Member Zermeño favored the Plan as it would benefit property owners on A Street with an opportunity to help beautify the area and create a pedestrian-friendly community.

Mayor Sweeney noted it was important to protect the opportunity to create parks, greenbelts and open spaces for Mission Boulevard south of Jackson Street and north of A Street.

CONSENT

3. Approval of Minutes of the City Council Meeting on April 16, 2013

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried, to approve the minutes of the City Council Meeting of April 16, 2013.

4. Pavement Rehabilitation Measure B FY14: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Assistant City Engineer Owusu, dated May 7, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried to adopt the following:

Resolution 13-058, “Resolution Approving Plans and Specifications for the Pavement Rehabilitation Measure B FY 14 Project, Project No. 5147, and Call for Bids”

5. Appointment of a Director to the Boards of the Bay Area Water Supply and Conservation Agency and the Bay Area Regional Water System Financing Authority

Staff report submitted by City Manager David, dated May 7, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried to adopt the following:

Resolution 13-059, “Resolution Confirming the Reappointment of Council Member Mendall as the City’s Representative to the Bay Area Water Supply and Conservation Agency and the San Francisco Bay Area Regional Water System Financing Authority”

6. Resolution Commending the Bay Area Water Supply & Conservation Agency on the Occasion of its Tenth Anniversary

Staff report submitted by Environmental Services Manager Pearson dated May 7, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried to adopt the following:

Resolution 13-060, “A Resolution of the City Council of the City of Hayward Commending the Bay Area Water Supply & Conservation Agency on the Occasion of Its Tenth Anniversary”

7. Keep Hayward Clean and Green Task Force Recruitment

Staff report submitted by City Clerk Lens, dated May 7, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried to adopt the following:

Resolution 13-061, “Resolution Accepting the Participation of the Keep Hayward Clean and Green Task Force During the Annual Recruitment for the Council’s Appointed Bodies”

8. Resignation of David Haines from the Keep Hayward Clean and Green Task Force

Staff report submitted by City Clerk Lens, dated May 7, 2013, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Mendall, and unanimously carried to adopt the following:

Resolution 13-062, “Resolution Accepting the Written Resignation of Mr. David Haines from the Keep Hayward Clean and Green Task Force”

PUBLIC HEARING

9. Text Amendment No. PL-2013-0093 - Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Senior-Only Parks to Non-Age-Restricted Status

Staff report submitted by Associate Planner Camire, dated May 7, 2013, was filed.

Development Services Director Rizk provided a synopsis of the report and Assistant City Attorney Conneely responded to questions from Council members.



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Mayor Sweeney opened the public hearing at 7:52 p.m.

Ms. Kathy Morris, Pueblo Serena resident and President of the Hayward Mobilehome Owners Association, asked Council to support the amendment to the Hayward Municipal Code Mobile Home Park District prohibiting the conversion of senior-only parks to non-age-restricted status. Ms. Morris spoke about the importance of establish safeguards to protect the five remaining senior-only mobile home parks from conversion to all age parks.

Ms. Barbara Catalano, Whitecliff Road resident, supported the proposed text amendment in order to protect and retain affordable housing at senior-only mobile home parks.

Ms. Janice Leone, New England Village resident, spoke in favor of the proposed text amendment to protect senior-only mobile home parks.

Mr. Jack Shallow, New England Village resident, favored keeping the requirement that mobile homes be occupied by at least one resident who is 55 years of age or older because that provided affordable housing and rent protections for seniors.

Mr. Jay Henderick, Eden Gardens resident, urged Council to approve the proposed text amendment that would prohibit the conversion of senior-only mobile home parks and noted that senior-only mobile home parks were not designed for families with children.

Mr. Paul R. Johnson, New England Village resident, favored retaining the senior-only mobile home parks.

Mr. Ron McKay, W. Winton resident, noted he lived near the dumpster area and was concerned that the containers were not being returned and homeless people were accessing and causing problems in the dumpster area.

Mayor Sweeney closed the public hearing at 8:09 p.m.

Mayor Sweeney was pleased that recent court rulings to protect senior-only mobile home parks prompted this item to be brought before Council. Mayor Sweeney offered a motion to approve the Negative Declaration and approve the text amendment prohibiting the conversion of senior-only parks to non-age restricted status.

Council Members Halliday, Zermeño and Mendall seconded the motion.

Council Member Peixoto supported the motion and noted it was important to protect affordable housing for seniors and commented that mobile home parks were not designed to accommodate children.

Council Member Mendall supported the motion and said Council was protecting a way of life.

Council Member Halliday supported the motion, commented on the importance of preserving the five remaining senior-only mobile home parks and commended Mayor Sweeney for bringing the item forward as a preventative measure.

Council Member Jones noted the proposed text amendment was intended to protect affordable housing for seniors, indicated it was important to maintain the uniqueness of senior-only mobile home parks, and wanted the special sense of community transferred to other residential neighborhoods.

Council Member Salinas supported the motion.

Council Member Zermeño supported the motion and noted that senior residents were entitled to rest and quiet and thanked everyone for attending.

It was moved by Mayor Sweeney, seconded by Council Members Halliday, Zermeño, Mendall, and unanimously carried to adopt the following:

Resolution 13-056, “Resolution Adopting Negative Declaration and Approving Text Amendment No. PL-2013-0093”

Introduction of Ordinance 13-_, “Ordinance Amending Hayward Municipal Code Sections 10-1.700-10-1.745 to Prohibit the Conversion of Senior-Only Mobile Home Parks to All-Age Mobile Home Parks in the City’s Mobile Home Park (MH) Zoning District”

LEGISLATIVE BUSINESS

10. Adoption of FY 2014 Council Priorities

Staff report submitted by City Manager David, dated May 7, 2013, was filed.

City Manager David provided a synopsis of the report and offered three changes: (1) Add to Metric 1A under “Safe” reduce the number of Uniform Crime Reports for burglary and motor vehicle theft by 5% annually; (2) Come back to Council with more data regarding Realignment AB 109, which “realigns” responsibility from the state to local level the supervision of people convicted of certain felony crimes, and how this could impact the metrics for “Safe” and City resources; and (3) Revise Priority 5A under “Land Use” to read as follows: Maintain and implement land use policies that 1. Support a safe, clean, and green community as defined by Council; 2. Support development of safe housing; 3. Assure a thriving business community, strong retail base, and a healthy industrial section; and 4. Assure the quality development and building projects in the City in all sectors and neighborhoods.



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Mayor Sweeney noted the Council Priorities were improved from prior presentations and noted it was important that the “Organizational Health” priority be stated from the community’s perspective. Mayor Sweeney suggested adding “parks and open space” under the “Land Use” priority. Mr. Sweeney questioned if Priority 1E “Assure a safe infrastructure for the City...” was an overriding priority. He favored staff bringing to Council more data regarding Realignment AB 109 and providing more specific metrics in the areas of overriding concern like motor vehicle theft and burglary.

Council Member Mendall was pleased with the newly proposed Council Priorities and the use of metrics, noted the metrics for the “Clean” priority were precise and measurable, and appreciated the consolidation for “Land Use” and “Organizational Health” priorities. Mr. Mendall noted he was looking forward to further refining the Council Priorities next year.

Council Member Zermeño noted that by working on improving the economy the City would be able to reduce crime. Mr. Zermeño congratulated the Police Department’s efforts to fight gang-related crime and the Fire Department for its excellent response time. Mr. Zermeño suggested moving Metric 6 under “Clean” (Continue to improve the City’s urban forest by planting 400 new or additional trees per year) to the metrics for “Green.”

Council Member Jones appreciated the effort to simplify the supporting documents for Council Priorities. Mr. Jones was pleased staff had developed “Overarching Community Metrics” as part of the Council Priorities and commended the approach of using the citizens’ survey and suggested adding “Clean” to the “Overarching Community Metrics.” Mr. Jones noted that as metrics were built to stay focused on outcomes (performance-oriented) rather than outputs (production-oriented).

Council Member Salinas was pleased that schools were included in the “Overarching Community Metrics” and noted this demonstrated that Council was willing to support and engage the students and the importance of quality education. Mr. Salinas suggested adding the colleges and university next year.

There being no public comments Mayor Sweeney opened and closed the public hearing at 10:06 p.m.

Council Member Halliday said she was in general agreement with fellow Council Members’ comments and concurred with staff that the “Safe” priority should include areas such as the infrastructure for the City. Ms. Halliday noted she would have liked to see a goal of building a new library. Ms. Halliday disclosed receiving an email from Ms. Sherry Blair in which she provided a thoughtful analysis of the Council Priorities. Council Member Halliday offered a motion per the staff recommendation with the changes noted by City Manager David.

Council Member Zermeño seconded the motion.

Mayor Sweeney suggested the following friendly amendments: Move the Overarching Community Metrics that fit into the priorities to the corresponding priorities; modify the language for Metric 6 under “Safe” by changing “maintain” to “decrease” to read as follows: “6. Decrease the same level or less of reportable gang crimes”; direct staff to measure metrics for the Council priorities in terms of outcomes rather than outputs; add “parks and recreation” to the “Land Use” priority; and add a community lens approach to the suggested priority statement for “Organizational Health.” Council Members Halliday and Zermeño accepted Mayor Sweeney’s friendly amendments.

Mayor Sweeney questioned whether Priority 3D under the “Green” priority “Work to eliminate long-term homelessness in Hayward and identify housing for individuals when and where appropriate” qualified as a priority that needed extra focus. There was no consensus to remove it from the priorities.

Council Member Halliday suggested adding a friendly amendment to direct staff to develop a plan for financing the long-term infrastructure needs of the city.

City Manager David noted that Council Member Zermeño had suggested moving Metric 6, “Continue to improve the City’s Urban Forest by planting 400 new or additional trees per year” from the “Clean” to the metrics under “Green.” Council Members Halliday and Zermeño concurred.

It was moved by Council Member Halliday, seconded by Council Member Zermeño, and unanimously carried to adopt the following with the friendly amendments stated above.

Resolution 13-063, “Resolution Adopting the City Council Priorities
for Fiscal Year 2014”

11. FY 2014 Proposed Mid-Biennial Operating Budget Update

Staff report submitted by Director of Finance Vesely, dated May 7,
2013, was filed.

Finance Director Vesely presented a synopsis of the report and responded to questions raised by Council members.

Council Member Mendall was pleased that the City’s unfunded liabilities would be included as part of the budget process and Council’s discussion and he commented on the impending rate increases to CalPERS, retiree medical, and employee medical benefits. Council Member Mendall pointed out that some of the unfunded liabilities were not included in the ten-year projections and at some point in the future CalPERS would require this gap to be closed with a large increase to rates.

Council Member Halliday noted it was important to work with employees to find a plan to cover the unfunded liabilities. Council Member Halliday appreciated Finance Director Vesely’s conservative approach in prior years’ revenue projections and she noted she was looking forward to the budget work session discussions.



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, May 7, 2013, 7:00 p.m.**

Council Member Zermeño was glad to hear about the increase of sales tax revenues and he indicated he would like to see the sales tax revenue be higher than the property tax revenues. Mr. Zermeño encouraged everyone to shop Hayward first.

Council Member Jones appreciated what staff and Council had accomplished by establishing an Economic Development Plan to boost the local economy and underscored the importance to not only focus on expenditures but to look at the revenues. Mr. Jones said it was important to boost the local economy by preserving properties for job creation.

There being no public comments, Mayor Sweeney opened and closed the public hearing 10:57 p.m.

Mayor Sweeney noted the item did not require any action by Council.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Zermeño commended Jennifer Tran and Alex Tunchez, students at Leadership Public School, for winning Gates Millennium scholarships.

Council Member Salinas announced there would be a press conference on May 17, 2013, for “Hayward Kids Will Eat Breakfast and Lunch Free This Summer 2013,” at City Hall, and invited all to attend.

Council Member Halliday announced the Hayward Executive Airport Open House on May 11, 2013, sponsored by the Bay Area Black Pilots Association, Tuskegee Airmen, Inc., East Bay Aviators, Inc., and the Hayward Executive Airport, and she invited all to attend.

ADJOURNMENT

Mayor Sweeney adjourned the meeting at 11:01 p.m.

APPROVED:

Michael Sweeney
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Director of Public Works – Engineering & Transportation

SUBJECT: New Sidewalks FY14 – Huntwood Avenue, D Street and Industrial Boulevard:
Award of Contract

RECOMMENDATION

That Council adopts the attached resolution:

1. Increasing the Administrative Change Order amount from \$100,000 to \$140,000; and
2. Awarding the contract to SpenCon Construction, Inc. in the amount of \$305,095.

BACKGROUND

On April 2, 2013, Council approved the plans and specifications for the New Sidewalks FY14 – Huntwood Avenue, D Street and Industrial Boulevard project and called for bids to be received on April 30, 2013.

These streets were selected to fill in the gaps of missing sidewalks and further the City’s goal of providing safe and continuous pedestrian access to schools and shopping areas. The new sidewalks are in the vicinity of Cesar Chavez and Markham Elementary Schools, and Heald College. In addition to these routes to schools, the project includes sidewalks added in response to requests from residents. A location map that graphically depicts the limits of work is attached (see Attachment II).

DISCUSSION

This project will construct curb, gutter, and sidewalk on approximately 560 feet of D Street from Panda Way to the City limit, and construct sidewalk on 320 feet of Industrial Boulevard north of Cryer Street as well as 72 feet on Huntwood Avenue between Leidig Court and Tennyson Road. The proposed improvements will add a total of 952 linear feet (.18 miles) of new sidewalk to the City’s inventory, which totals 460 miles.

On April 30, 2013, nine bids were received for the New Sidewalks FY14 – Huntwood Avenue, D Street and Industrial Boulevard project. SpenCon Construction, Inc. of Danville, California, submitted the low bid of \$265,094.60, which is 11.8% below the Engineer’s Estimate of \$300,429. AJW Construction of Oakland, California, submitted the second low bid in the

amount of \$271,628.50, which is 9.6% below the Engineer's Estimate. The bids ranged from \$265,094.60 to \$358,975.20.

The low bid received provides an opportunity to construct sidewalks on additional streets that would not have been otherwise included due to limited funds. To accomplish this additional work, staff recommends increasing the Administrative Change Order (ACO) amount from \$100,000 to \$140,000. This recommended \$40,000 increase to the ACO line item would increase SpenCon's low bid from \$265,094.60 to \$305,094.60. Staff recommends adding missing portions of sidewalk on Industrial Parkway between Ruus Road and Mission Boulevard. The infill of missing sidewalks was part of the Industrial Parkway Landscaping Improvement project, but removed from the project due to inadequate funding. The incorporation of Industrial Parkway into the project will add approximately 845 linear feet of new sidewalk to the original 952 linear feet for Huntwood Avenue, D Street, and Industrial Boulevard.

All bid documents and licenses are in order. Staff recommends award of contract to the low bidder, SpenCon Construction, Inc., in the amount of \$305,095.

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

FISCAL & ECONOMIC IMPACT

The estimated project costs are as follows:

Construction Contract	\$305,095
Design and Administration	55,730
Construction Inspection, Testing and Construction Administration	<u>39,175</u>
Total	\$400,000

The Adopted FY 2013 Capital Improvement Program includes a total of \$400,000 in the Measure B Tax (Pedestrian and Bicycle) Fund for the New Sidewalks FY14 project.

PUBLIC CONTACT

Staff has been in contact with all affected property owners and tenants and has secured all necessary right-of-entry permits, which will allow the City's contractor permission to enter adjacent properties to install driveway and frontage conforms. After the project is awarded, staff will send notification letters to all affected residents regarding the project schedule.

SCHEDULE

Begin Work
Complete Work

July 1, 2013
August 27, 2013

Prepared by: Yaw Owusu, Assistant City Engineer

Recommended by: Morad Fakhrai, Director of Public Works – Engineering & Transportation

Approved by:



Fran David, City Manager

Attachments:

Attachment I: Resolution
Attachment II: Location Map
Attachment III: Bid Summary

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION INCREASING THE ADMINISTRATIVE CHANGE ORDER AMOUNT FOR THE NEW SIDEWALKS FY14 – HUNTWOOD AVENUE, D STREET, AND INDUSTRIAL BOULEVARD PROJECT, PROJECT NO. 5154, AND AWARDING THE CONTRACT TO SPENCON CONSTRUCTION, INC.

WHEREAS, by resolution on April 2, 2013, the City Council approved the plans and specifications for the New Sidewalks FY14 – Huntwood Avenue, D Street and Industrial Boulevard project, Project No. 5154, and called for bids to be received on April 30, 2013; and

WHEREAS, on April 30, 2013, the City received nine bids for this project ranging from \$265,095 to \$358,975; and

WHEREAS, SpenCon Construction, Inc. of Danville, California submitted the low bid in the amount of \$265,095, which is 11.8% below the Engineer’s Estimate of \$300,429; and

WHEREAS, the low bid provides an opportunity to construct sidewalks on additional streets and staff is recommending an increase in the Administrative Change order amount by \$40,000, to a total of \$140,000 to cover extra work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward hereby authorizes an increase in the Administrative Change Order amount by \$40,000 to a total of \$140,000 to complete the construction of sidewalks on additional streets.

BE IT RESOLVED by the City Council of the City of Hayward that SpenCon Construction, Inc. is hereby awarded the contract for the New Sidewalks FY14 – Huntwood Avenue, D Street and Industrial Boulevard project, Project No. 5154, in an amount of \$305,095, in accordance with the plans and specifications adopted therefore and on file in the office of the City Clerk of the City of Hayward at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

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

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

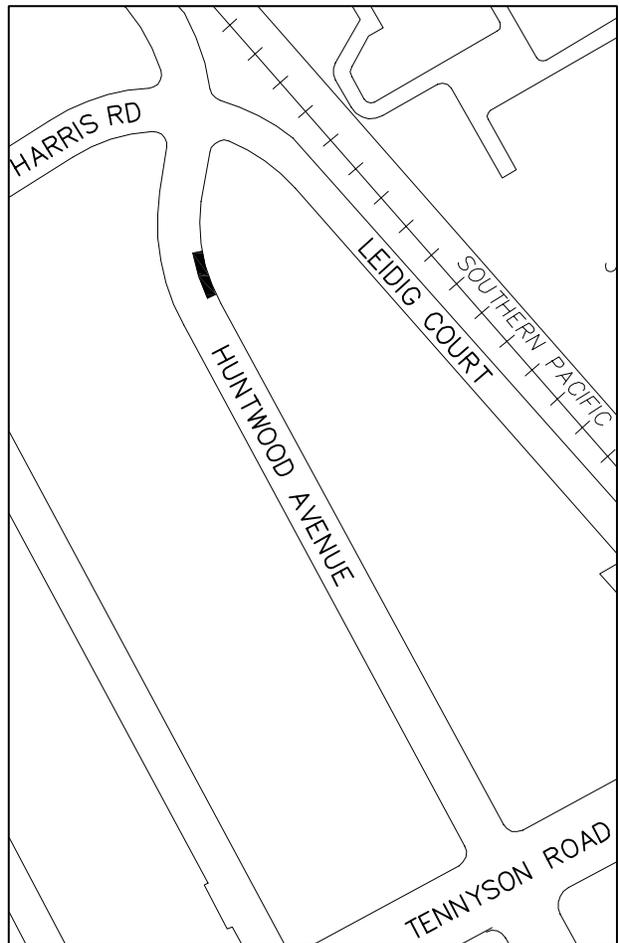
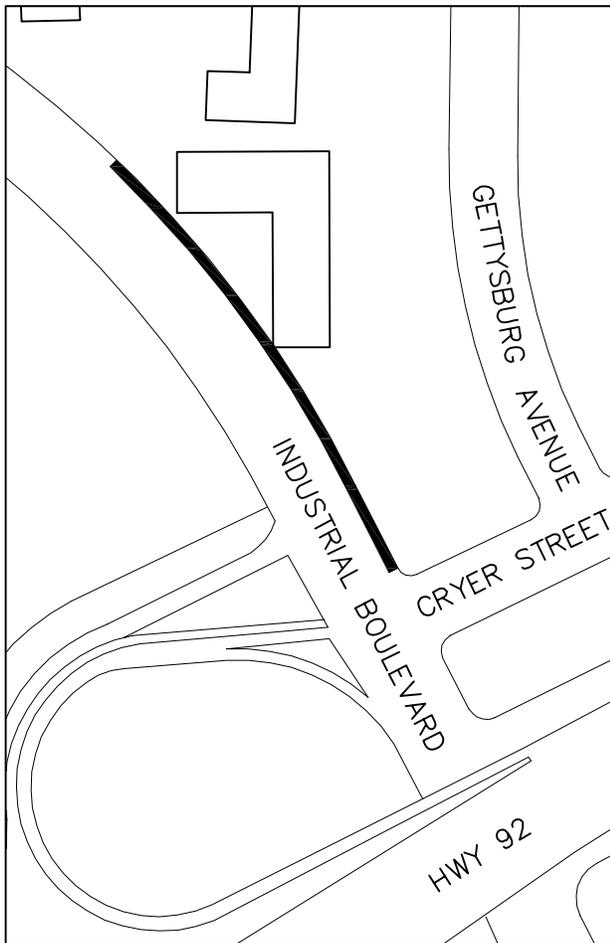
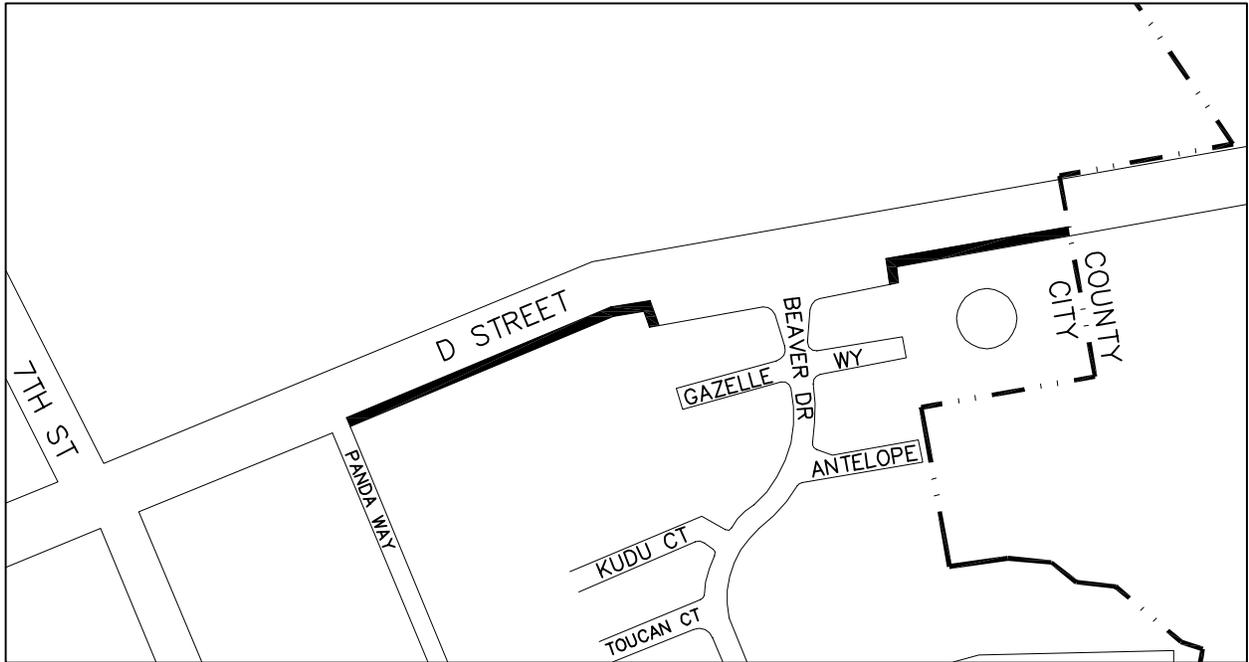
ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

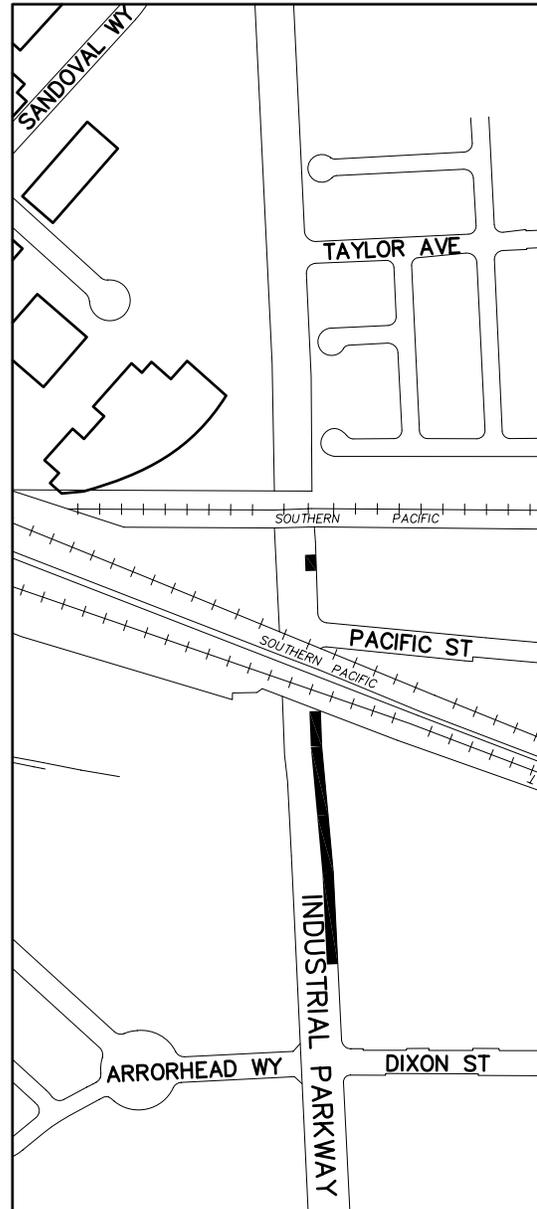
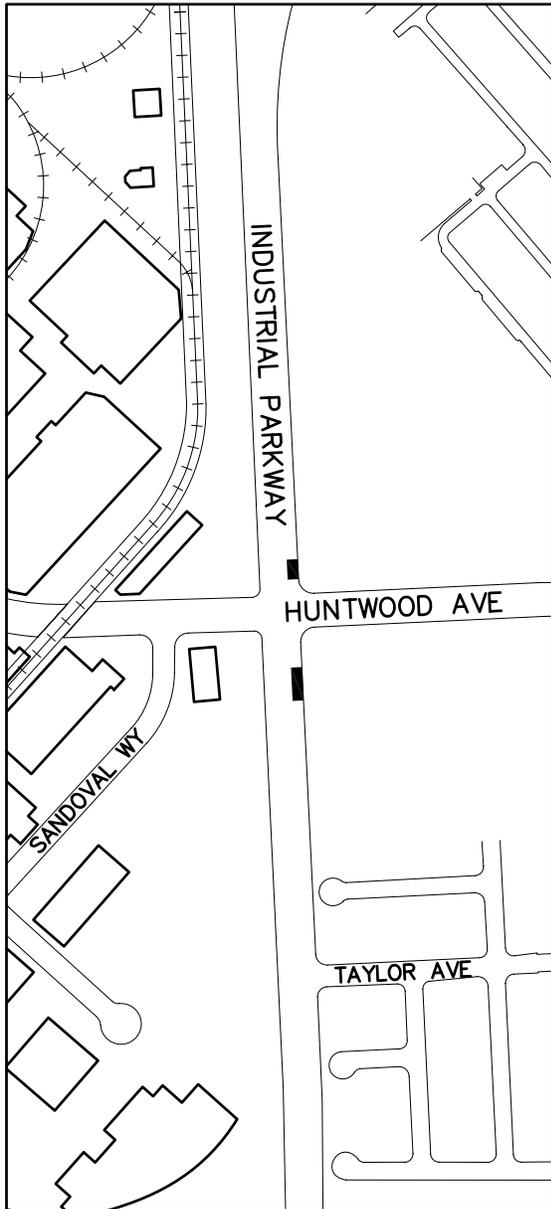
ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward



**NEW SIDEWALKS FY14
LOCATION MAP**



**NEW SIDEWALKS FY14
LOCATION MAP**

CITY OF HAYWARD
 CONSTRUCTION OF NEW SIDEWALKS FY14 - HUNTWOOD AVENUE, D STREET & INDUSTRIAL BLVD
 PROJECT NO. 5154
 BIDS OPENED: 4/30/13
 (NUMBER OF BIDS RECEIVED - 9)

BID SUMMARY				ENGINEER'S ESTIMATE		SpenCon Construction, Inc.		AJW Construction	
						PO Box 1220 Danville, CA 94526 (925) 984-2581 (925) 984-2583 Fax		966 81st Ave. Oakland, CA 94621 (510) 568-2300 (510) 639-1578 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	1,500.00	1,500.00	2,000.00	2,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	3,500.00	3,500.00	3,000.00	3,000.00
3	50	LF	REMOVE AND REPLACE WOOD FENCE	40.00	2,000.00	35.00	1,750.00	50.00	2,500.00
4	550	SF	REMOVE CONCRETE	4.00	2,200.00	2.00	1,100.00	2.00	1,100.00
5	35	LF	REMOVE EXISTING CURB AND GUTTER	20.00	700.00	6.00	210.00	10.00	350.00
6	6	EA	REMOVE AND RELOCATE EXISTING ROADSIDE SIGNS	150.00	900.00	170.00	1,020.00	250.00	1,500.00
7	1	LS	CLEARING AND GRUBBING	15,000.00	15,000.00	3,500.00	3,500.00	4,000.00	4,000.00
8(F)	47	CY	EXCAVATION	50.00	2,350.00	90.00	4,230.00	85.00	3,995.00
9(F)	260	CY	ROADWAY EXCAVATION	100.00	26,000.00	80.00	20,800.00	80.00	20,800.00
10	585	LF	MINOR CONCRETE (CURB & GUTTER)	27.00	15,795.00	36.00	21,060.00	25.00	14,625.00
11	1,370	SF	MINOR CONCRETE (4' SIDEWALK)	6.00	8,220.00	8.21	11,247.70	7.00	9,590.00
12	2,962	SF	MINOR CONCRETE (6' SIDEWALK)	6.00	17,772.00	8.90	26,361.80	8.75	25,917.50
13	190	LF	MINOR CONCRETE (RETAINING CURB)	30.00	5,700.00	18.00	3,420.00	20.00	3,800.00
14	1,744	SF	MINOR CONCRETE (DRIVEWAY - 6" THICK)	8.00	13,952.00	8.90	15,521.60	9.00	15,696.00
15	60	SF	MINOR CONCRETE (DRIVEWAY CONFORM - 6" THICK)	8.00	480.00	8.90	534.00	12.00	720.00
16	192	TN	ASPHALT CONCRETE (6" DEEPLIFT)	160.00	30,720.00	140.00	26,880.00	165.00	31,680.00
17	1,930	SF	ASPHALT CONCRETE CONFORM (DRIVEWAY & BACK OF SIDEWALK)	10.00	19,300.00	7.40	14,282.00	6.50	12,545.00
18	6	EA	ADJUST UTILITY BOX TO GRADE	400.00	2,400.00	50.00	300.00	150.00	900.00
19	2	EA	ADJUST WATER VALVE BOX AND COVER TO GRADE	400.00	800.00	50.00	100.00	200.00	400.00
20	32	CY	PLACE TOPSOIL	100.00	3,200.00	29.00	928.00	75.00	2,400.00
21	1,485	SF	INSTALL SOD	4.00	5,940.00	2.70	4,009.50	6.00	8,910.00
22	12	EA	ROOT PRUNE EXISTING TREE AND INSTALL ROOT BARRIER	500.00	6,000.00	195.00	2,340.00	350.00	4,200.00
23	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	500.00	500.00	1,000.00	1,000.00
24	1	LS	ADMINISTRATIVE CHANGE ORDER	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
TOTAL					300,429.00		265,094.60		271,628.50

CITY OF HAYWARD
 CONSTRUCTION OF NEW SIDEWALKS FY14 - HUNTWOOD AVENUE, D STREET & INDUSTRIAL BLVD
 PROJECT NO. 5154
 BIDS OPENED: 4/30/13
 (NUMBER OF BIDS RECEIVED - 9)

BID SUMMARY				ENGINEER'S ESTIMATE		JJR Construction, Inc. 1120 Ninth Avenue San Mateo, CA 94402 (650) 343-6109 (650) 343-6207 Fax		Breneman, Inc. 2000 Norris Road Walnut Creek, CA 94596 (925) 457-2026 (925) 446-6600 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	3,000.40	3,000.40	8,000.00	8,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	6,000.00	6,000.00	8,900.00	8,900.00
3	50	LF	REMOVE AND REPLACE WOOD FENCE	40.00	2,000.00	70.00	3,500.00	60.00	3,000.00
4	550	SF	REMOVE CONCRETE	4.00	2,200.00	3.70	2,035.00	3.00	1,650.00
5	35	LF	REMOVE EXISTING CURB AND GUTTER	20.00	700.00	12.50	437.50	7.00	245.00
6	6	EA	REMOVE AND RELOCATE EXISTING ROADSIDE SIGNS	150.00	900.00	300.00	1,800.00	250.00	1,500.00
7	1	LS	CLEARING AND GRUBBING	15,000.00	15,000.00	5,000.00	5,000.00	7,800.00	7,800.00
8(F)	47	CY	EXCAVATION	50.00	2,350.00	124.00	5,828.00	100.00	4,700.00
9(F)	260	CY	ROADWAY EXCAVATION	100.00	26,000.00	124.00	32,240.00	80.00	20,800.00
10	585	LF	MINOR CONCRETE (CURB & GUTTER)	27.00	15,795.00	27.50	16,087.50	31.00	18,135.00
11	1,370	SF	MINOR CONCRETE (4' SIDEWALK)	6.00	8,220.00	6.30	8,631.00	8.00	10,960.00
12	2,962	SF	MINOR CONCRETE (6' SIDEWALK)	6.00	17,772.00	6.30	18,660.60	7.00	20,734.00
13	190	LF	MINOR CONCRETE (RETAINING CURB)	30.00	5,700.00	12.80	2,432.00	20.00	3,800.00
14	1,744	SF	MINOR CONCRETE (DRIVEWAY - 6" THICK)	8.00	13,952.00	9.75	17,004.00	10.00	17,440.00
15	60	SF	MINOR CONCRETE (DRIVEWAY CONFORM - 6" THICK)	8.00	480.00	16.20	972.00	12.00	720.00
16	192	TN	ASPHALT CONCRETE (6" DEEPLIFT)	160.00	30,720.00	140.00	26,880.00	170.00	32,640.00
17	1,930	SF	ASPHALT CONCRETE CONFORM (DRIVEWAY & BACK OF SIDEWALK)	10.00	19,300.00	7.00	13,510.00	6.00	11,580.00
18	6	EA	ADJUST UTILITY BOX TO GRADE	400.00	2,400.00	200.00	1,200.00	250.00	1,500.00
19	2	EA	ADJUST WATER VALVE BOX AND COVER TO GRADE	400.00	800.00	450.00	900.00	400.00	800.00
20	32	CY	PLACE TOPSOIL	100.00	3,200.00	150.00	4,800.00	100.00	3,200.00
21	1,485	SF	INSTALL SOD	4.00	5,940.00	3.00	4,455.00	1.00	1,485.00
22	12	EA	ROOT PRUNE EXISTING TREE AND INSTALL ROOT BARRIER	500.00	6,000.00	250.00	3,000.00	250.00	3,000.00
23	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	500.00	500.00	1,500.00	1,500.00
24	1	LS	ADMINISTRATIVE CHANGE ORDER	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
TOTAL					300,429.00		278,873.00		284,089.00

CITY OF HAYWARD
 CONSTRUCTION OF NEW SIDEWALKS FY14 - HUNTWOOD AVENUE, D STREET & INDUSTRIAL BLVD
 PROJECT NO. 5154
 BIDS OPENED: 4/30/13
 (NUMBER OF BIDS RECEIVED - 9)

BID SUMMARY				ENGINEER'S ESTIMATE		Fanfa, Inc.		O'Grady Paving Inc.	
						2401 Grant Avenue San Lorenzo, CA 94580 (510) 278-8410 (510) 278-3095 Fax		2513 Wyandotte Street Mountain View, CA 94043 (650) 966-1926 (650) 966-1946 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	8,691.78	8,691.78	6,000.00	6,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	8,865.03	8,865.03	9,000.00	9,000.00
3	50	LF	REMOVE AND REPLACE WOOD FENCE	40.00	2,000.00	63.72	3,186.00	60.00	3,000.00
4	550	SF	REMOVE CONCRETE	4.00	2,200.00	7.56	4,158.00	8.00	4,400.00
5	35	LF	REMOVE EXISTING CURB AND GUTTER	20.00	700.00	13.29	465.15	100.00	3,500.00
6	6	EA	REMOVE AND RELOCATE EXISTING ROADSIDE SIGNS	150.00	900.00	268.84	1,613.04	250.00	1,500.00
7	1	LS	CLEARING AND GRUBBING	15,000.00	15,000.00	4,758.48	4,758.48	5,000.00	5,000.00
8(F)	47	CY	EXCAVATION	50.00	2,350.00	96.47	4,534.09	100.00	4,700.00
9(F)	260	CY	ROADWAY EXCAVATION	100.00	26,000.00	67.90	17,654.00	120.00	31,200.00
10	585	LF	MINOR CONCRETE (CURB & GUTTER)	27.00	15,795.00	33.08	19,351.80	40.00	23,400.00
11	1,370	SF	MINOR CONCRETE (4' SIDEWALK)	6.00	8,220.00	9.54	13,069.80	7.50	10,275.00
12	2,962	SF	MINOR CONCRETE (6' SIDEWALK)	6.00	17,772.00	7.26	21,504.12	7.50	22,215.00
13	190	LF	MINOR CONCRETE (RETAINING CURB)	30.00	5,700.00	29.28	5,563.20	30.00	5,700.00
14	1,744	SF	MINOR CONCRETE (DRIVEWAY - 6" THICK)	8.00	13,952.00	10.76	18,765.44	10.00	* 17,440.00
15	60	SF	MINOR CONCRETE (DRIVEWAY CONFORM - 6" THICK)	8.00	480.00	7.40	444.00	20.00	1,200.00
16	192	TN	ASPHALT CONCRETE (6" DEEPLIFT)	160.00	30,720.00	127.46	24,472.32	150.00	28,800.00
17	1,930	SF	ASPHALT CONCRETE CONFORM (DRIVEWAY & BACK OF SIDEWALK)	10.00	19,300.00	3.59	6,928.70	4.00	7,720.00
18	6	EA	ADJUST UTILITY BOX TO GRADE	400.00	2,400.00	225.48	1,352.88	400.00	2,400.00
19	2	EA	ADJUST WATER VALVE BOX AND COVER TO GRADE	400.00	800.00	546.35	1,092.70	400.00	800.00
20	32	CY	PLACE TOPSOIL	100.00	3,200.00	156.22	4,999.04	100.00	3,200.00
21	1,485	SF	INSTALL SOD	4.00	5,940.00	2.25	3,341.25	2.00	2,970.00
22	12	EA	ROOT PRUNE EXISTING TREE AND INSTALL ROOT BARRIER	500.00	6,000.00	1,196.38	14,356.56	300.00	3,600.00
23	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	1,357.53	1,357.53	1,000.00	1,000.00
24	1	LS	ADMINISTRATIVE CHANGE ORDER	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
TOTAL					300,429.00		290,524.91	**	299,020.00

* Line Item Total Correction
 ** Total Bid Correction

CITY OF HAYWARD
 CONSTRUCTION OF NEW SIDEWALKS FY14 - HUNTWOOD AVENUE, D STREET & INDUSTRIAL BLVD
 PROJECT NO. 5154
 BIDS OPENED: 4/30/13
 (NUMBER OF BIDS RECEIVED - 9)

BID SUMMARY				ENGINEER'S ESTIMATE		Sposeto Engineering, Inc.		Rosas Bros. Construction	
						4558 Contractors Place Livermore, CA 94551 (925) 443-4200 (925) 443-5800 Fax		4731 Coliseum Way Oakland, CA 94601 (510) 534-1077 (510) 534-5077 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	3,500.00	3,500.00	4,000.00	4,000.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	7,500.00	7,500.00	4,500.00	4,500.00
3	50	LF	REMOVE AND REPLACE WOOD FENCE	40.00	2,000.00	63.00	3,150.00	70.00	3,500.00
4	550	SF	REMOVE CONCRETE	4.00	2,200.00	3.40	1,870.00	4.00	2,200.00
5	35	LF	REMOVE EXISTING CURB AND GUTTER	20.00	700.00	8.40	294.00	20.00	700.00
6	6	EA	REMOVE AND RELOCATE EXISTING ROADSIDE SIGNS	150.00	900.00	360.00	2,160.00	300.00	1,800.00
7	1	LS	CLEARING AND GRUBBING	15,000.00	15,000.00	8,000.00	8,000.00	7,000.00	7,000.00
8(F)	47	CY	EXCAVATION	50.00	2,350.00	124.00	5,828.00	200.00	9,400.00
9(F)	260	CY	ROADWAY EXCAVATION	100.00	26,000.00	124.00	32,240.00	150.00	39,000.00
10	585	LF	MINOR CONCRETE (CURB & GUTTER)	27.00	15,795.00	29.00	16,965.00	30.00	17,550.00
11	1,370	SF	MINOR CONCRETE (4' SIDEWALK)	6.00	8,220.00	7.45	10,206.50	7.50	10,275.00
12	2,962	SF	MINOR CONCRETE (6' SIDEWALK)	6.00	17,772.00	6.45	19,104.90	8.00	23,696.00
13	190	LF	MINOR CONCRETE (RETAINING CURB)	30.00	5,700.00	28.00	5,320.00	30.00	5,700.00
14	1,744	SF	MINOR CONCRETE (DRIVEWAY - 6" THICK)	8.00	13,952.00	10.50	18,312.00	8.50	14,824.00
15	60	SF	MINOR CONCRETE (DRIVEWAY CONFORM - 6" THICK)	8.00	480.00	14.00	840.00	10.00	600.00
16	192	TN	ASPHALT CONCRETE (6" DEEPLIFT)	160.00	30,720.00	198.00	38,016.00	210.00	40,320.00
17	1,930	SF	ASPHALT CONCRETE CONFORM (DRIVEWAY & BACK OF SIDEWALK)	10.00	19,300.00	7.00	13,510.00	8.00	15,440.00
18	6	EA	ADJUST UTILITY BOX TO GRADE	400.00	2,400.00	150.00	900.00	200.00	1,200.00
19	2	EA	ADJUST WATER VALVE BOX AND COVER TO GRADE	400.00	800.00	150.00	300.00	150.00	300.00
20	32	CY	PLACE TOPSOIL	100.00	3,200.00	90.00	2,880.00	120.00	3,840.00
21	1,485	SF	INSTALL SOD	4.00	5,940.00	3.60	5,346.00	6.00	8,910.00
22	12	EA	ROOT PRUNE EXISTING TREE AND INSTALL ROOT BARRIER	500.00	6,000.00	395.00	4,740.00	500.00	6,000.00
23	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	400.00	400.00	1,500.00	1,500.00
24	1	LS	ADMINISTRATIVE CHANGE ORDER	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
TOTAL					300,429.00		301,382.40		322,255.00

CITY OF HAYWARD
 CONSTRUCTION OF NEW SIDEWALKS FY14 - HUNTWOOD AVENUE, D STREET & INDUSTRIAL BLVD
 PROJECT NO. 5154
 BIDS OPENED: 4/30/13
 (NUMBER OF BIDS RECEIVED - 9)

BID SUMMARY				ENGINEER'S ESTIMATE		FBD Vanguard Construction, Inc.	
						651 Enterprise Court Livermore, CA 94550 (925) 245-1300 (925) 245-1007 Fax	
ITEM	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	MOBILIZATION	10,000.00	10,000.00	14,650.00	14,650.00
2	1	LS	TRAFFIC CONTROL	10,000.00	10,000.00	10,200.00	10,200.00
3	50	LF	REMOVE AND REPLACE WOOD FENCE	40.00	2,000.00	55.00	2,750.00
4	550	SF	REMOVE CONCRETE	4.00	2,200.00	6.15	3,382.50
5	35	LF	REMOVE EXISTING CURB AND GUTTER	20.00	700.00	36.00	1,260.00
6	6	EA	REMOVE AND RELOCATE EXISTING ROADSIDE SIGNS	150.00	900.00	236.00	1,416.00
7	1	LS	CLEARING AND GRUBBING	15,000.00	15,000.00	9,920.00	9,920.00
8(F)	47	CY	EXCAVATION	50.00	2,350.00	179.00	8,413.00
9(F)	260	CY	ROADWAY EXCAVATION	100.00	26,000.00	123.00	31,980.00
10	585	LF	MINOR CONCRETE (CURB & GUTTER)	27.00	15,795.00	35.00	20,475.00
11	1,370	SF	MINOR CONCRETE (4' SIDEWALK)	6.00	8,220.00	9.00	12,330.00
12	2,962	SF	MINOR CONCRETE (6' SIDEWALK)	6.00	17,772.00	9.90	29,323.80
13	190	LF	MINOR CONCRETE (RETAINING CURB)	30.00	5,700.00	25.50	4,845.00
14	1,744	SF	MINOR CONCRETE (DRIVEWAY - 6" THICK)	8.00	13,952.00	10.85	18,922.40
15	60	SF	MINOR CONCRETE (DRIVEWAY CONFORM - 6" THICK)	8.00	480.00	31.00	1,860.00
16	192	TN	ASPHALT CONCRETE (6" DEEPLIFT)	160.00	30,720.00	293.00	56,256.00
17	1,930	SF	ASPHALT CONCRETE CONFORM (DRIVEWAY & BACK OF SIDEWALK)	10.00	19,300.00	8.45	16,308.50
18	6	EA	ADJUST UTILITY BOX TO GRADE	400.00	2,400.00	212.00	1,272.00
19	2	EA	ADJUST WATER VALVE BOX AND COVER TO GRADE	400.00	800.00	130.00	260.00
20	32	CY	PLACE TOPSOIL	100.00	3,200.00	195.00	6,240.00
21	1,485	SF	INSTALL SOD	4.00	5,940.00	2.60	3,861.00
22	12	EA	ROOT PRUNE EXISTING TREE AND INSTALL ROOT BARRIER	500.00	6,000.00	160.00	1,920.00
23	1	LS	RECYCLING IMPLEMENTATION	1,000.00	1,000.00	1,130.00	1,130.00
24	1	LS	ADMINISTRATIVE CHANGE ORDER	100,000.00	100,000.00	100,000.00	100,000.00
			TOTAL		300,429.00		358,975.20

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 13 – Preliminarily Approve the Engineer’s Report and Levy Assessments for Fiscal Year 2014, and Set July 16, 2013, as the Public Hearing Date for Such Actions

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) preliminarily approving the Engineer’s Report, declaring the intention to levy assessments for Fiscal Year 2014 for Zones 1-13, and setting July 16, 2013, as the public hearing date concerning Consolidated Landscaping and Lighting District No. 96-1, Zones 1-13.

SUMMARY

The annual Engineer’s Report (the Report) for Consolidated Landscaping and Lighting District No. 96-1 (the District), is attached and includes the following information: (1) a description by benefit zone of the improvements to be operated, maintained, and serviced by the District; (2) an estimated budget by benefit zone for the District; and (3) a list of the proposed assessments to be levied upon each assessable lot, unit, or parcel within the District for FY 2014.

The annual assessment amounts for FY 2014 for properties in some benefit zones are proposed to be levied below the base maximum assessment amounts (zones 1, 3, 6, 7, 8, 9, 10, 11 and 13), while assessments for other properties are proposed to be levied at the base maximum assessment amounts (zones 2, 4, 5, and 12). Increases per CPI in base maximum assessments in benefit zones 3 and 7 thru 13, and the increased annual assessment amounts in benefit zones 7, 10, 11 and 12, are in compliance with the provisions of Proposition 218 because assessments do not exceed the established assessment formulas.

BACKGROUND

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

The 1972 Act requires that an annual review and updated Engineer’s Report be prepared to set assessment amounts for landscaping and lighting districts each fiscal year. The assessment amounts may or may not change from fiscal year to fiscal year, dependent upon maintenance to be performed, but cannot exceed the base maximum assessment amounts established when the districts were originally formed, plus a CPI adjustment, where applicable.

In 1996, six separate Landscaping and Lighting Districts, Benefit Zones 1-6, were consolidated into one district, Consolidated Landscaping and Lighting District No. 96-1 (the District), by the adoption of Resolution No. 96-63. In subsequent years, Benefit Zones 7-13 were created and annexed into the District. Table 1 below provides general information regarding the year in which each benefit zone was formed and the number of parcels within each benefit zone.

TABLE 1: DESCRIPTION OF EXISTING BENEFIT ZONES				
Zone Number	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Hayward Blvd. & Fairview Ave.	1992	Residential	155
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	1995	Residential	175
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Peppertree Park (assessable linear street frontage)	1982	Industrial	11
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores	2003	Residential	534
11	Stonebrae Country Club Development (current & future development.)	2006	Residential	556
12	Eden Shores East	2007	Residential	261
13	Cannery Place (current & future development)	2008	Residential	599
Total				2,890

Table 2 on the following page lists the assessment amounts in Fiscal Year 2013, the assessment amounts recommended to be levied for Fiscal Year 2014, and the base maximum assessment rates for each benefit zone.

TABLE 2: ASSESSMENT RATES PER BENEFIT ZONE					
Zone Number	Name/Location	Fiscal Year 2013 Assessment Amount	Fiscal Year 2014 Assessment Amount	Base Assessment Amount	CPI Index Adjustment
1	Huntwood Ave. & Panjon St.	\$230.00	\$230.00	\$265.64	No
2 ⁽²⁾	<i>Harder Rd. & Mocine Ave.</i>	<i>\$93.08</i>	<i>\$93.08</i>	<i>\$93.08</i>	No
3	Hayward Blvd. & Fairview Ave.	\$782.20	\$782.20	\$813.17	Yes
4 ⁽²⁾	<i>Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.</i>	<i>\$121.00</i>	<i>\$121.00</i>	<i>\$121.00</i>	No
5 ⁽²⁾	<i>Soto Rd. & Plum Tree St.</i>	<i>\$139.12</i>	<i>\$139.12</i>	<i>\$139.12</i>	No
6 ⁽²⁾	Peppertree Park	\$2.00	\$2.00	\$2.61	No
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$480.00	\$537.00	\$850.55	Yes
8	Capitola St.	\$350.00	\$350.00	\$608.32	Yes
9	Orchard Ave.	\$25.00	\$25.00	\$162.43	Yes
10	Eden Shores	\$300.00	\$356.20	\$968.55	Yes
11	Stonebrae Country Club (Current Development)	\$344.92	\$379.42	\$1,373.73	Yes
11	Stonebrae Country Club (Future Development)	\$180.18	\$200.94	\$1,373.73	Yes
12 ⁽¹⁾	Eden Shores East - Sports Park	<i>\$175.08</i>	<i>\$182.02</i>	<i>\$182.02</i>	Yes
13	Cannery Place	\$150.00	\$150.00	\$1,032.99	Yes

Notes: ⁽¹⁾ ***Bolded italic items reflect recommended maximum assessment rates for Fiscal Year 2014.***

⁽²⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.

Except Zone 12, the City administers all Capital Reserve funds (described as Working Capital Reserves in the Preliminary Engineer's Report) for all benefit zones, which can be used in the event capital facilities or improvements need major repair or replacement due to failure, damage or vandalism. For Zone 12, an agreement between the City and Hayward Area Recreation and Park District (HARD) allows HARD to maintain the Eden Shores Park within this zone. The collected assessment pays for the City's administrative costs and for a portion of the HARD maintenance services cost. The Zone 12 Capital Reserve fund is administered by HARD.

DISCUSSION

Zone 3 – Prominence Residential – For Fiscal Year 2014, the Prominence Landscape Committee will be shifting its focus from funding major capital improvements to funding major maintenance issues. The proposed maintenance projects for FY 2014 consist of: painting of the entrance sign and bus stop; cleaning the cobblestone drainage borders (section along Hayward Blvd); annual replanting; major mulching; and modifications to the drip sprinkler lines. The assessment amount for this zone will be the same as last fiscal year, and is below the maximum assessment rate of \$813.17 per parcel.

Zone 7 – Twin Bridges Residential – The estimated budget for Fiscal Year 2014 in this zone is approximately \$184,000, which is approximately \$19,800 over the Fiscal Year 2013 budget of 164,200. The increase in the budget amount is due to anticipated costs of HARD maintaining the two-acre park, based on what actual costs were to HARD the first half of this fiscal year. Therefore, the assessment amount for Fiscal Year 2014 will be increased by \$57 from \$480.00 to \$537.00 per parcel. The increase will provide additional \$19,800 revenue to pay for HARD's services. Besides the two-acre park that is maintained by HARD, Zone 7 also encompasses other landscaping areas (roundabouts, planter strips along roadways, etc.) that are maintained by City-hired contractors.

Zone 10 – Eden Shores Residential – The estimated budget for Fiscal Year 2014 is approximately \$186,950, which is approximately \$29,500 over the Fiscal Year 2013 budget of \$157,450. The increase in the budget amount is due to anticipated costs of HARD maintaining the 5.58-acre park, based on what actual costs were to HARD the first half of this fiscal year. Therefore, the assessment amount for Fiscal Year 2014 will be increased by \$56.20 from \$300.00 to \$356.20 per parcel. The increase will provide additional \$30,000 revenue to pay for HARD’s services. Besides the 5.58-acre park that is maintained by HARD, Zone 10 also encompasses other landscaping areas (roundabout, planter strips along roadways, etc.) that are maintained by City-hired contractors. The Eden Shores Homeowners Association (HOA) has a maintenance contract with the City, which allows the HOA to perform maintenance work related to Zone 10, and be reimbursed for such work by the City using Zone 10 funds. The HOA has requested that its maintenance contract be renewed. Therefore, staff recommends that the current contract with Eden Shores HOA be continued for another year with the same estimated budget as in Fiscal Year 2013.

Zone 11 – Stonebrae Development - The assessment amounts for Fiscal Year 2014 will be increased as follows: assessment amounts for the 364 parcels in the current development phase will be increased from \$344.92 to \$379.42 per parcel, and assessment amounts for the remaining 193 parcels that will be developed in subsequent phases will be increased from \$180.18 to \$200.94 per parcel in FY 2014. The increase is due to an increase in water costs. In addition, the Stonebrae HOA requests that \$27,000 be budgeted from reserves to fund lighting repair and replacement, landscape upgrade and replacement, and a pilot water conservation program. The assessment amounts for this zone are below the maximum base assessment of \$1,373.73 per parcel. Similar to the Eden Shores residential development, the Stonebrae HOA also has a maintenance contract with the City, where maintenance work associated within this benefit zone is performed by the HOA. The Stonebrae HOA indicates work performed by its contractor meets the intended scope of work; therefore, the HOA and City staff recommend that the current contractors be retained to perform the maintenance work.

Proposed Changes in Other Zones - The attached Engineer's Report (Attachment II) includes separate budgets for each benefit zone. Only the costs for the Engineer's Report, printing, and noticing are shared between the benefit zones. The Fiscal Year 2014 assessments in the attached Preliminary Engineer’s Report that will be assessed on the Fiscal Year 2014 tax roll are calculated by considering all anticipated expenditures for maintenance, utilities, and administration. Assessment amounts can be less than the base maximum assessment amount for each benefit zone if there are adequate surplus funds available from the prior year, which are carried forward. Therefore, the annual assessment amounts for benefit zones 1, 3, 6, 7, 8, 9, 10, 11 and 13 are proposed to be levied below the base maximum assessment amounts, and the annual assessment amounts for benefit zones 2, 4, 5, and 12 are proposed to be levied at the base maximum assessment amounts.

Each Zone has different funding levels and reserves and the City adjusts its maintenance efforts accordingly. For Zones 4 and 5, the City has reduced the levels of maintenance to coincide with projected revenue. Zone 2 has minimal maintenance expenses and an adequate reserve to meet these expenses currently.

Proposition 218 Compliance - The increase in the base maximum assessment amount that can be levied in Fiscal Year 2014 is in compliance with the provisions of Proposition 218, because the base maximum assessment does not exceed the previously approved assessment formula. Increases in the base maximum assessments in Zones 3 and 7 thru 13, and the increased annual assessment amounts in Zones 7, 10, 11 and 12 are in compliance with the provisions of Proposition 218. Any future increases in the assessment amount up to the maximum base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund from this recommendation because expenditures are to be paid for by the Consolidated Landscaping and Lighting District No. 96-1 fund accounts, with some augmentation from operating and reserve balance for some zones.

PUBLIC CONTACT

Before the City Council public hearing on July 16, 2013, notices will be published once in *The Daily Review* newspaper and sent to all affected property owners about the hearing. A public meeting has been scheduled for June 12, 2013 for the property owners within the District. At the meeting, staff will be available to explain District responsibilities and funding and property owners will be given the opportunity to ask questions regarding assessments and services. The property owners may also raise concerns about assessments during the July 16 Council hearing.

NEXT STEPS

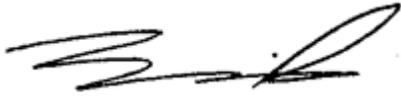
Once the City Council adopts the attached resolution of intention, the following next steps will occur:

1. On June 12, 2013, a public meeting will be held with the property owners within the Consolidated Landscaping and Lighting District No. 96-1, Zones 1 through 13.
2. On July 16, 2013, Council will hold a public hearing to consider approving the Engineer's Report and ordering the levy of assessments for Fiscal Year 2014 for Landscaping and Lighting District No. 96-1, Zones 1 through 13.

Prepared by: John Nguyen, P.E., Development Review Engineer

Recommended by: David Rizk, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I Resolution

Attachment II Preliminary Engineer's Report

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT,
DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL
YEAR 2014 FOR ZONES 1-13, AND SETTING JULY 16, 2013,
AS THE PUBLIC HEARING DATE CONCERNING CONSOLIDATED
LANDSCAPING AND LIGHTING DISTRICT NO. 96-1, ZONES 1-13

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

1. On May 7, 1996, the Consolidated Landscaping and Lighting District No. 96-1, Zones 1-6 (the "District") was established by the adoption of Resolution No. 96-93 and, subsequently, Zones 7-13 were respectively annexed to the District.
2. The Engineer of Work has prepared a report in accordance with the provisions of Article XIID, Section 4, of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 *et seq.* of the California Streets and Highways Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of District assessments for fiscal year 2014.
3. It is the intention of the City Council to order the levy and collection of assessments within the District for fiscal year 2014.
4. Reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed maintenance district, and the proposed assessments upon assessable lots within said district.
5. A public hearing shall be held on the levy of the proposed assessments before this Council on July 16, 2013, at the hour of 7:00 p.m., in the regular meeting place of this City Council, City Council Chambers, 777 B Street, Hayward, California. Prior to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously filed a

protest, may file a written withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner.

- 6. The City Clerk is hereby directed to cause a notice of said meeting and hearing to be made in the form and manner provided by applicable laws.

IN COUNCIL, HAYWARD, CALIFORNIA May , 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

PRELIMINARY ENGINEER'S REPORT

CITY OF HAYWARD

CONSOLIDATED LANDSCAPING &
LIGHTING ASSESSMENT DISTRICT No. 96-1

Fiscal Year 2014



May 28, 2013

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CITY COUNCIL MEMBERS AND CITY STAFF

Michael Sweeney
Mayor

Barbara Halliday
Council Member

Greg Jones
Council Member

Al Mendall
Council Member

Marvin Peixoto
Council Member

Mark Salinas
Council Member

Francisco Zermeno
Council Member

Fran David
City Manager

Michael Lawson
City Attorney

Miriam Lens
City Clerk

Morad Fakhrai, P.E.
Director of Public Works – Engineering and Transportation

John Nguyen, M.S.C.E., P.E.
Engineer of Work

ENGINEER'S REPORT
CITY OF HAYWARD
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 96-1
FISCAL YEAR 2014

The undersigned, acting on behalf of the City of Hayward, respectfully submits the enclosed Engineer's Report as directed by the City of Hayward City Council pursuant to the provisions of Article XIII D, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq. of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____

John Nguyen, M.S.C.E., P.E.
RCE No. 55104

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hayward, Alameda County, California, on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda, on the ____ day of _____, 2013.

By: _____

John Nguyen, M.S.C.E., P.E.
RCE No. 55104

SECTION I
INTRODUCTION

CITY OF HAYWARD
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 96-1

FISCAL YEAR 2014

Background Information

In 1996 there were six (6) separate Landscaping & Lighting Assessment Districts throughout the City of Hayward. On May 7, 1996, Landscaping & Lighting Assessment District No. 96-1 was formed which consolidated each of the assessment districts and designated them as six (6) separate zones of benefit. From FY 1998 through FY 2008, Benefit Zone Nos. 7 through 13 were annexed to Landscaping & Lighting Assessment District No. 96-1. Each zone of benefit has a separate budget pertaining to its respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared proportionately among the zones.

To ensure the proper flow of funds for the ongoing operation, maintenance and servicing of improvements that were constructed as a condition of development within various subdivisions, the City Council, through the Landscaping and Lighting Act of 1972 (1972 Act), formed the City of Hayward Landscaping and Lighting Assessment District No. 96-1. The 1972 Act also 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). Therefore, because there are varying degrees of benefit within the various subdivisions, the City Council established thirteen (13) benefit zones.

TABLE I: DESCRIPTION OF EXISTING BENEFIT ZONES				
Zone Number	Name/Location	Year Formed	Type of Development	Number of Assessable Parcels
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Hayward Blvd. & Fairview Ave.	1992	Residential	155
4	Pacheco Way, Stratford Rd, Russ Ln, Ward Creek	1995	Residential	175
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Peppertree Park	1982	Industrial	11
7	Mission Blvd., Industrial Pkwy, & Arrowhead Way	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10	Eden Shores	2003	Residential	534
11	Stonebrae Country Club Development (current & future development.)	2006	Residential	556
12	Eden Shores East	2007	Residential	261
13	Cannery Place	2008	Residential	599
Total				2,890

Benefit Zone No. 1 collection rate will be \$230.00 per parcel, which is the same rate as in FY 2013. In FY 2014 the City plans to improve the landscape area in front of the sound wall with new shrubs, plant material and two trees at an estimated cost of \$500. The collection rate for this zone is below their base maximum assessment rate of \$265.64 per parcel and is sufficient for maintaining level of services and keeping a healthy operating and capital reserve balance.

Benefit Zone No. 2 collection rate will be \$93.08 per parcel, which is the same rate as in FY 2013. The collection rate for this zone is at their base maximum assessment rate of \$93.08 per parcel and is sufficient for maintaining level of services and keeping a healthy operating and capital reserve balance.

In 1992, Benefit Zone No. 3 was established and the base maximum rate was set at \$328.82 per parcel without escalation clause allowing for an annual increase based upon the prior year's change in the Consumer Price Index to account for on-going increase annual operation costs. In FY 2004, a group of property owners formed a Landscape Committee for the purpose of addressing the substandard landscaping conditions that had arisen in Benefit Zone No. 3. The Landscape Committee developed a comprehensive landscape plan and presented the plan to City staff and property owners within Benefit Zone No. 3. After receiving City and property owner support, the Landscape Committee proposed to increase assessments to fund the construction of additional landscape improvements and to increase the level of maintenance for the existing and proposed landscaping within Benefit Zone No. 3. In FY 2006 the City conducted a mailed ballot election to determine if there was sufficient support to increase assessments. The assessment increase was approved by a majority of the property owners who voted. Therefore, in FY 2006 the annual assessment rate per parcel was increased from \$328.82 to \$1,023.56 per parcel. This increase in the base maximum rate consisted of two components; \$694.52/yr. for maintenance and \$329.04/yr. for the construction of capital improvements. The base maximum amount for constructing the capital improvements was only charged for three (3) years. In FY 2009 the base maximum increase associated with the construction of capital improvements was eliminated. Each fiscal year, commencing in FY 2009, the base maximum rate for the maintenance component, \$694.52 may be increased annually based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose Area. For FY 2014 the collection rate will be \$782.20 per parcel, which is the same rate as in FY 2013 and below the base maximum assessment rate of \$813.17 per parcel. In FY 2014 the Landscape Committee will be shifting its focus from funding major capital improvements to funding major maintenance issues. The proposed maintenance projects for FY 2014 consist of: painting of the entrance sign and bus stop, cleaning the cobblestone drainage borders (section along Hayward Blvd), annual replanting, major mulching and modifications to the drip sprinkler lines. The collection rate for this zone is below the maximum assessment rate of \$813.17 per parcel and is sufficient for maintaining levels of service and providing a minimum operating and capital reserve balance, which is anticipated to be approximately \$102,500 at the end of FY 2014.

In 1995, Benefit Zone No. 4 was established and the base maximum assessment rate was set at \$121.00 per parcel. This base maximum assessment rate does not allow for an annual increase based upon the prior year's change in the Consumer Price Index. In FY 2003, the base maximum assessment rate for Benefit Zone No. 4 was proposed to be modified to allow for an annual adjustment based upon the change in the Consumer Price Index each fiscal year. The proposed increase in the base maximum assessment rate was opposed by a majority of the property owners who voted. Subsequently, the City has reduced the level of services within Benefit Zone No. 4 to coincide with the projected revenue to be received. In FY 2014, \$500.00 was budgeted for graffiti abatement, if needed. If funding is needed for graffiti abatement it will be funded from the reserves.

In 1995, Benefit Zone No. 5 was established and the base maximum assessment rate was set at \$139.12 per parcel. This base maximum rate does not allow for an annual increase based upon the prior year's change in the Consumer Price Index. In FY 2003, the base maximum assessment rate for Benefit Zone No. 5 was proposed to be increased \$60.00 per single-family parcel and to allow for future increases based upon the change in the Consumer Price Index. The proposed increase in the base maximum rate was opposed by a majority of the property owners who voted. Subsequently, the City has reduced the level of services within Benefit Zone No. 5 to coincide with the projected revenue to be received.

Benefit Zone No. 6 collection rate will be \$2.00 per linear foot of property frontages, which is the same rate as in FY 2013. The collection rate for this zone is below their base maximum assessment rate of \$2.61 per linear foot and is sufficient for maintaining level of services and keeping a sufficient operating and capital reserve balance.

Benefit Zone No. 7 collection rate will be increased from \$480.00 to \$537.00 per parcel in FY 2014. The increase in the assessment rate is due to increased costs to maintain the 2.00 acre park that is maintained by the Hayward Area Recreation and Park District (HARD). The collection rate for this zone is below their base maximum assessment rate of \$850.55 per parcel and is sufficient for maintaining level of services and keeping a healthy operating and capital reserve balance. In future years, if there is a need for additional funds, the collection rate may be increased up to their base maximum amount.

Benefit Zone No. 8 collection rate will be \$350.00 per parcel, which is the same rate as in FY 2013. The collection rate for this zone is below the maximum base assessment of \$608.32 per parcel and is sufficient for maintaining level of services and keeping a sufficient operating and capital reserve balance. In future years, if there is a need for additional funds, the collection rate may be increased up to their base maximum amount. In future years, if there is a need for additional funds, the collection rate may be increased up to their base maximum amount.

Benefit Zone No. 9 collection rate will be \$25.00 per parcel, which is the same rate as in FY 2013. The collection rate for this zone is below the maximum base assessment of \$162.43 per parcel and is sufficient for maintaining level of services and keeping a sufficient operating and capital reserve balance. In future years, if there is a need for additional funds, the collection rate may be increased up to their base maximum amount.

Benefit Zone No. 10 collection rate will be increased from \$300.00 to \$356.20 per parcel in FY 2014. The increase in the assessment rate is due to increased costs to maintain the 5.58 acre park that is maintained by the Hayward Area Recreation and Park District (HARD). The collection rate for this zone is below the maximum base assessment of \$968.55 per parcel and is sufficient for maintaining level of services and keeping a sufficient operating and capital reserve balance. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount.

Benefit Zone No. 11 collection rate for the 364 parcels in the current development phase will be increased from \$344.92 to \$379.42 per parcel in FY 2014. The collection rate for the remaining 193 parcels that will be developed in subsequent phases will be increased from \$180.18 to \$200.94 per parcel in FY 2014. The increase is due to an increase water costs. In addition, the Stonebrea HOA requested that \$27,000 be budgeted from reserves to fund lighting repair and replacement, landscape upgrade and replacement, and a pilot water conservation program. The collection rate for this zone is below the maximum base assessment of \$1,373.73 per parcel and is sufficient for maintaining level of services and keeping a sufficient operating and capital reserve balance. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount.

Benefit Zone No. 12 collection rate will be increased from \$175.08 to \$182.02 per parcel for FY 2014, which is at the base maximum assessment rate per parcel. The City of Hayward has an agreement with the Hayward Area Recreation and Park District (HARD) to maintain the Mount Eden Shores Park within this zone. The assessment pays for the City's administrative costs and for a portion of the HARD maintenance services cost. The Zone No. 12 capital reserve fund is administered by HARD.

Benefit Zone No. 13 collection rate for the 598 residential units and one commercial retail parcel (599 assessable parcels) will be \$150.00 per unit, which is the same rate as in FY 2013. The collection rate for this zone is below their base maximum assessment rate of \$1,032.99 per parcel and is sufficient for administrative services and developing a healthy operating and capital reserve balance. It is anticipated that landscaping and lighting improvements under Tract 7625 will be maintained by Benefit Zone 13 on October 1, 2013, upon passing final inspection.

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessment was anticipated in the assessment formula (e.g., to reflect the Consumer Price Index or an assessment cap) then the City would be in compliance with the provisions of Proposition 218 if assessments did not exceed the assessment formula. The FY 2014 assessments proposed within the Engineer's Report are equal to or less than the base maximum authorized assessment; therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.

Benefit zones 3 and 7 thru 13 have an allowance within their respective assessment formulas to increase their base maximum assessment based upon the change in the Consumer Price Index. The Consumer Price Index which is used for this calculation is the Consumer Price Index for Urban Wage Earners and Clerical Workers within the San Francisco-Oakland-San Jose Area, as published by the Bureau of Labor and Statistics on a bi-monthly basis. For those benefit zones with CPI Index adjustments, the CPI Index that was used last fiscal year, Fiscal Year 2013 was 231.109 (December 2011). The most current available CPI index available at the time of preparing this report was February 2013 (240.262), which translates to a 3.96% (240.262/231.109) increase from Fiscal Year 2013. Therefore, the revised base assessments that could be levied in Fiscal Year 2014 are equal to the base maximum assessment in Fiscal Year 2013 increased by 3.96%. Future CPI increases in the base assessment rate do not require the noticing and balloting of property owners per the requirements of Proposition 218.

The annual collection rates for benefit zones 1, 3, 6, 7, 8, 9, 10, 11 and 13 are proposed to be levied below their base maximum assessment amount, and the annual collection rates for benefit zones 2, 4, 5, and 12 are proposed to be levied at their base maximum assessment amount.

Increases in maximum base assessments in benefit zones 3 and 7 thru 13, and the increased annual collection rates in benefit zones 7, 10, 11 and 12 are in compliance with the provisions of Proposition 218 because assessments do not exceed the established assessment formula.

Table 2 on the following page lists the collection rates levied in FY 2013, the proposed collection rates for FY 2014 and the base maximum assessment rates for each benefit zone.

TABLE 2: ASSESSMENT RATES PER BENEFIT ZONE

Zone Number	Name/Location	Fiscal Year 2013 Collection Amount	Fiscal Year 2014 Collection Amount	Base Assessment Amount	CPI Index Adjustment
1	Huntwood Ave. & Panjon St.	\$ 230.00	\$ 230.00	\$ 265.64	No
2 ⁽¹⁾	Harder Rd. & Mocine Ave.	\$93.08	\$93.08	\$93.08	No
3	Hayward Blvd. & Fairview Ave.	\$ 782.20	\$ 782.20	\$ 813.17	Yes
4 ⁽¹⁾	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	\$121.00	\$121.00	\$121.00	No
5 ⁽¹⁾	Soto Rd. & Plum Tree St.	\$139.12	\$139.12	\$139.12	No
6 ⁽²⁾	Peppertree Park	\$ 2.00	\$ 2.00	\$ 2.61	No
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$ 480.00	\$ 537.00	\$ 850.55	Yes
8	Capitola St.	\$ 350.00	\$ 350.00	\$ 608.32	Yes
9	Orchard Ave.	\$ 25.00	\$ 25.00	\$ 162.43	Yes
10	Eden Shores	\$ 300.00	\$ 356.20	\$ 968.55	Yes
11	Stonebrae Country Club (Current Development)	\$ 344.92	\$ 379.42	\$ 1,373.73	Yes
11	Stonebrae Country Club (Future Development)	\$ 180.18	\$ 200.94	\$ 1,373.73	Yes
12 ⁽¹⁾	Eden Shores East - Sports Park	\$175.08	\$182.02	\$182.02	Yes
13	Cannery Place	\$ 150.00	\$ 150.00	\$ 1,032.99	Yes

Notes: ⁽¹⁾ Bolded items reflect recommended maximum assessment rates for Fiscal Year 2014.
⁽²⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.

Current Annual Administration

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

The City of Hayward is proposing to hold a public hearing on July 16, 2013, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution setting the annual collection rates as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2014 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.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

CITY OF HAYWARD
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 96-1

FISCAL YEAR 2014

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Intention, being Resolution No. 13-____, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on May 28, 2013, and in connection with the proceedings for:

CITY OF HAYWARD
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 96-1

Herein after referred to as the "Assessment District", I, John Nguyen, M.S.C.E., P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the Hayward City Clerk and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the Hayward City Clerk.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the Assessment District showing the exterior boundaries of the District, the boundaries of the thirteen (13) zones within the District and the lines and dimensions of each lot or parcel of land within the District. It has been prepared by the Engineer of Work and is on file in the Office of the Hayward City Clerk.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Alameda County Assessor's Parcel numbers, and the net amount to be assessed upon the benefited lands within the Assessment District for FY 2014. The Assessment Roll is filed in the Office of the Hayward City Clerk and is incorporated in this report by reference. The list is keyed to the records of the Assessor of the County of Alameda, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

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

DESCRIPTION OF IMPROVEMENTS
CITY OF HAYWARD
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT No. 96-1
FISCAL YEAR 2014

The improvements consist of the construction, operation, maintenance, rehabilitation and servicing of landscaping, street lighting, open space facilities, parks, trails, and appurtenant 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 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.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout each benefit zone within the District:

- Zone 1 (Huntwood Avenue & Panjon Street) – Tract 6041

Formed: November 13, 1990
Resolution Number: 90-256
30 parcels
FY 2014 Collection Rate per Parcel: \$230.00

- Surface maintenance of the street side of a 600-foot masonry wall along Huntwood Avenue. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners; and
- Landscaping and irrigation includes an 8-foot-wide landscaped strip along Huntwood Avenue within a landscape easement.
- In FY 2014 the City plans to improve the landscape area in front of the sound wall with new shrubs, plant material and two trees at an estimated cost of \$500.
- For FY 2014, the collection rate will remain at \$230.00 per parcel. If in future years, there is a need for additional funds the collection rate may be increased up to their base maximum amount, which is \$265.64 per parcel. This base maximum amount cannot be increased annually based upon the change in the Consumer Price Index. Future increases in collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- Zone 2 (Harder Road & Mocine Avenue) – Tract 6042

Formed: July 25, 1991
Resolution Number: 91-137
85 parcels
FY 2014 Collection Rate per Parcel: \$93.08

- Surface maintenance of the street side of a 1,000-foot-long masonry wall along Harder Road, Mocine Avenue and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- Surface maintenance of the 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;
- The ownership and responsibility of the masonry walls as a structure remains with the individual property owners; and
- Landscaping and irrigation includes the area between the sidewalk and wall along Harder Road and Mocine Avenue within a landscape easement.

- For FY 2014, the collection rate will remain at \$93.08 per parcel. This base maximum amount cannot be increased annually based upon the change in the Consumer Price Index.

Zone 3 (Hayward Boulevard & Fairview Avenue) – Tract 4007

Formed: June 23, 1992
Resolution Number: 92-174
155 parcels
FY 2014 Collection Rate per Parcel: \$782.20

- Surface maintenance of the street side of a mile-long masonry wall along Hayward Boulevard and Fairview Avenue. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
- Landscaping and irrigation includes approximately one mile of landscaped frontage along Hayward Boulevard and Fairview Avenue with significant slope areas along the street; and
- In addition, several open space areas within the tract are maintained; however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
- In 1992, Benefit Zone No. 3 was established and the base maximum rate was set at \$328.82 per parcel. In FY 2004, a group of property owners formed a Landscape Committee for the purpose of addressing the substandard landscaping conditions that had arisen in Benefit Zone No. 3. The Landscape Committee developed a comprehensive landscape plan and presented the plan to City staff and property owners within Benefit Zone No. 3. After receiving City and property owner support, the Landscape Committee proposed to increase assessments to fund the construction of additional landscape improvements and to increase the level of maintenance for the existing and proposed landscaping within Benefit Zone No. 3. In FY 2006 the City conducted a mailed ballot election to determine if there is sufficient support to increase assessments. The assessment increases were approved by a majority of the voters who voted. Therefore, in FY 2006 the annual assessment rate per parcel was increased from \$328.82 to \$1,023.56. This increase in the base maximum rate consisted of two components; \$694.52/yr. for maintenance and \$329.04/yr. for the construction of capital improvements. The base maximum amount for constructing the capital improvements was only charged for three (3) years. In FY 2009 the base maximum increase associated with the construction of capital improvements was eliminated. Each fiscal year, commencing in FY 2009, the base maximum rate for the maintenance component, \$694.52 may be increased annually based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose Area.
- In FY 2014 the Landscape Committee will be shifting its focus from funding major capital improvements to funding major maintenance issues. The proposed maintenance projects for FY 2014 consist of: painting of the entrance sign and bus stop, cleaning the cobblestone drainage borders (section along Hayward Blvd), annual replanting, major mulching and modifications to the drip sprinkler lines.
- For FY 2014, the collection rate will remain at \$782.20 per parcel to ensure healthy reserves are maintained. If in future years, there is a need for additional funds, the collection rate

may be increased up to their base maximum amount, which is \$813.17 per parcel. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- The following capital improvements have been constructed with revenues received from the capital improvements portion of the annual assessment.

FY 2006: Bus Stop and Open Area across the Street on Fox Hollow Drive

In the Bus Stop Area weeds were removed and the soil was amended and prepared for new plantings. Improvements in drainage were made. The existing sprinkler system was repaired and/or upgraded as necessary. Grass was planted in flat locations. Trees were replaced as needed. Bunch grasses and shrubs were planted on the slopes.

In the Open Area across from the Bus Stop, weeds were removed and the soil was amended and prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Low maintenance plants of various colors were used.

FY 2007: Open Area South of 28525 Fox Hollow Drive

In the Open Area, weeds were removed and the soil was prepared for new plantings. The existing sprinkler system was repaired and/or upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2008: Hayward Blvd., Fairview Drive & Barn Rock Drive

During FY 2008, the Landscape Committee decided to spread the last phase of the capital replacements over two years in order to coordinate the Prominence improvements with planned work by the Stonebrae Development. During FY 2008 along Barn Rock Drive and Hayward Blvd, weeds were removed and the soil was prepared for new plantings. The existing sprinkler system was upgraded as necessary. Deer resistant, drought tolerant, low maintenance plants were planted on the flat area and down the slope. Assorted low maintenance plants of various colors were also used.

FY 2009: Hayward Blvd., Fairview Drive & Barn Rock Drive

During FY 2009 along Fairview Drive, weeds and dead trees and foliage were removed. The soil was amended and prepared for new trees and plants. Trees, bushes and ground cover were planted to fill in the bare areas around the perimeter of the development on both the flat and sloped areas. Deer resistant, drought tolerant, low maintenance plants of various colors was used. The existing sprinkler system was repaired and/or upgraded as necessary. In addition, large trees were planted along Fairview Drive to visually screen Prominence homeowners from Stonebrae homes. This work was funded by the Stonebrae Development.

FY 2011 and FY 2013: Calsense Sprinkler System Upgrade Project

During FY 2011 through 2013 the existing sprinkler system was upgraded to provide a more water efficient/conservative system, which is intended to cut back on water waste and reduce the costs for annual maintenance.

FY 2013: Landscape Upgrade Projects

During 2013, the following improvements were completed: 1) mulch placement; 2) Bunch grass removal and replants, and sprinkler repair along Fox Hollow; and 3) cleanup, enhance irrigation and plants above the V-ditch along Hayward Boulevard as part of multi-year capital improvement project. The total costs of improvements installed in Zone 3 since FY 2006 is \$265,000.

- As part of the roadway modifications for the Stonebrae Development, the landscaped corner of Benefit Zone No. 3 at Hayward Boulevard and Fairview Boulevard was substantially reduced in size and modified. Concurrently, it was determined that the modified corner would provide a greater benefit for the residents of the Stonebrae Development than for the residents of Benefit Zone No. 3. This corner is a visually vital part of the Stonebrae entrance while the only benefit it provides the residents of Benefit Zone No. 3 is as a general streetscape improvement not normally seen by the residents. By mutual agreement of the Stonebrae developer and the members of the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and was assessed to the Stonebrae LLAD Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the ongoing costs for the maintenance of this area.

- Zone 4 (Pacheco Wy, Stratford Rd, Ruus Ln., Ward Creek) – Tracts 6472, 6560, 6682 & 6683

Formed: May 23, 1995
Resolution Number: 95-96
175 parcels
Annexed Tract 6682: January 23, 1996
FY 2014 Collection Rate per Parcel: \$121.00

 - 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;
 - The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
 - Approximately 21,000 square feet of landscaping adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
 - Approximately 2,100 square feet of median landscaping on Stratford Road and Ruus Lane;
 - Approximately 7,500 square feet of landscaping along Pacheco Way;
 - The landscaping, irrigation and appurtenances on the median island on Ruus Lane;

- Approximately 2,100 linear feet of asphalt bike pathway adjacent to Ward Creek between Pacheco Way and Folsom Avenue, and bike path striping on pathway;
- Drainage and access facilities within the development which include, but are not limited to the detention facility, approximately 9 drainage inlets, and 675 feet of 6-inch PVC drain pipe adjacent to the pathway;
- Approximately 50 linear feet of 4-foot-high black vinyl clad chain link fencing at two locations between Ward Creek and the asphalt pathway;
- A 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;
- 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- Pedestrian access between Rosecliff Lane and Ward Creek Pathway.
- An adjustment to the base maximum assessment was proposed in FY 2003 because expenditures were exceeding revenues. The proposed increase in the base maximum assessment was not supported by a majority of the property owners who voted; therefore, the assessment revenue for this benefit zone could not be increased. Therefore, the City has reduced the level of landscape maintenance within this benefit zone to coincide with the projected revenue to be received. For example, reduction in landscape maintenance scheduled, dead plants are not being replaced and irrigation repairs are taking longer to be performed. The proposed collection rate in FY 2014 for Zone 4 is \$121.00, which is the base maximum amount.

- **Zone 5 (Soto Road & Plum Tree Street)** – Tracts 6641 & 6754

Formed: May 23, 1995
Resolution Number: 95-97
38 parcels
Annexed Tract 6754: October 17, 1995
FY 2014 Collection Rate per Parcel: \$139.12

- Surface maintenance of the street side of a masonry wall along Soto Road. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
- 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;
- The curb return areas at the intersection of Soto Road and Plum Tree Street;

- Landscaping and appurtenances located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and
- Landscaping and appurtenances within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
- An adjustment to the base maximum assessment was proposed in FY 2003 because expenditures were exceeding revenues. The adjustment would have provided for a one-time \$60.00 increase per single-family parcel and the ability to increase the base maximum assessment each subsequent fiscal year based upon the change in the Consumer Price Index. The proposed assessment increase was not supported by a majority of the property owners who voted; therefore, the assessment revenue for this benefit zone could not be increased. Therefore, the City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received. For examples, reduction in landscape maintenance schedules, dead plants are not being replaced, and water usage has been reduced by 20 percent. The proposed collection rate in FY 2014 for Zone 5 is \$139.12, which is the base maximum amount.
- Zone 6 (Peppertree Park) – Tracts 4420 & Lot 2 of Tract 3337

Formed: May 11, 1982
Resolution Number: 82-160
11 parcels

FY 2014 Collection Rate per linear-foot of Street Frontage: \$2.00

- Landscaping and decorative paving within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street;
- Landscaping in the fountain area;
- The identification sign, fountain, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- For FY 2014 the collection rate will remain at \$2.00 per linear foot due to the fact that there are sufficient revenues in the reserve funds. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$2.61 per linear foot. This base maximum amount cannot be increased annually based upon the change in the Consumer Price Index. Future increases in collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

• Zone 7 (Mission Boulevard, Industrial Parkway, Arrowhead Way) – Tract 7015

Formed: July 28, 1998
Resolution Number: 98-153
348 parcels
FY 2014 Collection Rate per Parcel: \$537.00

- 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 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 Boulevard, Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
- Specialty street lighting; and
- A 2.00 acre neighborhood park.
- For FY 2014, the collection rate will increase from \$480.00 to \$537.00 per parcel. The increase in the assessment rate is due to increased costs to maintain the 2.00 acre park that is maintained by the Hayward Area Recreation and Park District and to maintain the reserve fund balance at the same level as last year. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$850.55 per parcel. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

• Zone 8 (Capitola Street) – Tract 7033

Formed: March 2, 1999
Resolution Number: 99-030
24 parcels
FY 2014 Collection Rate per Parcel: \$350.00

- Surface maintenance of the 8-foot-high decorative concrete wall along the tract's Hesperian Boulevard frontage. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- The ownership and responsibility of the wall as a structure remains with the individual property owners; and

- A 10-foot-wide landscaped area, between the wall and the Hesperian Boulevard frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
- For FY 2014, the collection rate will remain at \$350.00 per parcel. If in future years there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$608.32 per parcel. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- Zone 9 (Orchard Avenue) – Tract 7063

Formed: April 25, 2000
Resolution Number: 00-050
74 parcels
FY 2014 Collection Rate per Parcel: \$25.00

- 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;
- The ownership and responsibility of the wall as a structure remains with the individual property owners.
- For FY 2014 the collection rate will remain at \$25.00 per parcel. If in future years there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$162.43 per parcel. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- Zone 10 (Eden Shores) – Tracts No. 7317, 7360 and 7361

Formed: June 24, 2003
Resolution Number: 03-083
534 parcels
FY 2014 Collection Rate per Parcel: \$356.20

- A 5.58 acre park which includes landscaping and irrigation and playground equipment within the development;
- Medians, park strips and parkway landscaping and irrigation within the development;
- Surface maintenance of the decorative concrete and sound walls along the perimeter and within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and

- The ownership and responsibility for the walls as structures remains with the individual property owners.
- As a condition of approval for the subdivision, the developer was required to provide prospective homebuyers with a written disclosure of the special assessment district, including an estimate of the annual assessment. This disclosure is to be on brightly colored paper.
- For FY 2014 the collection rate will increase from \$300.00 to 356.20 per parcel. The increase in the assessment rate is due to increased costs to maintain the 5.58 acre park that is maintained by the Hayward Area Recreation and Park District and to maintain the reserve fund balance at the same level as last year. If in future years there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$968.55 per parcel. This base maximum amount will be increased annually based upon the prior years change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.
- The original Engineer's estimate for construction costs for Zone 10 was \$1,510,000 (in 2003 dollars). This construction cost is used for establishing the base capital reserve level.

- **Zone II (Stonebrae Country Club)** – Tracts No. 5354
 - Formed: July 18, 2006
 - Resolution Number: 06-096
 - 557 parcels
 - FY 2014 Collection Rate per Parcel in current development phase: \$379.92
 - FY 2014 Collection Rate per Parcel in future development phase: \$200.94
- Median, park strips, parkway landscaping and irrigation improvements and multi-use pathway improvements along Fairview Avenue, Garin Park Lane, Hayward Boulevard, Stonebrae County Club Drive, between the entry point to the development and the City water tank;
- Slope maintenance along Garin Park Lane, Fairview Avenue and Hayward Boulevard;
- Decorative walls facing Fairview Avenue and Hayward Boulevard 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 Avenue, Garin Park Lane, Hayward Boulevard; 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;
- As a condition of approval for the subdivision, the developer was required to provide prospective homebuyers with a written disclosure of the special assessment district, including an estimate of the annual assessment. This disclosure is to be on brightly colored paper; and

- As part of the roadway modifications for the Stonebrae Development, the landscaped corner at Hayward Boulevard and Fairview Boulevard, previously located in benefit Zone No. 3, was substantially reduced in size and modified. The modified corner provides a benefit for the residents of the Stonebrae Development and is visually a vital part of the entrance to the development. By agreement of the Stonebrae developer and the City and following consultation with the Prominence Landscape Committee (Benefit Zone No. 3), the corner was removed from Benefit Zone No. 3 and annexed into the Stonebrae Benefit Zone (Benefit Zone No. 11). The Stonebrae developer modified the corner as necessary to separate the irrigation and plantings so that the residents of Benefit Zone No. 3 can be assured that they are not bearing any of the future ongoing costs for the maintenance of this area.
- The project is proposed to be developed in multiple phases. The current development phase consists of the 364 single-family parcels (279 parcels assessed in FY 2013) located at or near the entrance to the development. The future development phases will consist of the remaining 193 single-family parcels. For FY 2014 the collection rate will increase from \$344.92 to \$379.42 per parcel in the current phase and increase from \$181.18 to \$200.94 per parcel in the future phases. The increase is due to an increase water costs. In addition, the Stonebrae HOA requested that \$27,000 be budgeted from reserves to fund lighting repair and replacement, landscape upgrade and replacement, and a pilot water conservation program. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$1,373.73 per parcel. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.
- The original Engineer's estimate for construction costs for Zone 11 was \$1,620,000 (in 2006 dollars). This construction cost is used for establishing the base capital reserve level.
- Zone 12 (Eden Shore East) – Tract 7489 & 7708

Formed: May 15, 2007
Resolution Number: 07-031
261 units
FY 2014 Collection Rate per Parcel: \$182.02

- Maintenance of the neighborhood serving features of the Mount Eden Shores Park aka Alden E. Oliver Sports Park such as picnic tables, basketball courts, barbeque areas, soccer fields, etc.
- For FY 2014 the collection rate will be increased from \$175.80 to \$182.02 per parcel which is at the base maximum assessment rate per parcel. This increase is necessary to maintain sufficient service levels. This base maximum amount will be increased annually based upon the prior year's change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- Zone 13 (Cannery Place) – Tract 7613, 7625, 7748 & 7749

Formed: June 17, 2008

Resolution Number: 08-090

582 Condominium Style Units, 16 Duets and one Commercial Retail Parcel

FY 2014 Collection Rate per Unit: \$150.00

- Approximately five (5) acres of park area which includes landscaping and irrigation and playground equipment and maintenance of a historic water tower within the development;
- Park strips and parkway landscaping and irrigation within the development;
- Maintenance of street trees;
- Maintenance of streetlights;
- Maintenance of paved walkways;
- Surface maintenance of the decorative concrete walls within the tract. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair; and
- The ownership and responsibility for the walls as structures remains with the individual property owners.
- The project is proposed to be developed in multiple phases. The current development phase consists of the 599 residential units which have approved building permit applications (436 units assessed in FY 2013). For FY 2014 the collection rate will remain at \$150.00 per parcel. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount, which is \$1,032.99 per parcel. This base maximum amount will be increased annually based upon the prior years change in the Consumer Price Index. Future increases in the collection rate up to the base maximum amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

PART B

ESTIMATE OF COST

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 estimated FY 2014 expenditures for the proposed District are itemized by zone as follows:

TABLE 3: REVENUE PER BENEFIT ZONE		
Zone Number	Name/Location	Estimated Revenue for Fiscal Year 2014
1	Huntwood Ave. & Panjon St.	\$ 6,900.00
2	Harder Rd. & Mocine Ave.	\$ 7,911.80
3	Hayward Blvd. & Fairview Ave.	\$ 121,241.00
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	\$ 21,175.00
5	Soto Rd. & Plum Tree St.	\$ 5,286.56
6	Peppertree Pk.	\$ 9,988.00
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$ 186,876.00
8	Capitola St.	\$ 8,400.00
9	Orchard Ave.	\$ 1,850.00
10	Eden Shores	\$ 190,210.80
11	Stonebrae Country Club	\$ 176,890.30
12	Eden Shores East - Sports Park	\$ 47,507.22
13	Cannery Place	\$ 89,850.00
	<i>TOTAL:</i>	<i>\$874,086.68</i>

For a detailed breakdown on the operation, maintenance and servicing costs for each Benefit Zone, refer to Appendix "A."

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.

PART C

ASSESSMENT DISTRICT 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 thirteen (13) zones is on file in the Office of the City Clerk of the City of Hayward and shown in Appendix "B" of this report. 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.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

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

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

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

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

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

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

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

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

ZONE CLASSIFICATION

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

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

The following is a listing 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:

- **Zone 1 (Huntwood Avenue & Panjon Street)** Tract 6041

This zone was established in 1990 and the maximum assessment rate was set at \$265.64 per single-family residential parcel with no automatic allowance for a Consumer Price Index (CPI) increase each fiscal year. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 30 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$6,900.00. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$230.00 per parcel

- **Zone 2 (Harder Road & Mocine Avenue)** Tract 6042

This zone was established in 1991 and the maximum assessment rate was set at \$93.08 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 85 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$7,911.80. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$93.08 per parcel

- **Zone 3 (Hayward Boulevard & Fairview Avenue)** Tract 4007

In 1992, Benefit Zone No. 3 was established and the base maximum rate was set at \$328.82 per parcel. In FY 2004, a group of property owners formed a Landscape Committee for the purpose of addressing the substandard landscaping conditions that had arisen in Benefit Zone No. 3. The Landscape Committee developed a comprehensive landscape plan and presented the plan to City staff and property owners within Benefit Zone No. 3. After receiving City and property owner support, the Landscape Committee proposed to increase assessments to fund the construction of additional landscape improvements and to increase the level of maintenance for the existing and proposed landscaping within Benefit Zone No. 3. In FY 2006 the City conducted a mailed ballot election to determine if there is sufficient support to increase assessments. The assessment increases were approved by a majority of the voters who voted. Therefore, in FY 2006 the base maximum assessment rate per parcel was increased from \$328.82 to \$1,023.56. This increase in the base maximum rate consisted of two components; \$694.52/yr. for maintenance and \$329.04/yr. for the construction of capital improvements. The base maximum amount for constructing the capital improvements was only charged for three (3) years. In FY 2009 the base maximum increase associated with the construction of capital improvements was eliminated. Each fiscal year, commencing in FY 2009, the base maximum rate for the maintenance component, \$694.52 may be increased annually based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose Area. The base year for calculating CPI increases was set for July 1, 2006. On July 1, 2006 the CPI Index was set at 205.2. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 17.09% (240.262/205.2) increase since the base year. Therefore, the base maximum of \$813.17 per parcel could be assessed in FY 2014. The collection rate will be \$782.20 per parcel.

The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 155 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$121,241.00. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$782.20 per parcel

- **Zone 4 (Pacheco Way, Stratford Rd, Ruus Ln, Ward Creek)** Tracts 6472, 6560, 6683 & 6682

This zone was established in 1995 and the maximum assessment rate was set at \$121.00 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. In 2002, the City sent out a notice and ballot to each affected property owner requesting their approval to modify their maximum assessment rate to include an allowance for an automatic increase that reflects the prior year's change in the Consumer Price Index. The results of the ballot tabulation revealed that there was a majority protest received, weighted by assessment amount, and therefore, the adjustment to the assessment formula was not imposed. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 175 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$21,175.00. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$121.00 per parcel

- **Zone 5 (Soto Road & Plum Tree Street)** Tracts 6641 & 6754

This zone was established in 1995 and the maximum assessment rate was set at \$139.12 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. In 2002, the City sent out a notice and ballot to each affected property owner requesting their approval to increase the maximum assessment rate from the current base amount of \$139.12 to \$199.12 and include an allowance for an automatic increase reflecting the prior year's change in the CPI each subsequent fiscal year. The results of the election revealed that there was a majority protest received, and therefore, the adjustment to the assessment formula was not imposed for FY 2003. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 38 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$5,286.56. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$139.12 per parcel

- **Zone 6 (Peppertree Park)** Tract 4420 & Lot 2 of Tract 3337

This zone was established in 1982 and the maximum assessment rate was set at \$2.61 per linear foot with no automatic allowance for CPI increase each fiscal year. The costs are spread to each parcel in proportion to the San Clemente Street frontage length to the overall San Clemente Street frontage within the district. The street frontage is based on the actual linear length of each parcel at the street right-of-way line. The overall street frontage is 4,994 feet from the San Clemente P.C.R. at Zephyr Avenue to the intersection of the northerly boundary of Lot 17 and San Clemente Street and the northerly boundary of Lot 2, Tract 3337. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$9,988.00. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$2.00 per linear foot

- **Zone 7 (Mission Boulevard, Industrial Parkway, Arrowhead Way)** Tract 7015

This zone was established in 1998 and the maximum assessment rate was set at \$597.57 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for April 1, 1999. On April 1, 1999, the CPI Index was set at 168.8. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 42.34% (240.262/168.8) increase since the base year. Therefore, the base maximum of \$850.55 per parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 343 single-family parcels and the 5 parcels comprising the parks and golf course shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$186,876.00. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$537.00 per parcel

- **Zone 8 (Capitola Street)** Tract 7033

This zone was established in 1999 and the maximum assessment rate was set at \$442.83 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for April 1, 2000. On April 1, 2000 the CPI Index was set at 174.9. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 37.37% (240.262/174.9) increase since the base year. Therefore, the base maximum of \$608.32 per parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 24 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$8,400.00. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$350.00 per parcel

- **Zone 9 (Orchard Avenue)** Tract 7063

This zone was established in 2000 and the maximum assessment rate was set at \$125.00 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for April 1, 2001. On April 1, 2001, the CPI Index was set at 184.9. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 29.94% (240.262/184.9) increase since the base year. Therefore, the base maximum of \$162.43 per parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 74 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total revenue needed to operate and maintain the facilities within the zone is \$1,850.00. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$25.00 per parcel

- **Zone 10 (Eden Shores)** Tracts No. 7317, 7360 and 7361

This zone was established in June 2003 and the maximum assessment rate was set at \$775.00 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for July 1, 2003. On July 1, 2003, the CPI Index was set at 192.25. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 24.97% (240.262/192.25) increase since the base year. Therefore, the base maximum of \$968.55 per parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 534 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$190,210.80. Since the amount needed to operate and maintain facilities in this zone remains below the base maximum amount, the following amount should be collected:

\$356.20 per parcel

- **Zone 11 (Stonebrae Country Club)** Tracts No. 5354

This zone was established in July 2006 and the maximum assessment rate was set at \$1,173.26/yr. for each proposed single-family parcel with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for July 1, 2006. On July 1, 2006, the CPI Index was set at 205.2. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 17.09% (240.262/205.2) increase since the base year. Therefore, the base maximum of \$1,373.73 per parcel could be assessed in FY 2014. The project is proposed to be developed in multiple phases. The current development phases will be constructed first and consist of the 364 proposed single-family parcels located at or near the entrance to the development. The future development phases will consist of the remaining 193 proposed single-family parcels. In FY 2014, the total assessment revenue needed to operate and maintain the facilities is \$176,890.30. Therefore, each of the 364 parcels located within the current development will be assessed \$379.42 and the remaining 193 single-family parcels will be assessed \$200.94 as shown below:

\$379.42 per parcel (Current Development)
\$200.94 per parcel (Future Development)

- **Zone 12 (Eden Shores East)** Tract 7489 & 7708

This zone was established in 2007 with a maximum base maximum rate of \$160.00 per parcel which includes an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for April 1, 2007. On April 1, 2007, the CPI Index was set at 211.189. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 13.77% (240.262/211.189) increase since the base year. Therefore, the base maximum of \$182.02 per parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 261 proposed parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$47,507.22. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$182.02 per proposed parcel

- **Zone 13 (Cannery Place)** Tract 7613, 7625, 7748 & 7749

This zone was established in June 2008 with a base maximum rate of \$951.98 per residential unit and \$951.98 per commercial parcel which includes an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. The base year for calculating CPI increases was set for July 1, 2008. On July 1, 2008, the CPI Index was set at 221.4195. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262, which translates to a 8.51% (240.262/221.4195) increase since the base year. Therefore, the base maximum of \$1,032.99 per residential unit and commercial parcel could be assessed in FY 2014. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 598 residential units and 1 commercial parcel shall be apportioned an equal share of the total assessment for this zone. In FY 2014, the total assessment revenue needed to operate and maintain the facilities within the zone is \$89,850.00. Since the collection rate is limited to the base maximum amount, the following amount should be collected:

\$150.00 per unit (Residential Unit/Commercial Parcel)

PART E

PROPERTY OWNER LIST & 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 of Hayward's Landscaping & Lighting Assessment District No. 96-1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which by reference is hereby made a part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2014 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward and is shown in this report as Appendix "C".

APPENDIX A
DETAILED PROJECT COST BREAKDOWN

Fund 831 - Zone 1 - Fiscal Year 2014 Huntwood Avenue & Panjon Street	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	30
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$21,060.93</u>
REVENUE	
Annual Assessment Fee (30 Assessable Parcels)	\$ 6,900.00
County Collection Fee (1.7%)	(\$ 117.30)
Net Revenue	\$ 6,782.70
Total Available	<u>\$27,843.63</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$ 1,440.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$ 2,200.00
(c) Landscape Upgrade/Replacement	\$ 500.00
Subtotal I:	<u>\$4,140.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$ 845.00
(b) Supplies: printing, postage and publishing	\$ 115.00
Subtotal II:	<u>\$960.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$ 1,660.00
Subtotal III:	<u>\$1,660.00</u>
<u>Total Expense (Sum of I, II and III)</u>	<u>\$6,760.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$21,083.63</u>
Deposit into Reserves	<u>\$22.70</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$ 3,380.00
Anticipated Total Reserve at the end of Fiscal Year	<u>\$21,083.63</u>
Collection per Parcel	\$230.00
Base Assessment per Parcel	\$265.64
NOTES:	
⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year. Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.	

Fund 832 - Zone 2 - Fiscal Year 2014 Harder Road & Mocine Avenue	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	85
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$8,080.75</u>
REVENUE	
Annual Assessment Fee (85 Assessable Parcels)	\$ 7,911.80
County Collection Fee (1.7%)	<u>(\$134.50)</u>
Net Revenue	\$7,777.30
Total Available	<u>\$15,858.05</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$ 1,920.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$ 4,500.00
Subtotal I:	<u>\$6,420.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$ 845.00
(b) Supplies: printing, postage and publishing	\$ 50.00
Subtotal II:	<u>\$895.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$ 450.00
Subtotal III:	<u>\$450.00</u>
Total Expense (Sum of I, II and III)	<u>\$7,765.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$8,093.05</u>
Deposit into Reserves	<u>\$12.30</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$ 3,882.50
Anticipated Total Reserve at the end of Fiscal Year	<u>\$8,093.05</u>
Collection per Parcel	<u>\$93.08</u>
Base Assessment per Parcel	<u>\$93.08</u>
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

Fund 833 - Zone 3 - Fiscal Year 2014 Hayward Boulevard & Fairview Avenue	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	155
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$98,373.16</u>
<u>REVENUE</u>	
Annual Assessment Fee (155 Assessable Parcels)	\$121,241.00
County Collection Fee (1.7%)	(\$2,061.10)
Net Revenue	\$119,179.90
Total Available	<u>\$217,553.06</u>
<u>EXPENDITURE</u>	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$31,500.00
(b) Anticipated Repairs: 1) Entrance Sign Painting, 2) Clean Cobblestone Drainage Borders, 3) Paint Bus Stop, 4) Annual Replanting, Major Mulching and Modify Drip Sprinkler Lines.	\$34,000.00
(c) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, adding mulch, spraying, and masonry wall surface maintenance	\$36,000.00
Subtotal I:	<u>\$101,500.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Supplies: printing, postage and publishing	\$1,000.00
Subtotal II:	<u>\$3,595.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$10,000.00
Subtotal III:	<u>\$10,000.00</u>
<u>Total Expense (Sum of I, II and III)</u>	<u>\$115,095.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$102,458.06</u>
Deposit into Reserves	<u>\$4,084.90</u>
<u>RESERVE DETAIL</u>	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$57,547.50
Anticipated Total Reserve at the end of Fiscal Year	\$102,458.06
Collection per Parcel	\$782.20
Base Assessment per Parcel	\$813.17
<u>NOTES:</u>	
⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year. Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.	

Fund 834 - Zone 4 - Fiscal Year 2014 Pacheco Way, Stratford Road, Ruus Lane, Ward Creek	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	175
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$87,015.80</u>
REVENUE	
Annual Assessment Fee (175 Assessable Parcels)	\$ 21,175.00
County Collection Fee (1.7%)	(\$ 359.98)
Net Revenue	\$20,815.03
Total Available	<u>\$107,830.83</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irigation water and electrical energy	\$ 3,000.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$10,400.00
(c) Graffiti Abatement	\$ 500.00
Subtotal I:	<u>\$13,900.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$ 845.00
(b) Special Services (Alameda County Drainage and Access Facilities)	\$ 4,900.00
(c) Supplies: printing, postage and publishing	\$ 150.00
Subtotal II:	\$ 5,895.00
<u>III. Administrative Services</u>	
(a) Administration	\$1,500.00
Subtotal III:	<u>\$1,500.00</u>
Total Expense (Sum of I, II and III)	<u>\$21,295.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$86,535.83</u>
Withdrawal from Reserves	<u>(\$ 479.98)</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$10,647.50
Anticipated Total Reserve at the end of Fiscal Year	\$86,535.83
Collection per Parcel	\$121.00
Base Assessment per Parcel	\$121.00
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural desaster, failure, damage, vandalism, etc.</p>	

Fund 835 - Zone 5 - Fiscal Year 2014 Soto Road & Plum Tree Street	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	38
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$8,471.57</u>
REVENUE	
Annual Assessment Fee (38 Assessable Parcels)	\$ 5,286.56
County Collection Fee (1.7%)	(\$ 89.87)
Net Revenue	\$ 5,196.69
Total Available	<u>\$13,668.26</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irigation water and electrical energy	\$ 1,110.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$ 1,950.00
(c) Graffiti Abatement	\$ 250.00
Subtotal I:	<u>\$ 3,310.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$ 845.00
(b) Supplies: printing, postage and publishing	\$ 120.00
Subtotal II:	<u>\$ 965.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$ 900.00
Subtotal III:	<u>\$ 900.00</u>
Total Expense (Sum of I, II and III)	<u>\$ 5,175.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$8,493.26</u>
Deposit into Reserves	<u>\$ 21.69</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$ 2,587.50
Anticipated Total Reserve at the end of Fiscal Year	\$ 8,493.26
Collection per Parcel	\$ 139.12
Base Assessment per Parcel	\$ 139.12
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural desaster, failure, damage, vandalism, etc.</p>	

Fund 820 - Zone 6 - Fiscal Year 2014 Peppertree Park	
	Fiscal Year 2014 Budget
Length of Assessable Street Frontage	4,994
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$50,079.30</u>
REVENUE	
Annual Assessment Fee (4,994 Assessable Liner Feet)	\$9,988.00
County Collection Fee (1.7%)	(\$169.80)
Net Revenue	\$9,818.20
Total Available	<u>\$59,897.51</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$2,350.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$5,000.00
Subtotal I:	<u>\$7,350.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$845.00
(b) Supplies: printing, postage and publishing	\$110.00
Subtotal II:	<u>\$955.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$1,500.00
Subtotal III:	<u>\$1,500.00</u>
<u>Total Expense (Sum of I, II and III)</u>	<u>\$9,805.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$50,092.51</u>
Deposit into Reserves	<u>\$13.20</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$4,902.50
Anticipated Total Reserve at the end of Fiscal Year	<u>\$50,092.51</u>
Collection per Parcel	<u>\$2.00</u>
Base Assessment per Linear Foot	<u>\$2.61</u>
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

Fund 837 - Zone 7 - Fiscal Year 2014 Mission Boulevard, Industrial Parkway, Arrowhead Way	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	348
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$357,514.37</u>
REVENUE	
Annual Assessment Fee (348 Assessable Parcels)	\$186,876.00
County Collection Fee (1.7%)	(\$3,176.89)
Net Revenue	\$183,699.11
Total Available	<u>\$541,213.48</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$41,000.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$36,000.00
(c) Repair Round-a-bout, flag pole, lights	\$15,000.00
Subtotal I:	<u>\$92,000.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Special Services (HARD)	\$80,000.00
(c) Supplies: printing, postage and publishing	\$400.00
Subtotal II:	<u>\$82,995.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$9,000.00
Subtotal III:	<u>\$9,000.00</u>
<u>Total Expense (Sum of I, II and III)</u>	<u>\$183,995.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$357,218.48</u>
Withdrawal from Reserves	<u>(\$295.89)</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$91,997.50
Anticipated Total Reserve at the end of Fiscal Year	\$357,218.48
Collection per Parcel	\$537.00
Base Assessment per Parcel	\$850.55
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

Fund 839 - Zone 8 - Fiscal Year 2014 Capitola Street	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	24
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$29,466.67</u>
REVENUE	
Annual Assessment Fee (24 Assessable Parcels)	\$8,400.00
County Collection Fee (1.7%)	(\$142.80)
Net Revenue	\$8,257.20
Total Available	<u>\$37,723.87</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$3,490.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$2,600.00
Subtotal I:	<u>\$6,090.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$845.00
(b) Supplies: printing, postage and publishing	\$110.00
Subtotal II:	<u>\$955.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$1,200.00
Subtotal III:	<u>\$1,200.00</u>
Total Expense (Sum of I, II and III)	<u>\$8,245.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$29,478.87</u>
Deposit into Reserves	<u>\$12.20</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$4,122.50
Anticipated Total Reserve at the end of Fiscal Year	<u>\$29,478.87</u>
Collection per Parcel	<u>\$350.00</u>
Base Assessment per Parcel	<u>\$608.32</u>
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

Fund 821 - Zone 9 - Fiscal Year 2014 Orchard Avenue	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	74
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$11,094.57</u>
REVENUE	
Annual Assessment Fee (74 Assessable Parcels)	\$1,850.00
County Collection Fee (1.7%)	<u>(\$ 31.45)</u>
Net Revenue	<u>\$1,818.55</u>
Total Available	\$12,913.12
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$ 0.00
(b) Maintenance Work: Landscaping maintenance, debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	\$ 400.00
Subtotal I:	\$ 400.00
<u>II. Supplies & Services</u>	
(a) Special Services (consultants)	\$ 845.00
(b) Supplies: printing, postage and publishing	\$100.00
Subtotal II:	\$ 945.00
<u>III. Administrative Services</u>	
(a) Administration	<u>\$ 460.00</u>
Subtotal III:	\$ 460.00
Total Expense (Sum of I, II and III)	<u>\$1,805.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$11,108.12</u>
Deposit into Reserves	<u>\$13.55</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$ 902.50
Anticipated Total Reserve at the end of Fiscal Year	\$11,108.12
Collection per Parcel	\$25.00
Base Assessment per Parcel	\$162.43
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

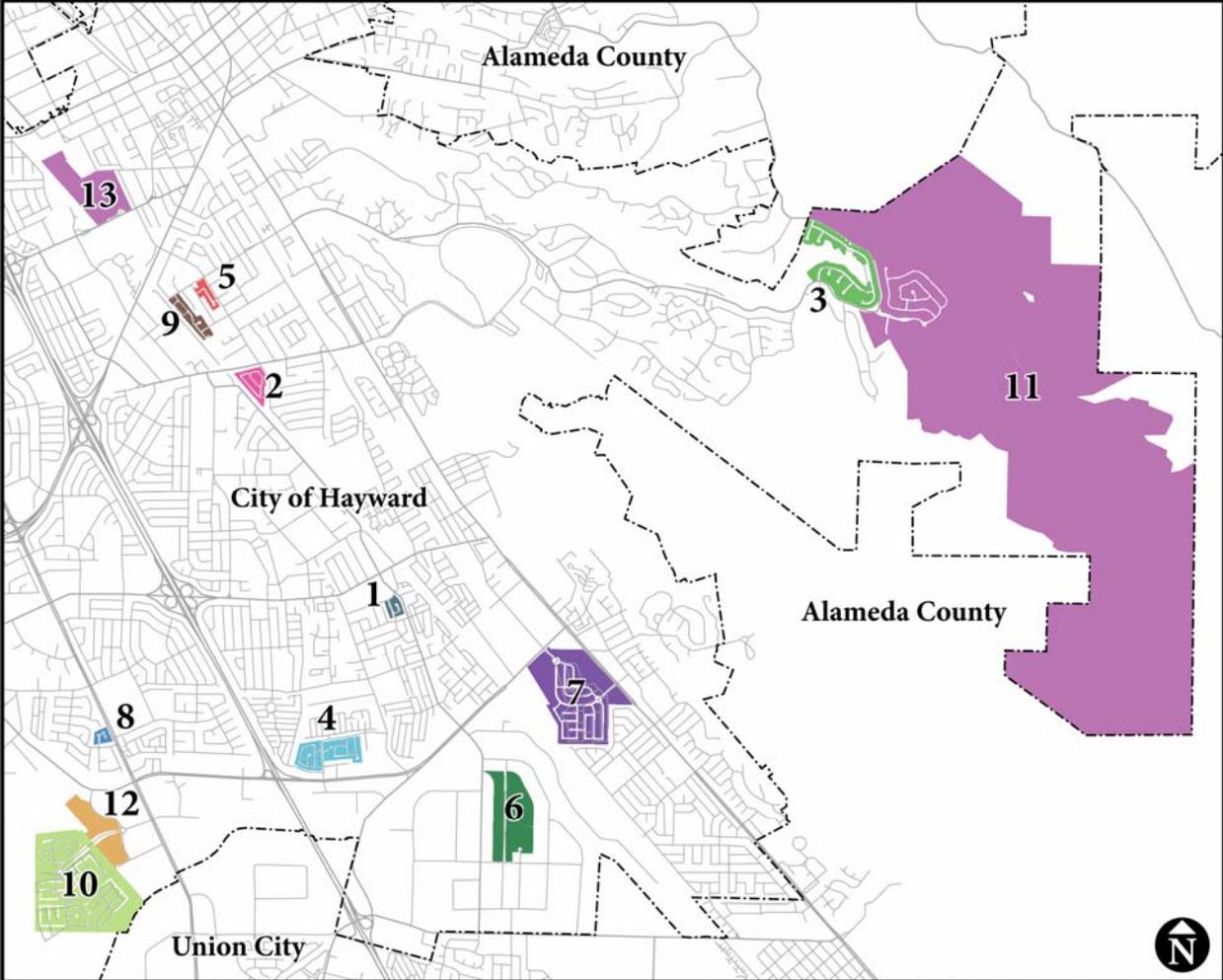
Fund 822 - Zone 10 - Fiscal Year 2014 Eden Shores	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	534
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$798,973.69</u>
REVENUE	
Annual Assessment Fee (534 Assessable Parcels)	\$190,210.80
County Collection Fee (1.7%)	(\$3,233.58)
Net Revenue	<u>\$186,977.22</u>
Total Available	<u>\$985,950.91</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$20,000.00
(b) Maintenance Work: Landscaping maintenance, debris removal, trimming, and masonry wall surface maintenance (See II.c)	\$0.00
Subtotal I:	<u>\$20,000.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Special Services (HARD 5-Acre Park Maintenance)	\$120,000.00
(c) Special Services (Eden Shores HOA)	\$36,000.00
(d) Supplies: printing, postage and publishing	\$250.00
Subtotal II:	<u>\$158,845.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$8,100.00
Subtotal III:	<u>\$8,100.00</u>
Total Expense (Sum of I, II and III)	<u>\$186,945.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$799,005.91</u>
Deposit into Reserves	<u>\$32.22</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$93,472.50
Anticipated Total Reserve at the end of Fiscal Year	<u>\$799,005.91</u>
Collection per Parcel	<u>\$356.20</u>
Base Assessment per Parcel	<u>\$968.55</u>
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

Fund 823 - Zone II - Fiscal Year 2014 Stonebrae Country Club	
	Fiscal Year 2014 Budget
Number of Assessable Parcels (Current Development)	364
Number of Assessable Parcels (Future Development)	193
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$594,298.30</u>
REVENUE	
Annual Assessment Fee (279 Current Assessable Parcels)	\$138,108.88
Annual Assessment Fee (277 Future Assessable Parcels)	\$38,781.42
County Collection Fee (1.7%)	<u>(\$3,007.14)</u>
Net Revenue	<u>\$173,883.16</u>
Total Available	\$768,181.46
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy (Stonebrae HOA)	\$119,600.00
(b) Maintenance Work: Lighting Repair/Replacement	\$7,000.00
(c) Landscape Upgrade/Replacement	<u>\$20,000.00</u>
Subtotal I:	\$146,600.00
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Special Services (Stonebrae HOA - Landscaping)	\$44,244.00
(c) Supplies: printing, postage and publishing	\$260.00
Subtotal II:	\$47,099.00
<u>III. Administrative Services</u>	
(a) Administration	\$7,000.00
Subtotal III:	\$7,000.00
<u>Total Expense (Sum of I, II and III)</u>	<u>\$200,699.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$567,482.46</u>
Withdrawal from Reserves	<u>(\$26,815.84)</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$100,349.50
Anticipated Total Reserve at the end of Fiscal Year	\$567,482.46
Collection per Parcel (current development)	\$379.42
Collection per Parcel (future development)	\$200.94
Base Assessment per Parcel	\$1,373.73
NOTES:	
⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year. Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.	

Fund 824 - Zone 12 - Fiscal Year 2014 Eden Shores East	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	261
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$23,411.03</u>
REVENUE	
Annual Assessment Fee (261 Assessable Parcels)	\$ 47,507.22
County Collection Fee (1.7%)	(\$ 807.62)
Net Revenue	\$ 46,699.60
Total Available	<u>\$70,110.63</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY (HARD)</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy (HARD)	\$ 0.00
(b) Maintenance Work: Landscaping maintenance, debris removal, and masonry wall surface maintenance (See II.b)	<u>\$ 0.00</u>
Subtotal I:	\$ 0.00
<u>II. Supplies & Services</u>	
(a) Special Services	\$ 2,595.00
(b) Special Services (HARD)	\$ 40,000.00
(c) Supplies: printing, postage and publishing	<u>\$ 220.00</u>
Subtotal II:	\$ 42,815.00
<u>III. Administrative Services</u>	
(a) Administration	<u>\$ 3,100.00</u>
Subtotal III:	\$ 3,100.00
Total Expense (Sum of I, II and III)	<u>\$45,915.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$24,195.63</u>
Deposit into Reserves	<u>\$784.60</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$ 22,957.50
Anticipated Total Reserve at the end of Fiscal Year	\$24,195.63
Collection per Parcel	\$182.02
Base Assessment per Parcel	\$182.02
NOTES:	
⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year. Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.	

Fund 825 - Zone 13 - Fiscal Year 2014 Cannery Place	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	599
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$157,018.56</u>
REVENUE	
Annual Assessment Fee (599 Assessable Parcels)	\$ 89,850.00
County Collection Fee (1.7%)	(\$1,527.45)
Net Revenue	<u>\$88,322.55</u>
Total Available	<u>\$245,341.11</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy (Vacant)	\$17,600.00
(b) Maintenance Work: Landscaping maintenance plus debris removal, weeding, trimming, spraying, and masonry wall surface maintenance (Vacant)	\$20,000.00
Subtotal I:	<u>\$37,600.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Supplies: printing, postage and publishing	\$200.00
Subtotal II:	<u>\$2,795.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$7,000.00
Subtotal III:	<u>\$7,000.00</u>
<u>Total Expense (Sum of I, II and III)</u>	<u>\$47,395.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$197,946.11</u>
Deposit into Reserves	<u>\$40,927.55</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six months of Fiscal Year (50% of Total Expense) ¹	\$23,697.50
Anticipated Total Reserve at the end of Fiscal Year	<u>\$197,946.11</u>
Collection per Parcel (current development)	<u>\$150.00</u>
Base Assessment per Parcel	<u>\$1,032.99</u>
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

APPENDIX B
VICINITY MAP



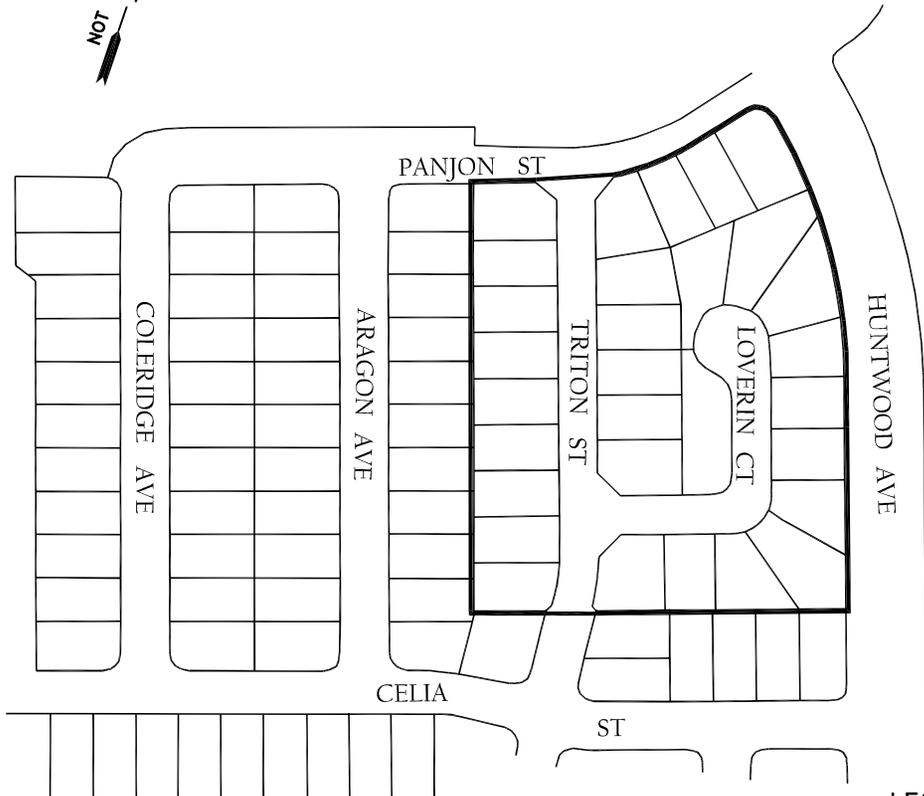
APPENDIX C
ASSESSMENT DIAGRAM

ASSESSMENT DISTRICT DIAGRAM

SHEET 1 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 1: HUNTWOOD AVENUE AND PANJON STREET

LEGEND

- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

SHEET 2 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



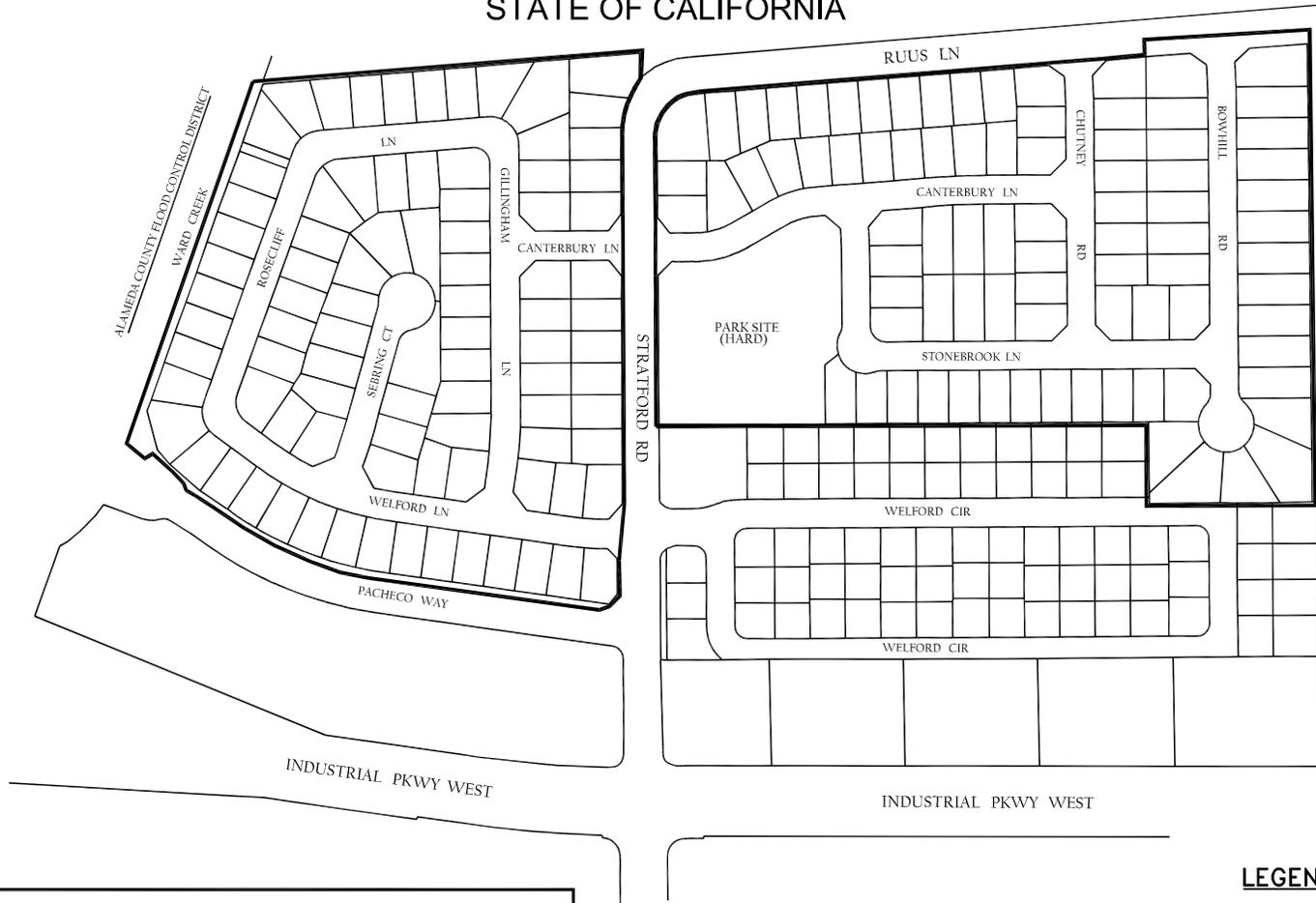
ZONE 2: HARDER ROAD AND MOCINO AVENUE

LEGEND

- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM
 LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1
 CITY OF HAYWARD
 COUNTY OF ALAMEDA
 STATE OF CALIFORNIA

SHEET 4 OF 13



ZONE 4: PACHECO WAY, STRATFORD ROAD, RUUS LANE, WARD CREEK

LEGEND

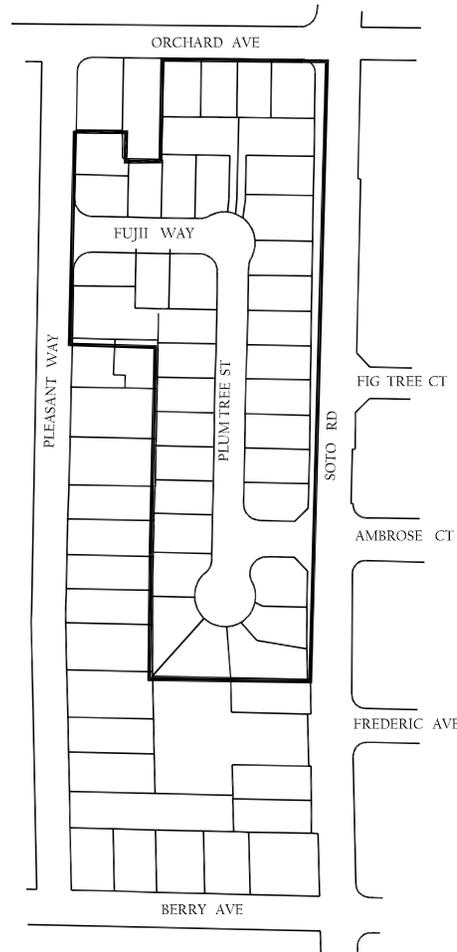
- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

SHEET 5 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 5: SOTO ROAD AND PLUM TREE STREET

LEGEND

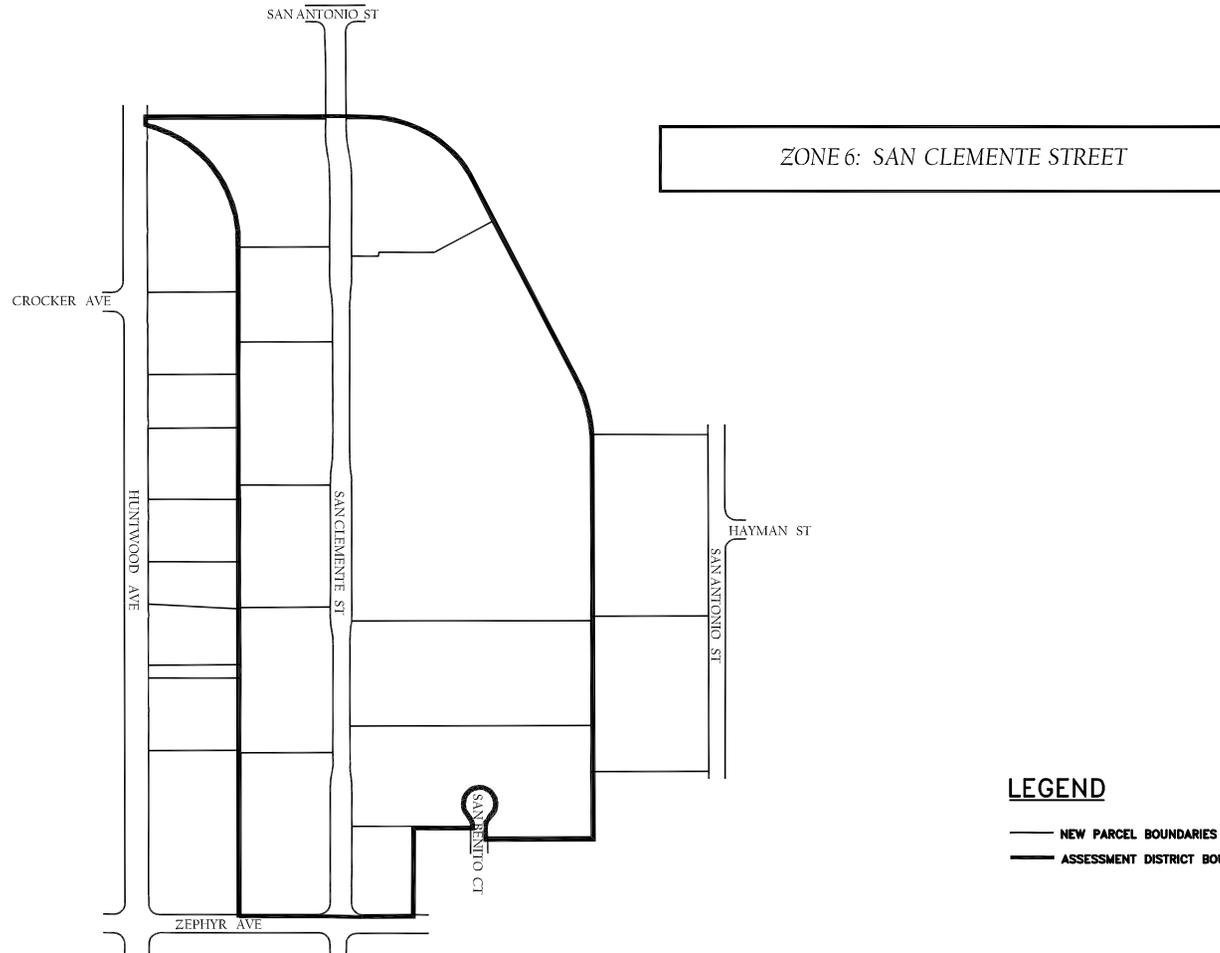
- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

SHEET 6 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

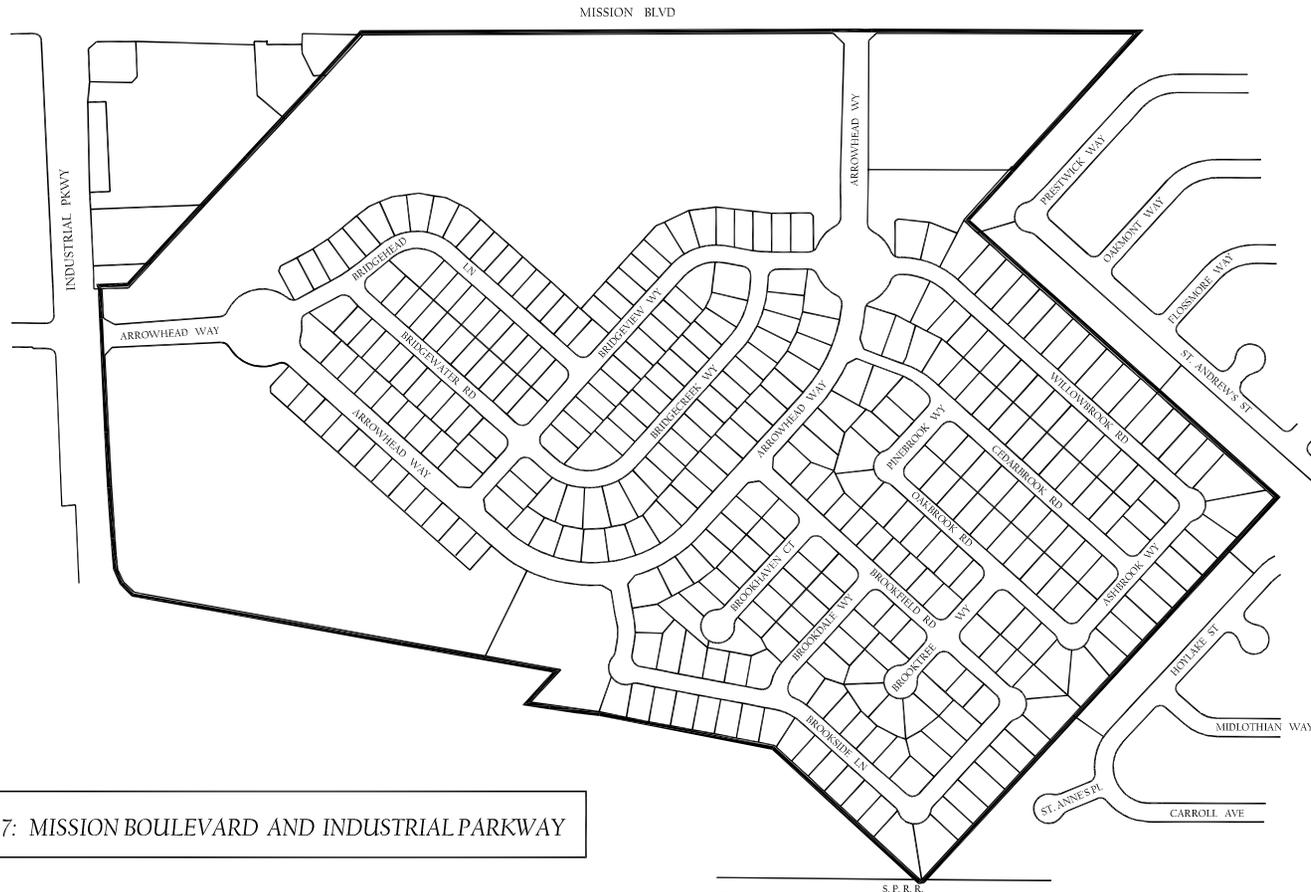


ASSESSMENT DISTRICT DIAGRAM

SHEET 7 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 7: MISSION BOULEVARD AND INDUSTRIAL PARKWAY

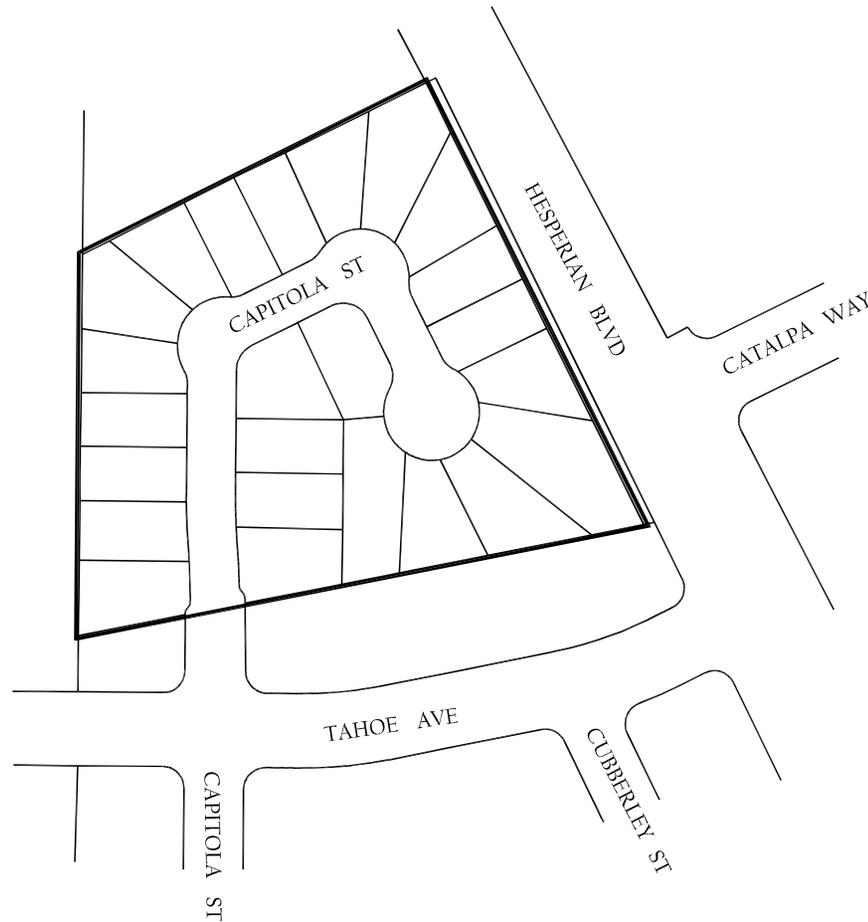
LEGEND
— NEW PARCEL BOUNDARIES
— ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

SHEET 8 OF 13

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 8: CAPITOLA STREET

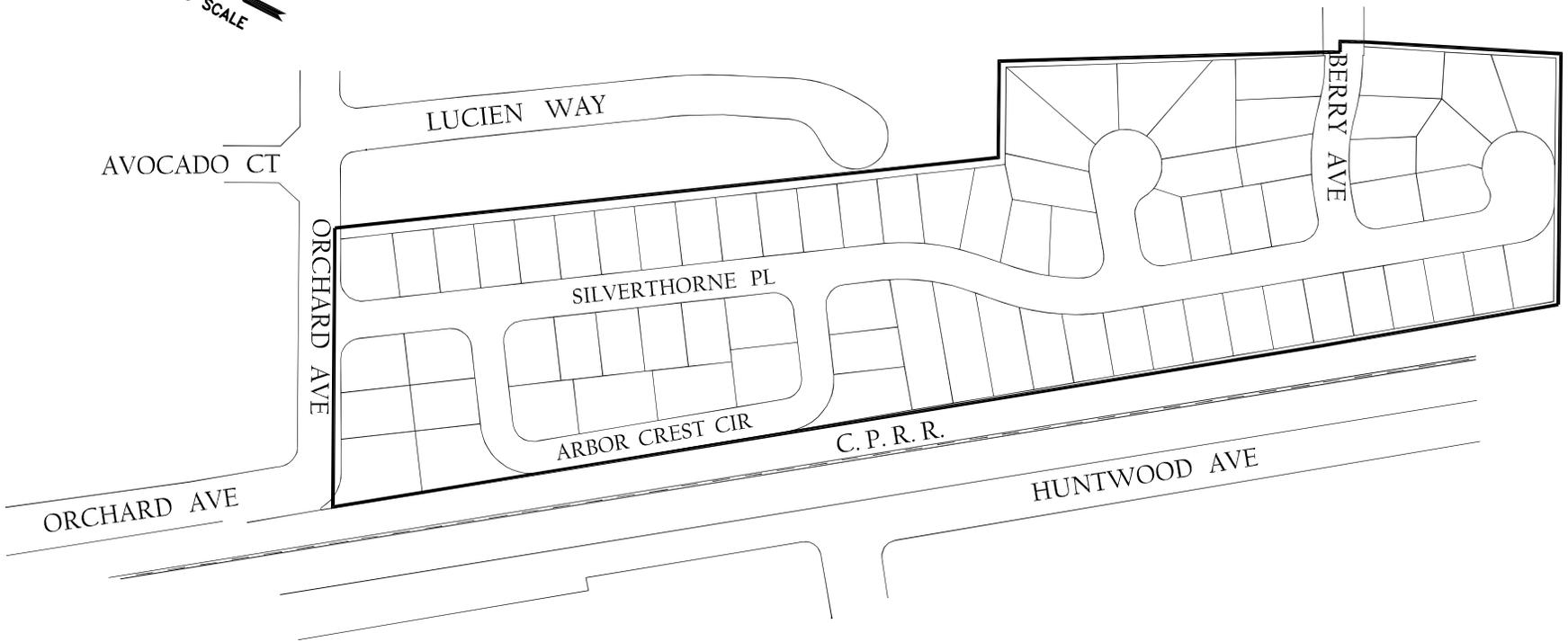
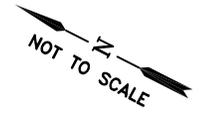
LEGEND

- NEW 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 9: ORCHARD AVENUE

LEGEND

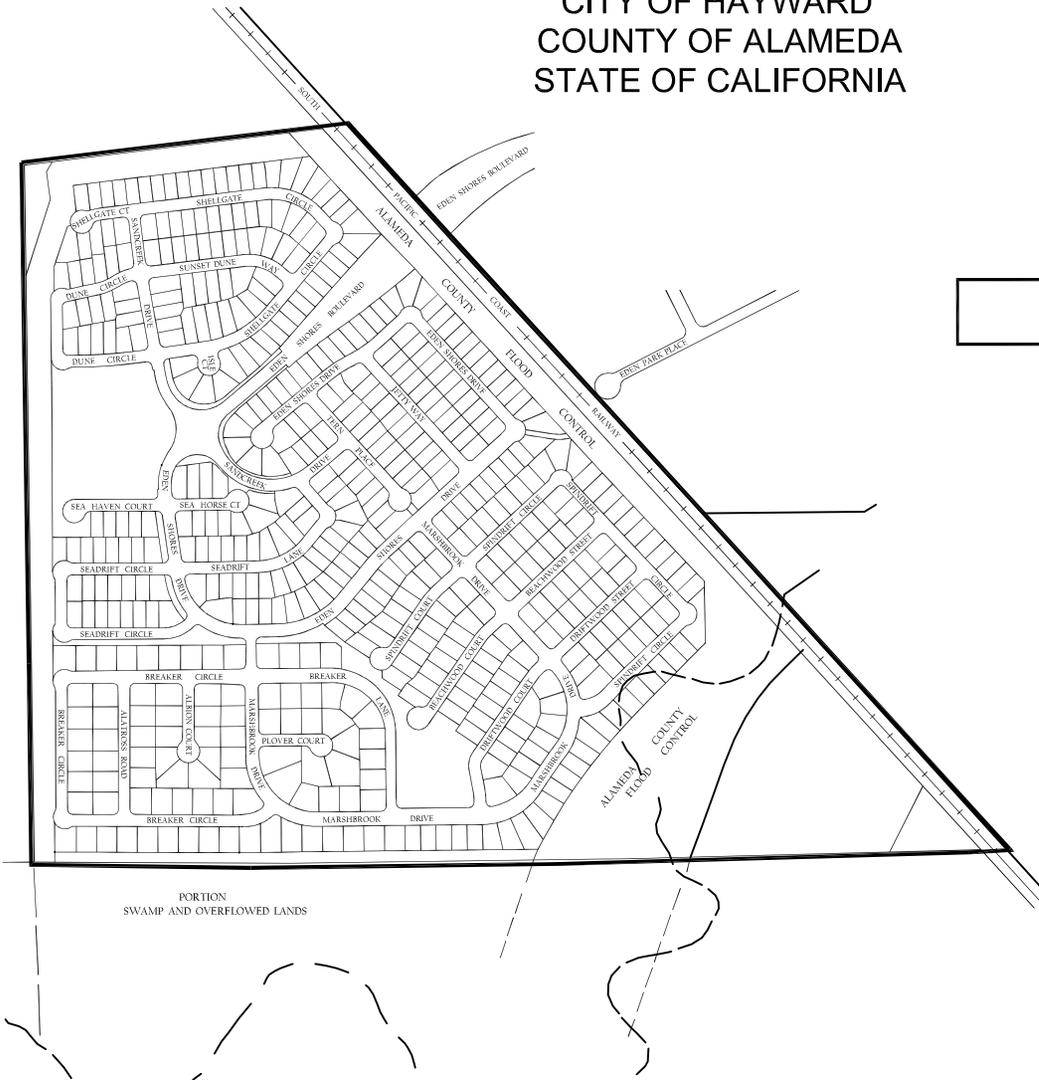
- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

SHEET 10 OF 13

CITY OF HAYWARD
 COUNTY OF ALAMEDA
 STATE OF CALIFORNIA



ZONE 10: EDEN SHORES

LEGEND

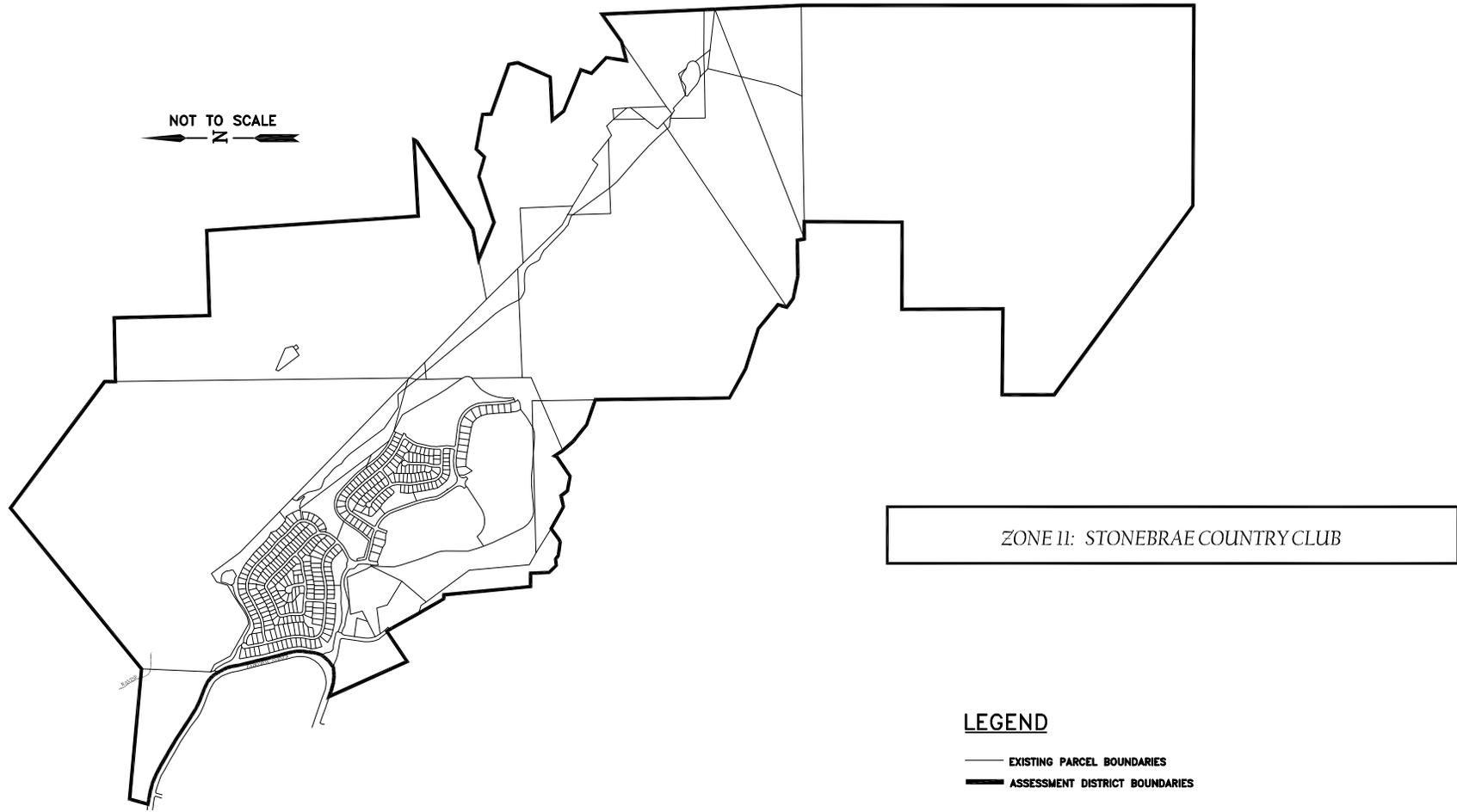
- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

ASSESSMENT DISTRICT DIAGRAM

SHEET 11 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

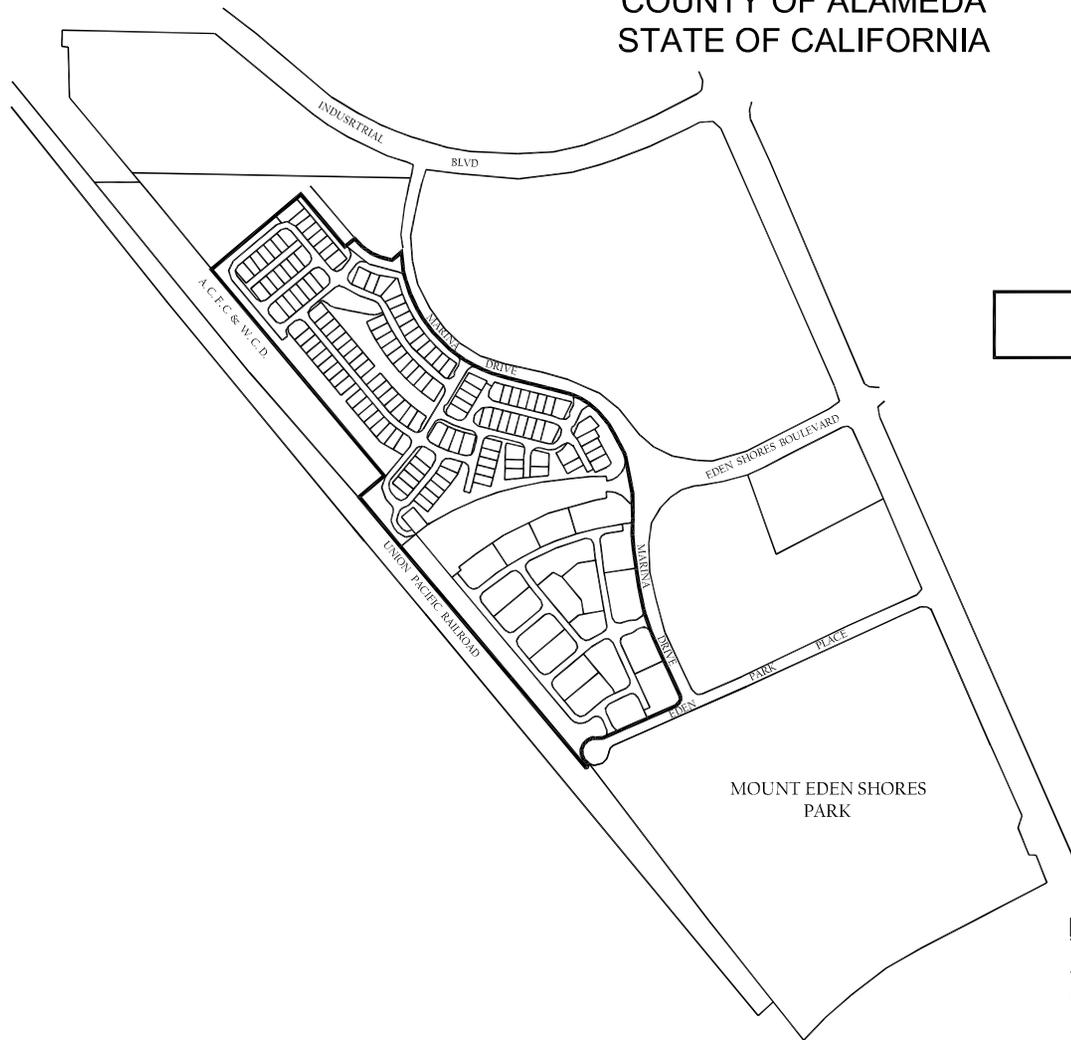


ASSESSMENT DISTRICT DIAGRAM

SHEET 12 OF 13

LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 96-1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



ZONE 12: EDEN SHORES EAST

LEGEND

- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

APPENDIX D
FISCAL YEAR 2014
ASSESSMENT ROLL

Zone 01

Huntwood Ave. & Panjon St.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
465 -0005-011-00	\$230.00
465 -0005-012-00	\$230.00
465 -0005-013-00	\$230.00
465 -0005-014-00	\$230.00
465 -0005-015-00	\$230.00
465 -0005-016-00	\$230.00
465 -0005-017-00	\$230.00
465 -0005-018-00	\$230.00
465 -0005-019-00	\$230.00
465 -0005-020-00	\$230.00
465 -0005-021-00	\$230.00
465 -0005-022-00	\$230.00
465 -0005-023-00	\$230.00
465 -0005-024-00	\$230.00
465 -0005-025-00	\$230.00
465 -0005-026-00	\$230.00
465 -0005-027-00	\$230.00
465 -0005-028-00	\$230.00
465 -0005-029-00	\$230.00
465 -0005-030-00	\$230.00
465 -0005-031-00	\$230.00
465 -0005-032-00	\$230.00
465 -0005-033-00	\$230.00
465 -0005-034-00	\$230.00
465 -0005-035-00	\$230.00
465 -0005-036-00	\$230.00
465 -0005-037-00	\$230.00
465 -0005-038-00	\$230.00
465 -0005-039-00	\$230.00
465 -0005-040-00	\$230.00
Total Parcels:	30
Total Assessment:	\$6,900.00

Zone 02

Harder Rd. & Mocine Ave.

PRELIMINARY ASSESSMENT ROLL
 FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
452-0004-006-00	\$93.08	452-0004-059-00	\$93.08
452-0004-007-00	\$93.08	452-0004-060-00	\$93.08
452-0004-008-00	\$93.08	452-0004-061-00	\$93.08
452-0004-009-00	\$93.08	452-0004-062-00	\$93.08
452-0004-010-00	\$93.08	452-0004-063-00	\$93.08
452-0004-011-00	\$93.08	452-0004-064-00	\$93.08
452-0004-012-00	\$93.08	452-0004-065-00	\$93.08
452-0004-013-00	\$93.08	452-0004-066-00	\$93.08
452-0004-014-00	\$93.08	452-0004-067-00	\$93.08
452-0004-015-00	\$93.08	452-0004-068-00	\$93.08
452-0004-016-00	\$93.08	452-0004-069-00	\$93.08
452-0004-017-00	\$93.08	452-0004-070-00	\$93.08
452-0004-018-00	\$93.08	452-0004-071-00	\$93.08
452-0004-019-00	\$93.08	452-0004-072-00	\$93.08
452-0004-020-00	\$93.08	452-0004-073-00	\$93.08
452-0004-021-00	\$93.08	452-0004-074-00	\$93.08
452-0004-022-00	\$93.08	452-0004-075-00	\$93.08
452-0004-023-00	\$93.08	452-0004-076-00	\$93.08
452-0004-024-00	\$93.08	452-0004-077-00	\$93.08
452-0004-025-00	\$93.08	452-0004-078-00	\$93.08
452-0004-026-00	\$93.08	452-0004-079-00	\$93.08
452-0004-027-00	\$93.08	452-0004-080-00	\$93.08
452-0004-028-00	\$93.08	452-0004-081-00	\$93.08
452-0004-029-00	\$93.08	452-0004-082-00	\$93.08
452-0004-030-00	\$93.08	452-0004-083-00	\$93.08
452-0004-031-00	\$93.08	452-0004-084-00	\$93.08
452-0004-032-00	\$93.08	452-0004-085-00	\$93.08
452-0004-033-00	\$93.08	452-0004-086-00	\$93.08
452-0004-034-00	\$93.08	452-0004-087-00	\$93.08
452-0004-035-00	\$93.08	452-0004-088-00	\$93.08
452-0004-036-00	\$93.08	452-0004-089-00	\$93.08
452-0004-037-00	\$93.08	452-0004-090-00	\$93.08
452-0004-038-00	\$93.08	452-0004-091-00	\$93.08
452-0004-039-00	\$93.08		
452-0004-040-00	\$93.08	Total Parcels:	85
452-0004-041-00	\$93.08	Total	
452-0004-042-00	\$93.08	Assessment:	\$7,911.80
452-0004-043-00	\$93.08		
452-0004-044-00	\$93.08		
452-0004-045-00	\$93.08		
452-0004-046-00	\$93.08		
452-0004-047-00	\$93.08		
452-0004-048-00	\$93.08		
452-0004-049-00	\$93.08		
452-0004-050-00	\$93.08		
452-0004-051-00	\$93.08		
452-0004-052-00	\$93.08		
452-0004-053-00	\$93.08		
452-0004-054-00	\$93.08		
452-0004-055-00	\$93.08		
452-0004-056-00	\$93.08		
452-0004-057-00	\$93.08		
452-0004-058-00	\$93.08		

City of Hayward
Landscaping & Lighting District No. 96-1

Zone 03

Hayward Blvd. & Fairview Ave.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
425 -0490-008-00	\$782.20	425 -0490-062-00	\$782.20	425 -0490-124-00	\$782.20		
425 -0490-009-00	\$782.20	425 -0490-063-00	\$782.20	425 -0490-125-00	\$782.20	Total Parcels:	155
425 -0490-010-00	\$782.20	425 -0490-064-00	\$782.20	425 -0490-127-00	\$782.20		
425 -0490-011-00	\$782.20	425 -0490-065-00	\$782.20	425 -0490-128-00	\$782.20	Total	
425 -0490-012-00	\$782.20	425 -0490-066-00	\$782.20	425 -0490-129-00	\$782.20	Assessment:	\$1 21 ,241 .00
425 -0490-013-00	\$782.20	425 -0490-067-00	\$782.20	425 -0490-130-00	\$782.20		
425 -0490-014-00	\$782.20	425 -0490-068-00	\$782.20	425 -0490-131-00	\$782.20		
425 -0490-015-00	\$782.20	425 -0490-069-00	\$782.20	425 -0490-132-00	\$782.20		
425 -0490-016-00	\$782.20	425 -0490-070-00	\$782.20	425 -0490-133-00	\$782.20		
425 -0490-017-00	\$782.20	425 -0490-071-00	\$782.20	425 -0490-134-00	\$782.20		
425 -0490-018-00	\$782.20	425 -0490-072-00	\$782.20	425 -0490-135-00	\$782.20		
425 -0490-019-00	\$782.20	425 -0490-073-00	\$782.20	425 -0490-136-00	\$782.20		
425 -0490-020-00	\$782.20	425 -0490-074-00	\$782.20	425 -0490-137-00	\$782.20		
425 -0490-021-00	\$782.20	425 -0490-075-00	\$782.20	425 -0490-138-00	\$782.20		
425 -0490-022-00	\$782.20	425 -0490-076-00	\$782.20	425 -0490-139-00	\$782.20		
425 -0490-023-00	\$782.20	425 -0490-077-00	\$782.20	425 -0490-140-00	\$782.20		
425 -0490-024-00	\$782.20	425 -0490-078-00	\$782.20	425 -0490-141-00	\$782.20		
425 -0490-025-00	\$782.20	425 -0490-079-00	\$782.20	425 -0490-142-00	\$782.20		
425 -0490-026-00	\$782.20	425 -0490-080-00	\$782.20	425 -0490-143-00	\$782.20		
425 -0490-027-00	\$782.20	425 -0490-081-00	\$782.20	425 -0490-144-00	\$782.20		
425 -0490-028-00	\$782.20	425 -0490-082-00	\$782.20	425 -0490-145-00	\$782.20		
425 -0490-029-00	\$782.20	425 -0490-083-00	\$782.20	425 -0490-146-00	\$782.20		
425 -0490-030-00	\$782.20	425 -0490-084-00	\$782.20	425 -0490-147-00	\$782.20		
425 -0490-031-00	\$782.20	425 -0490-085-00	\$782.20	425 -0490-148-00	\$782.20		
425 -0490-032-00	\$782.20	425 -0490-086-00	\$782.20	425 -0490-149-00	\$782.20		
425 -0490-033-00	\$782.20	425 -0490-087-00	\$782.20	425 -0490-150-00	\$782.20		
425 -0490-034-00	\$782.20	425 -0490-088-00	\$782.20	425 -0490-151-00	\$782.20		
425 -0490-035-00	\$782.20	425 -0490-093-00	\$782.20	425 -0490-152-00	\$782.20		
425 -0490-037-00	\$782.20	425 -0490-095-00	\$782.20	425 -0490-153-00	\$782.20		
425 -0490-039-00	\$782.20	425 -0490-097-00	\$782.20	425 -0490-154-00	\$782.20		
425 -0490-040-00	\$782.20	425 -0490-098-00	\$782.20	425 -0490-155-00	\$782.20		
425 -0490-041-00	\$782.20	425 -0490-099-00	\$782.20	425 -0490-156-00	\$782.20		
425 -0490-042-00	\$782.20	425 -0490-101-00	\$782.20	425 -0490-157-00	\$782.20		
425 -0490-043-00	\$782.20	425 -0490-102-00	\$782.20	425 -0490-158-00	\$782.20		
425 -0490-044-00	\$782.20	425 -0490-103-00	\$782.20	425 -0490-159-00	\$782.20		
425 -0490-045-00	\$782.20	425 -0490-104-00	\$782.20	425 -0490-160-00	\$782.20		
425 -0490-046-00	\$782.20	425 -0490-105-00	\$782.20	425 -0490-161-00	\$782.20		
425 -0490-047-00	\$782.20	425 -0490-106-00	\$782.20	425 -0490-162-00	\$782.20		
425 -0490-048-00	\$782.20	425 -0490-109-00	\$782.20	425 -0490-163-00	\$782.20		
425 -0490-049-00	\$782.20	425 -0490-111-00	\$782.20	425 -0490-164-00	\$782.20		
425 -0490-050-00	\$782.20	425 -0490-112-00	\$782.20	425 -0490-165-00	\$782.20		
425 -0490-051-00	\$782.20	425 -0490-113-00	\$782.20	425 -0490-166-00	\$782.20		
425 -0490-052-00	\$782.20	425 -0490-114-00	\$782.20	425 -0490-167-00	\$782.20		
425 -0490-053-00	\$782.20	425 -0490-115-00	\$782.20	425 -0490-168-00	\$782.20		
425 -0490-054-00	\$782.20	425 -0490-116-00	\$782.20	425 -0490-169-00	\$782.20		
425 -0490-055-00	\$782.20	425 -0490-117-00	\$782.20	425 -0490-170-00	\$782.20		
425 -0490-056-00	\$782.20	425 -0490-118-00	\$782.20	425 -0490-171-00	\$782.20		
425 -0490-057-00	\$782.20	425 -0490-119-00	\$782.20	425 -0490-091-01	\$782.20		
425 -0490-058-00	\$782.20	425 -0490-120-00	\$782.20	425 -0490-175-00	\$782.20		
425 -0490-059-00	\$782.20	425 -0490-121-00	\$782.20	425 -0490-177-00	\$782.20		
425 -0490-060-02	\$782.20	425 -0490-122-00	\$782.20	425 -0490-178-01	\$782.20		
425 -0490-061-01	\$782.20	425 -0490-123-00	\$782.20				

City of Hayward
Landscaping & Lighting District No. 96-1

Zone 04

Pacheco Wy, Stratford Rd, Russ Ln, Ward

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
464-0121-001-00	\$121.00	464-0121-059-00	\$121.00	464-0122-017-00	\$121.00	464-0122-069-00	\$121.00
464-0121-002-00	\$121.00	464-0121-060-00	\$121.00	464-0122-018-00	\$121.00	464-0122-070-00	\$121.00
464-0121-003-00	\$121.00	464-0121-061-00	\$121.00	464-0122-019-00	\$121.00	464-0122-071-00	\$121.00
464-0121-004-00	\$121.00	464-0121-062-00	\$121.00	464-0122-020-00	\$121.00	464-0122-072-00	\$121.00
464-0121-005-00	\$121.00	464-0121-063-00	\$121.00	464-0122-021-00	\$121.00	464-0122-073-00	\$121.00
464-0121-006-00	\$121.00	464-0121-064-00	\$121.00	464-0122-022-00	\$121.00	464-0122-074-00	\$121.00
464-0121-007-00	\$121.00	464-0121-065-00	\$121.00	464-0122-023-00	\$121.00	464-0122-075-00	\$121.00
464-0121-008-00	\$121.00	464-0121-066-00	\$121.00	464-0122-024-00	\$121.00	464-0122-076-00	\$121.00
464-0121-009-00	\$121.00	464-0121-067-00	\$121.00	464-0122-025-00	\$121.00	464-0122-077-00	\$121.00
464-0121-010-00	\$121.00	464-0121-068-00	\$121.00	464-0122-026-00	\$121.00	464-0122-078-00	\$121.00
464-0121-011-00	\$121.00	464-0121-069-00	\$121.00	464-0122-027-00	\$121.00	464-0122-079-00	\$121.00
464-0121-012-00	\$121.00	464-0121-070-00	\$121.00	464-0122-028-00	\$121.00	464-0122-080-00	\$121.00
464-0121-013-00	\$121.00	464-0121-071-00	\$121.00	464-0122-029-00	\$121.00	464-0122-081-00	\$121.00
464-0121-014-00	\$121.00	464-0121-072-00	\$121.00	464-0122-030-00	\$121.00	464-0122-082-00	\$121.00
464-0121-015-00	\$121.00	464-0121-073-00	\$121.00	464-0122-031-00	\$121.00	464-0122-083-00	\$121.00
464-0121-016-00	\$121.00	464-0121-074-00	\$121.00	464-0122-032-00	\$121.00	464-0122-084-00	\$121.00
464-0121-017-00	\$121.00	464-0121-075-00	\$121.00	464-0122-033-00	\$121.00	464-0122-085-00	\$121.00
464-0121-018-00	\$121.00	464-0121-076-00	\$121.00	464-0122-034-00	\$121.00	464-0122-086-00	\$121.00
464-0121-019-00	\$121.00	464-0121-077-00	\$121.00	464-0122-035-00	\$121.00	464-0122-087-00	\$121.00
464-0121-020-00	\$121.00	464-0121-078-00	\$121.00	464-0122-036-00	\$121.00		
464-0121-021-00	\$121.00	464-0121-080-00	\$121.00	464-0122-037-00	\$121.00	Total Parcels:	175
464-0121-022-00	\$121.00	464-0121-081-00	\$121.00	464-0122-038-00	\$121.00	Total	
464-0121-023-00	\$121.00	464-0121-082-00	\$121.00	464-0122-039-00	\$121.00	Assessment:	\$21,175.00
464-0121-024-00	\$121.00	464-0121-083-00	\$121.00	464-0122-040-00	\$121.00		
464-0121-025-00	\$121.00	464-0121-084-00	\$121.00	464-0122-041-00	\$121.00		
464-0121-026-00	\$121.00	464-0121-085-00	\$121.00	464-0122-042-00	\$121.00		
464-0121-027-00	\$121.00	464-0121-086-00	\$121.00	464-0122-043-00	\$121.00		
464-0121-028-00	\$121.00	464-0121-087-00	\$121.00	464-0122-044-00	\$121.00		
464-0121-029-00	\$121.00	464-0121-088-00	\$121.00	464-0122-045-00	\$121.00		
464-0121-030-00	\$121.00	464-0121-089-00	\$121.00	464-0122-046-00	\$121.00		
464-0121-031-00	\$121.00	464-0121-090-00	\$121.00	464-0122-047-00	\$121.00		
464-0121-032-00	\$121.00	464-0121-091-00	\$121.00	464-0122-048-00	\$121.00		
464-0121-033-00	\$121.00	464-0121-092-00	\$121.00	464-0122-049-00	\$121.00		
464-0121-034-00	\$121.00	464-0121-093-00	\$121.00	464-0122-050-00	\$121.00		
464-0121-035-00	\$121.00	464-0121-094-00	\$121.00	464-0122-051-00	\$121.00		
464-0121-036-00	\$121.00	464-0121-095-00	\$121.00	464-0122-052-00	\$121.00		
464-0121-037-00	\$121.00	464-0121-096-00	\$121.00	464-0122-053-00	\$121.00		
464-0121-038-00	\$121.00	464-0122-001-00	\$121.00	464-0122-054-00	\$121.00		
464-0121-039-00	\$121.00	464-0122-003-00	\$121.00	464-0122-055-00	\$121.00		
464-0121-040-00	\$121.00	464-0122-004-00	\$121.00	464-0122-056-00	\$121.00		
464-0121-041-00	\$121.00	464-0122-005-00	\$121.00	464-0122-057-00	\$121.00		
464-0121-042-00	\$121.00	464-0122-006-00	\$121.00	464-0122-058-00	\$121.00		
464-0121-049-00	\$121.00	464-0122-007-00	\$121.00	464-0122-059-00	\$121.00		
464-0121-050-00	\$121.00	464-0122-008-00	\$121.00	464-0122-060-00	\$121.00		
464-0121-051-00	\$121.00	464-0122-009-00	\$121.00	464-0122-061-00	\$121.00		
464-0121-052-00	\$121.00	464-0122-010-00	\$121.00	464-0122-062-00	\$121.00		
464-0121-053-00	\$121.00	464-0122-011-00	\$121.00	464-0122-063-00	\$121.00		
464-0121-054-00	\$121.00	464-0122-012-00	\$121.00	464-0122-064-00	\$121.00		
464-0121-055-00	\$121.00	464-0122-013-00	\$121.00	464-0122-065-00	\$121.00		
464-0121-056-00	\$121.00	464-0122-014-00	\$121.00	464-0122-066-00	\$121.00		
464-0121-057-00	\$121.00	464-0122-015-00	\$121.00	464-0122-067-00	\$121.00		
464-0121-058-00	\$121.00	464-0122-016-00	\$121.00	464-0122-068-00	\$121.00		

Zone 05

Soto Rd. & Plum Tree St.

PRELIMINARY ASSESSMENT ROLL
 FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
444-0048-078-00	\$139.12
444-0048-079-00	\$139.12
444-0048-080-00	\$139.12
444-0048-081-00	\$139.12
444-0048-082-00	\$139.12
444-0048-083-00	\$139.12
444-0048-084-00	\$139.12
444-0048-085-00	\$139.12
444-0048-086-00	\$139.12
444-0048-087-00	\$139.12
444-0048-088-00	\$139.12
444-0048-089-00	\$139.12
444-0048-090-00	\$139.12
444-0048-091-00	\$139.12
444-0048-092-00	\$139.12
444-0048-097-00	\$139.12
444-0048-098-00	\$139.12
444-0048-099-00	\$139.12
444-0048-100-00	\$139.12
444-0048-101-00	\$139.12
444-0048-102-00	\$139.12
444-0048-103-00	\$139.12
444-0048-104-00	\$139.12
444-0048-105-00	\$139.12
444-0048-106-00	\$139.12
444-0048-107-00	\$139.12
444-0048-108-00	\$139.12
444-0048-109-00	\$139.12
444-0048-110-00	\$139.12
444-0048-111-00	\$139.12
444-0048-112-00	\$139.12
444-0048-113-00	\$139.12
444-0048-114-00	\$139.12
444-0048-115-00	\$139.12
444-0048-116-00	\$139.12
444-0048-117-00	\$139.12
444-0048-118-00	\$139.12
444-0048-119-00	\$139.12
Total Parcels:	38
Total Assessment:	\$5,286.56

Zone 06

Peppertree Pk

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
475 -0174-011-05	\$954.44
475 -0174-014-01	\$928.70
475 -0174-017-01	\$783.58
475 -0174-019-02	\$911.20
475 -0174-022-01	\$604.58
475 -0174-025-01	\$811.18
475 -0174-027-01	\$489.46
475 -0174-033-00	\$644.48
475 -0174-034-00	\$658.58
475 -0174-042-00	\$874.70
475 -0174-043-00	\$2,327.10
Total Parcels:	11
Total Assessment:	\$9,988.00

City of Hayward
Landscaping & Lighting District No. 96-1

APPENDIX D

Zone 07

Mission Blvd, Industrial Pkwy, Arrowhead

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
078G-2651-016-00	\$537.00	078G-2652-050-00	\$537.00	078G-2652-102-00	\$537.00	078G-2652-154-00	\$537.00
078G-2651-018-01	\$537.00	078G-2652-051-00	\$537.00	078G-2652-103-00	\$537.00	078G-2652-155-00	\$537.00
078G-2651-018-02	\$537.00	078G-2652-052-00	\$537.00	078G-2652-104-00	\$537.00	078G-2652-156-00	\$537.00
078G-2651-019-00	\$537.00	078G-2652-053-00	\$537.00	078G-2652-105-00	\$537.00	078G-2652-157-00	\$537.00
078G-2652-002-00	\$537.00	078G-2652-054-00	\$537.00	078G-2652-106-00	\$537.00	078G-2652-158-00	\$537.00
078G-2652-003-00	\$537.00	078G-2652-055-00	\$537.00	078G-2652-107-00	\$537.00	078G-2652-159-00	\$537.00
078G-2652-004-00	\$537.00	078G-2652-056-00	\$537.00	078G-2652-108-00	\$537.00	078G-2652-160-00	\$537.00
078G-2652-005-00	\$537.00	078G-2652-057-00	\$537.00	078G-2652-109-00	\$537.00	078G-2652-161-00	\$537.00
078G-2652-006-00	\$537.00	078G-2652-058-00	\$537.00	078G-2652-110-00	\$537.00	078G-2653-001-00	\$537.00
078G-2652-007-00	\$537.00	078G-2652-059-00	\$537.00	078G-2652-111-00	\$537.00	078G-2653-002-00	\$537.00
078G-2652-008-00	\$537.00	078G-2652-060-00	\$537.00	078G-2652-112-00	\$537.00	078G-2653-003-00	\$537.00
078G-2652-009-00	\$537.00	078G-2652-061-00	\$537.00	078G-2652-113-00	\$537.00	078G-2653-004-00	\$537.00
078G-2652-010-00	\$537.00	078G-2652-062-00	\$537.00	078G-2652-114-00	\$537.00	078G-2653-005-00	\$537.00
078G-2652-011-00	\$537.00	078G-2652-063-00	\$537.00	078G-2652-115-00	\$537.00	078G-2653-006-00	\$537.00
078G-2652-012-00	\$537.00	078G-2652-064-00	\$537.00	078G-2652-116-00	\$537.00	078G-2653-007-00	\$537.00
078G-2652-013-00	\$537.00	078G-2652-065-00	\$537.00	078G-2652-117-00	\$537.00	078G-2653-008-00	\$537.00
078G-2652-014-00	\$537.00	078G-2652-066-00	\$537.00	078G-2652-118-00	\$537.00	078G-2653-009-00	\$537.00
078G-2652-015-00	\$537.00	078G-2652-067-00	\$537.00	078G-2652-119-00	\$537.00	078G-2653-010-00	\$537.00
078G-2652-016-00	\$537.00	078G-2652-068-00	\$537.00	078G-2652-120-00	\$537.00	078G-2653-011-00	\$537.00
078G-2652-017-00	\$537.00	078G-2652-069-00	\$537.00	078G-2652-121-00	\$537.00	078G-2653-012-00	\$537.00
078G-2652-018-00	\$537.00	078G-2652-070-00	\$537.00	078G-2652-122-00	\$537.00	078G-2653-013-00	\$537.00
078G-2652-019-00	\$537.00	078G-2652-071-00	\$537.00	078G-2652-123-00	\$537.00	078G-2653-014-00	\$537.00
078G-2652-020-00	\$537.00	078G-2652-072-00	\$537.00	078G-2652-124-00	\$537.00	078G-2653-015-00	\$537.00
078G-2652-021-00	\$537.00	078G-2652-073-00	\$537.00	078G-2652-125-00	\$537.00	078G-2653-016-00	\$537.00
078G-2652-022-00	\$537.00	078G-2652-074-00	\$537.00	078G-2652-126-00	\$537.00	078G-2653-017-00	\$537.00
078G-2652-023-00	\$537.00	078G-2652-075-00	\$537.00	078G-2652-127-00	\$537.00	078G-2653-018-00	\$537.00
078G-2652-024-00	\$537.00	078G-2652-076-00	\$537.00	078G-2652-128-00	\$537.00	078G-2653-019-00	\$537.00
078G-2652-025-00	\$537.00	078G-2652-077-00	\$537.00	078G-2652-129-00	\$537.00	078G-2653-020-00	\$537.00
078G-2652-026-00	\$537.00	078G-2652-078-00	\$537.00	078G-2652-130-00	\$537.00	078G-2653-021-00	\$537.00
078G-2652-027-00	\$537.00	078G-2652-079-00	\$537.00	078G-2652-131-00	\$537.00	078G-2653-022-00	\$537.00
078G-2652-028-00	\$537.00	078G-2652-080-00	\$537.00	078G-2652-132-00	\$537.00	078G-2653-023-00	\$537.00
078G-2652-029-00	\$537.00	078G-2652-081-00	\$537.00	078G-2652-133-00	\$537.00	078G-2653-024-00	\$537.00
078G-2652-030-00	\$537.00	078G-2652-082-00	\$537.00	078G-2652-134-00	\$537.00	078G-2653-025-00	\$537.00
078G-2652-031-00	\$537.00	078G-2652-083-00	\$537.00	078G-2652-135-00	\$537.00	078G-2653-026-00	\$537.00
078G-2652-032-00	\$537.00	078G-2652-084-00	\$537.00	078G-2652-136-00	\$537.00	078G-2653-027-00	\$537.00
078G-2652-033-00	\$537.00	078G-2652-085-00	\$537.00	078G-2652-137-00	\$537.00	078G-2653-028-00	\$537.00
078G-2652-034-00	\$537.00	078G-2652-086-00	\$537.00	078G-2652-138-00	\$537.00	078G-2653-029-00	\$537.00
078G-2652-035-00	\$537.00	078G-2652-087-00	\$537.00	078G-2652-139-00	\$537.00	078G-2653-030-00	\$537.00
078G-2652-036-00	\$537.00	078G-2652-088-00	\$537.00	078G-2652-140-00	\$537.00	078G-2653-031-00	\$537.00
078G-2652-037-00	\$537.00	078G-2652-089-00	\$537.00	078G-2652-141-00	\$537.00	078G-2653-032-00	\$537.00
078G-2652-038-00	\$537.00	078G-2652-090-00	\$537.00	078G-2652-142-00	\$537.00	078G-2653-033-00	\$537.00
078G-2652-039-00	\$537.00	078G-2652-091-00	\$537.00	078G-2652-143-00	\$537.00	078G-2653-034-00	\$537.00
078G-2652-040-00	\$537.00	078G-2652-092-00	\$537.00	078G-2652-144-00	\$537.00	078G-2653-035-00	\$537.00
078G-2652-041-00	\$537.00	078G-2652-093-00	\$537.00	078G-2652-145-00	\$537.00	078G-2653-036-00	\$537.00
078G-2652-042-00	\$537.00	078G-2652-094-00	\$537.00	078G-2652-146-00	\$537.00	078G-2653-037-00	\$537.00
078G-2652-043-00	\$537.00	078G-2652-095-00	\$537.00	078G-2652-147-00	\$537.00	078G-2653-038-00	\$537.00
078G-2652-044-00	\$537.00	078G-2652-096-00	\$537.00	078G-2652-148-00	\$537.00	078G-2653-039-00	\$537.00
078G-2652-045-00	\$537.00	078G-2652-097-00	\$537.00	078G-2652-149-00	\$537.00	078G-2653-040-00	\$537.00
078G-2652-046-00	\$537.00	078G-2652-098-00	\$537.00	078G-2652-150-00	\$537.00	078G-2653-041-00	\$537.00
078G-2652-047-00	\$537.00	078G-2652-099-00	\$537.00	078G-2652-151-00	\$537.00	078G-2653-042-00	\$537.00
078G-2652-048-00	\$537.00	078G-2652-100-00	\$537.00	078G-2652-152-00	\$537.00	078G-2653-043-00	\$537.00
078G-2652-049-00	\$537.00	078G-2652-101-00	\$537.00	078G-2652-153-00	\$537.00	078G-2653-044-00	\$537.00

City of Hayward
Landscaping & Lighting District No. 96-1

Zone 07

Mission Blvd, Industrial Pkwy, Arrowhead

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
078G-2653-045-00	\$537.00	078G-2654-010-00	\$537.00	078G-2654-062-00	\$537.00
078G-2653-046-00	\$537.00	078G-2654-011-00	\$537.00	078G-2654-063-00	\$537.00
078G-2653-047-00	\$537.00	078G-2654-012-00	\$537.00	078G-2654-064-00	\$537.00
078G-2653-048-00	\$537.00	078G-2654-013-00	\$537.00	078G-2654-065-00	\$537.00
078G-2653-049-00	\$537.00	078G-2654-014-00	\$537.00	078G-2654-066-00	\$537.00
078G-2653-050-00	\$537.00	078G-2654-015-00	\$537.00	078G-2654-067-00	\$537.00
078G-2653-051-00	\$537.00	078G-2654-016-00	\$537.00	078G-2654-068-00	\$537.00
078G-2653-052-00	\$537.00	078G-2654-017-00	\$537.00	078G-2654-069-00	\$537.00
078G-2653-053-00	\$537.00	078G-2654-018-00	\$537.00	078G-2654-070-00	\$537.00
078G-2653-054-00	\$537.00	078G-2654-019-00	\$537.00	078G-2654-071-00	\$537.00
078G-2653-055-00	\$537.00	078G-2654-020-00	\$537.00	078G-2654-072-00	\$537.00
078G-2653-056-00	\$537.00	078G-2654-021-00	\$537.00	078G-2654-073-00	\$537.00
078G-2653-057-00	\$537.00	078G-2654-022-00	\$537.00	078G-2654-074-00	\$537.00
078G-2653-058-00	\$537.00	078G-2654-023-00	\$537.00	078G-2654-075-00	\$537.00
078G-2653-059-00	\$537.00	078G-2654-024-00	\$537.00	078G-2654-076-00	\$537.00
078G-2653-060-00	\$537.00	078G-2654-025-00	\$537.00	078G-2654-077-00	\$537.00
078G-2653-061-00	\$537.00	078G-2654-026-00	\$537.00	078G-2654-078-00	\$537.00
078G-2653-062-00	\$537.00	078G-2654-027-00	\$537.00	078G-2654-079-00	\$537.00
078G-2653-063-00	\$537.00	078G-2654-028-00	\$537.00	078G-2654-080-00	\$537.00
078G-2653-064-00	\$537.00	078G-2654-029-00	\$537.00	078G-2654-081-00	\$537.00
078G-2653-065-00	\$537.00	078G-2654-030-00	\$537.00	078G-2654-082-00	\$537.00
078G-2653-066-00	\$537.00	078G-2654-031-00	\$537.00	078G-2654-083-00	\$537.00
078G-2653-067-00	\$537.00	078G-2654-032-00	\$537.00	078G-2654-084-00	\$537.00
078G-2653-068-00	\$537.00	078G-2654-033-00	\$537.00	078G-2654-085-00	\$537.00
078G-2653-069-00	\$537.00	078G-2654-034-00	\$537.00	078G-2654-086-00	\$537.00
078G-2653-070-00	\$537.00	078G-2654-035-00	\$537.00	078G-2654-087-00	\$537.00
078G-2653-071-00	\$537.00	078G-2654-036-00	\$537.00	078G-2654-088-00	\$537.00
078G-2653-072-00	\$537.00	078G-2654-037-00	\$537.00	078G-2654-089-00	\$537.00
078G-2653-073-00	\$537.00	078G-2654-038-00	\$537.00	078G-2654-090-00	\$537.00
078G-2653-074-00	\$537.00	078G-2654-039-00	\$537.00	078G-2654-091-00	\$537.00
078G-2653-075-00	\$537.00	078G-2654-040-00	\$537.00	078G-2654-092-00	\$537.00
078G-2653-076-00	\$537.00	078G-2654-041-00	\$537.00	078G-2654-093-00	\$537.00
078G-2653-077-00	\$537.00	078G-2654-042-00	\$537.00	078G-2654-094-03	\$537.00
078G-2653-078-00	\$537.00	078G-2654-043-00	\$537.00	078G-2654-095-03	\$537.00
078G-2653-079-00	\$537.00	078G-2654-044-00	\$537.00	078G-2654-096-00	\$537.00
078G-2653-080-00	\$537.00	078G-2654-045-00	\$537.00	078G-2651-017-02	\$537.00
078G-2653-081-00	\$537.00	078G-2654-046-00	\$537.00		
078G-2653-082-00	\$537.00	078G-2654-047-00	\$537.00	Total Parcels:	348
078G-2653-083-00	\$537.00	078G-2654-048-00	\$537.00		
078G-2653-084-00	\$537.00	078G-2654-049-00	\$537.00	Total	
078G-2653-085-00	\$537.00	078G-2654-050-00	\$537.00	Assessment:	\$1 86,876.00
078G-2653-086-00	\$537.00	078G-2654-051-00	\$537.00		
078G-2653-087-00	\$537.00	078G-2654-052-00	\$537.00		
078G-2654-001-00	\$537.00	078G-2654-053-00	\$537.00		
078G-2654-002-00	\$537.00	078G-2654-054-00	\$537.00		
078G-2654-003-00	\$537.00	078G-2654-055-00	\$537.00		
078G-2654-004-00	\$537.00	078G-2654-056-00	\$537.00		
078G-2654-005-00	\$537.00	078G-2654-057-00	\$537.00		
078G-2654-006-00	\$537.00	078G-2654-058-00	\$537.00		
078G-2654-007-00	\$537.00	078G-2654-059-00	\$537.00		
078G-2654-008-00	\$537.00	078G-2654-060-00	\$537.00		
078G-2654-009-00	\$537.00	078G-2654-061-00	\$537.00		

Zone 08
Capitola St.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
456-0096-002-00	\$350.00
456-0096-003-00	\$350.00
456-0096-004-00	\$350.00
456-0096-005-00	\$350.00
456-0096-006-00	\$350.00
456-0096-007-00	\$350.00
456-0096-008-00	\$350.00
456-0096-009-00	\$350.00
456-0096-010-00	\$350.00
456-0096-011-00	\$350.00
456-0096-012-00	\$350.00
456-0096-013-00	\$350.00
456-0096-014-00	\$350.00
456-0096-015-00	\$350.00
456-0096-016-00	\$350.00
456-0096-017-00	\$350.00
456-0096-018-00	\$350.00
456-0096-019-00	\$350.00
456-0096-020-00	\$350.00
456-0096-021-00	\$350.00
456-0096-022-00	\$350.00
456-0096-023-00	\$350.00
456-0096-024-00	\$350.00
456-0096-025-00	\$350.00
Total Parcels:	24
Total Assessment:	\$8,400.00

Zone 09
Orchard Avenue

PRELIMINARY ASSESSMENT ROLL
 FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
444-0049-001-00	\$25.00	444-0049-053-00	\$25.00
444-0049-002-00	\$25.00	444-0049-054-00	\$25.00
444-0049-003-00	\$25.00	444-0049-055-00	\$25.00
444-0049-004-00	\$25.00	444-0049-056-00	\$25.00
444-0049-005-00	\$25.00	444-0049-057-00	\$25.00
444-0049-006-00	\$25.00	444-0049-058-00	\$25.00
444-0049-007-00	\$25.00	444-0049-059-00	\$25.00
444-0049-008-00	\$25.00	444-0049-060-00	\$25.00
444-0049-009-00	\$25.00	444-0049-061-00	\$25.00
444-0049-010-00	\$25.00	444-0049-062-00	\$25.00
444-0049-011-00	\$25.00	444-0049-063-00	\$25.00
444-0049-012-00	\$25.00	444-0049-064-00	\$25.00
444-0049-013-00	\$25.00	444-0049-065-00	\$25.00
444-0049-014-00	\$25.00	444-0049-066-00	\$25.00
444-0049-015-00	\$25.00	444-0049-067-00	\$25.00
444-0049-016-00	\$25.00	444-0049-068-00	\$25.00
444-0049-017-00	\$25.00	444-0049-069-00	\$25.00
444-0049-018-00	\$25.00	444-0049-070-00	\$25.00
444-0049-019-00	\$25.00	444-0049-071-00	\$25.00
444-0049-020-00	\$25.00	444-0049-072-00	\$25.00
444-0049-021-00	\$25.00	444-0049-073-00	\$25.00
444-0049-022-00	\$25.00	444-0049-074-00	\$25.00
444-0049-023-00	\$25.00		
444-0049-024-00	\$25.00	Total Parcels:	74
444-0049-025-00	\$25.00		
444-0049-026-00	\$25.00	Total	
444-0049-027-00	\$25.00	Assessment:	\$1,850.00
444-0049-028-00	\$25.00		
444-0049-029-00	\$25.00		
444-0049-030-00	\$25.00		
444-0049-031-00	\$25.00		
444-0049-032-00	\$25.00		
444-0049-033-00	\$25.00		
444-0049-034-00	\$25.00		
444-0049-035-00	\$25.00		
444-0049-036-00	\$25.00		
444-0049-037-00	\$25.00		
444-0049-038-00	\$25.00		
444-0049-039-00	\$25.00		
444-0049-040-00	\$25.00		
444-0049-041-00	\$25.00		
444-0049-042-00	\$25.00		
444-0049-043-00	\$25.00		
444-0049-044-00	\$25.00		
444-0049-045-00	\$25.00		
444-0049-046-00	\$25.00		
444-0049-047-00	\$25.00		
444-0049-048-00	\$25.00		
444-0049-049-00	\$25.00		
444-0049-050-00	\$25.00		
444-0049-051-00	\$25.00		
444-0049-052-00	\$25.00		

City of Hayward
Landscaping & Lighting District No. 96-1

Zone 10
Eden Shores

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
461-0102-026-00	\$356.20	461-0103-016-00	\$356.20	461-0103-068-00	\$356.20
461-0102-027-00	\$356.20	461-0103-017-00	\$356.20	461-0103-069-00	\$356.20
461-0102-028-00	\$356.20	461-0103-018-00	\$356.20	461-0103-070-00	\$356.20
461-0102-029-00	\$356.20	461-0103-019-00	\$356.20	461-0103-071-00	\$356.20
461-0102-030-00	\$356.20	461-0103-020-00	\$356.20	461-0103-072-00	\$356.20
461-0102-031-00	\$356.20	461-0103-021-00	\$356.20	461-0103-073-00	\$356.20
461-0102-032-00	\$356.20	461-0103-022-00	\$356.20	461-0103-074-00	\$356.20
461-0102-033-00	\$356.20	461-0103-023-00	\$356.20	461-0103-075-00	\$356.20
461-0102-034-00	\$356.20	461-0103-024-00	\$356.20	461-0103-076-00	\$356.20
461-0102-035-00	\$356.20	461-0103-025-00	\$356.20	461-0103-077-00	\$356.20
461-0102-036-00	\$356.20	461-0103-026-00	\$356.20	461-0103-078-00	\$356.20
461-0102-037-00	\$356.20	461-0103-027-00	\$356.20	461-0103-079-00	\$356.20
461-0102-038-00	\$356.20	461-0103-028-00	\$356.20	461-0103-080-00	\$356.20
461-0102-039-00	\$356.20	461-0103-029-00	\$356.20	461-0103-081-00	\$356.20
461-0102-040-00	\$356.20	461-0103-030-00	\$356.20		
461-0102-041-00	\$356.20	461-0103-031-00	\$356.20	Total Parcels:	534
461-0102-042-00	\$356.20	461-0103-032-00	\$356.20		
461-0102-043-00	\$356.20	461-0103-033-00	\$356.20	Total	
461-0102-044-00	\$356.20	461-0103-034-00	\$356.20	Assessment:	\$1 90,210.80
461-0102-045-00	\$356.20	461-0103-035-00	\$356.20		
461-0102-046-00	\$356.20	461-0103-036-00	\$356.20		
461-0102-047-00	\$356.20	461-0103-037-00	\$356.20		
461-0102-048-00	\$356.20	461-0103-038-00	\$356.20		
461-0102-049-00	\$356.20	461-0103-039-00	\$356.20		
461-0102-050-00	\$356.20	461-0103-040-00	\$356.20		
461-0102-051-00	\$356.20	461-0103-041-00	\$356.20		
461-0102-052-00	\$356.20	461-0103-042-00	\$356.20		
461-0102-053-00	\$356.20	461-0103-043-00	\$356.20		
461-0102-054-00	\$356.20	461-0103-044-00	\$356.20		
461-0102-055-00	\$356.20	461-0103-045-00	\$356.20		
461-0102-056-00	\$356.20	461-0103-046-00	\$356.20		
461-0102-057-00	\$356.20	461-0103-047-00	\$356.20		
461-0102-058-00	\$356.20	461-0103-048-00	\$356.20		
461-0102-059-00	\$356.20	461-0103-049-00	\$356.20		
461-0102-060-00	\$356.20	461-0103-050-00	\$356.20		
461-0102-061-00	\$356.20	461-0103-051-00	\$356.20		
461-0102-062-00	\$356.20	461-0103-052-00	\$356.20		
461-0102-063-00	\$356.20	461-0103-053-00	\$356.20		
461-0102-064-00	\$356.20	461-0103-054-00	\$356.20		
461-0102-065-00	\$356.20	461-0103-055-00	\$356.20		
461-0103-004-00	\$356.20	461-0103-056-00	\$356.20		
461-0103-005-00	\$356.20	461-0103-057-00	\$356.20		
461-0103-006-00	\$356.20	461-0103-058-00	\$356.20		
461-0103-007-00	\$356.20	461-0103-059-00	\$356.20		
461-0103-008-00	\$356.20	461-0103-060-00	\$356.20		
461-0103-009-00	\$356.20	461-0103-061-00	\$356.20		
461-0103-010-00	\$356.20	461-0103-062-00	\$356.20		
461-0103-011-00	\$356.20	461-0103-063-00	\$356.20		
461-0103-012-00	\$356.20	461-0103-064-00	\$356.20		
461-0103-013-00	\$356.20	461-0103-065-00	\$356.20		
461-0103-014-00	\$356.20	461-0103-066-00	\$356.20		
461-0103-015-00	\$356.20	461-0103-067-00	\$356.20		

City of Hayward
Landscaping & Lighting District No. 96-1

APPENDIX D

Zone II
Stonebrae LLAD

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
085A-6430-005-00	\$379.42	085A-6430-057-00	\$379.42	085A-6430-109-00	\$379.42	085A-6431-048-00	\$379.42
085A-6430-006-00	\$379.42	085A-6430-058-00	\$379.42	085A-6430-110-00	\$379.42	085A-6431-049-00	\$379.42
085A-6430-007-00	\$379.42	085A-6430-059-00	\$379.42	085A-6430-111-00	\$379.42	085A-6431-050-00	\$379.42
085A-6430-008-00	\$379.42	085A-6430-060-00	\$379.42	085A-6430-112-00	\$379.42	085A-6431-051-00	\$379.42
085A-6430-009-00	\$379.42	085A-6430-061-00	\$379.42	085A-6430-113-00	\$379.42	085A-6431-052-00	\$379.42
085A-6430-010-00	\$379.42	085A-6430-062-00	\$379.42	085A-6430-114-00	\$379.42	085A-6431-053-00	\$379.42
085A-6430-011-00	\$379.42	085A-6430-063-00	\$379.42	085A-6430-115-00	\$379.42	085A-6431-054-00	\$379.42
085A-6430-012-00	\$379.42	085A-6430-064-00	\$379.42	085A-6430-116-00	\$379.42	085A-6431-055-00	\$379.42
085A-6430-013-00	\$379.42	085A-6430-065-00	\$379.42	085A-6431-004-00	\$379.42	085A-6431-056-00	\$379.42
085A-6430-014-00	\$379.42	085A-6430-066-00	\$379.42	085A-6431-005-00	\$379.42	085A-6431-057-00	\$379.42
085A-6430-015-00	\$379.42	085A-6430-067-00	\$379.42	085A-6431-006-00	\$379.42	085A-6431-058-00	\$379.42
085A-6430-016-00	\$379.42	085A-6430-068-00	\$379.42	085A-6431-007-00	\$379.42	085A-6431-059-00	\$379.42
085A-6430-017-00	\$379.42	085A-6430-069-00	\$379.42	085A-6431-008-00	\$379.42	085A-6431-060-00	\$379.42
085A-6430-018-00	\$379.42	085A-6430-070-00	\$379.42	085A-6431-009-00	\$379.42	085A-6431-061-00	\$379.42
085A-6430-019-00	\$379.42	085A-6430-071-00	\$379.42	085A-6431-010-00	\$379.42	085A-6431-062-00	\$379.42
085A-6430-020-00	\$379.42	085A-6430-072-00	\$379.42	085A-6431-011-00	\$379.42	085A-6431-063-00	\$379.42
085A-6430-021-00	\$379.42	085A-6430-073-00	\$379.42	085A-6431-012-00	\$379.42	085A-6431-064-00	\$379.42
085A-6430-022-00	\$379.42	085A-6430-074-00	\$379.42	085A-6431-013-00	\$379.42	085A-6431-065-00	\$379.42
085A-6430-023-00	\$379.42	085A-6430-075-00	\$379.42	085A-6431-014-00	\$379.42	085A-6431-066-00	\$379.42
085A-6430-024-00	\$379.42	085A-6430-076-00	\$379.42	085A-6431-015-00	\$379.42	085A-6431-067-00	\$379.42
085A-6430-025-00	\$379.42	085A-6430-077-00	\$379.42	085A-6431-016-00	\$379.42	085A-6431-068-00	\$379.42
085A-6430-026-00	\$379.42	085A-6430-078-00	\$379.42	085A-6431-017-00	\$379.42	085A-6431-069-00	\$379.42
085A-6430-027-00	\$379.42	085A-6430-079-00	\$379.42	085A-6431-018-00	\$379.42	085A-6431-070-00	\$379.42
085A-6430-028-00	\$379.42	085A-6430-080-00	\$379.42	085A-6431-019-00	\$379.42	085A-6431-071-00	\$379.42
085A-6430-029-00	\$379.42	085A-6430-081-00	\$379.42	085A-6431-020-00	\$379.42	085A-6431-072-00	\$379.42
085A-6430-030-00	\$379.42	085A-6430-082-00	\$379.42	085A-6431-021-00	\$379.42	085A-6431-073-00	\$379.42
085A-6430-031-00	\$379.42	085A-6430-083-00	\$379.42	085A-6431-022-00	\$379.42	085A-6431-074-00	\$379.42
085A-6430-032-00	\$379.42	085A-6430-084-00	\$379.42	085A-6431-023-00	\$379.42	085A-6431-075-00	\$379.42
085A-6430-033-00	\$379.42	085A-6430-085-00	\$379.42	085A-6431-024-00	\$379.42	085A-6431-076-00	\$379.42
085A-6430-034-00	\$379.42	085A-6430-086-00	\$379.42	085A-6431-025-00	\$379.42	085A-6431-077-00	\$379.42
085A-6430-035-00	\$379.42	085A-6430-087-00	\$379.42	085A-6431-026-00	\$379.42	085A-6431-078-00	\$379.42
085A-6430-036-00	\$379.42	085A-6430-088-00	\$379.42	085A-6431-027-00	\$379.42	085A-6431-079-00	\$379.42
085A-6430-037-00	\$379.42	085A-6430-089-00	\$379.42	085A-6431-028-00	\$379.42	085A-6431-080-00	\$379.42
085A-6430-038-00	\$379.42	085A-6430-090-00	\$379.42	085A-6431-029-00	\$379.42	085A-6431-081-00	\$379.42
085A-6430-039-00	\$379.42	085A-6430-091-00	\$379.42	085A-6431-030-00	\$379.42	085A-6431-082-00	\$379.42
085A-6430-040-00	\$379.42	085A-6430-092-00	\$379.42	085A-6431-031-00	\$379.42	085A-6431-083-00	\$379.42
085A-6430-041-00	\$379.42	085A-6430-093-00	\$379.42	085A-6431-032-00	\$379.42	085A-6431-084-00	\$379.42
085A-6430-042-00	\$379.42	085A-6430-094-00	\$379.42	085A-6431-033-00	\$379.42	085A-6431-085-00	\$379.42
085A-6430-043-00	\$379.42	085A-6430-095-00	\$379.42	085A-6431-034-00	\$379.42	085A-6431-086-00	\$379.42
085A-6430-044-00	\$379.42	085A-6430-096-00	\$379.42	085A-6431-035-00	\$379.42	085A-6431-087-00	\$379.42
085A-6430-045-00	\$379.42	085A-6430-097-00	\$379.42	085A-6431-036-00	\$379.42	085A-6431-088-00	\$379.42
085A-6430-046-00	\$379.42	085A-6430-098-00	\$379.42	085A-6431-037-00	\$379.42	085A-6431-089-00	\$379.42
085A-6430-047-00	\$379.42	085A-6430-099-00	\$379.42	085A-6431-038-00	\$379.42	085A-6431-090-00	\$379.42
085A-6430-048-00	\$379.42	085A-6430-100-00	\$379.42	085A-6431-039-00	\$379.42	085A-6431-091-00	\$379.42
085A-6430-049-00	\$379.42	085A-6430-101-00	\$379.42	085A-6431-040-00	\$379.42	085A-6431-092-00	\$379.42
085A-6430-050-00	\$379.42	085A-6430-102-00	\$379.42	085A-6431-041-00	\$379.42	085A-6431-093-00	\$379.42
085A-6430-051-00	\$379.42	085A-6430-103-00	\$379.42	085A-6431-042-00	\$379.42	085A-6431-094-00	\$379.42
085A-6430-052-00	\$379.42	085A-6430-104-00	\$379.42	085A-6431-043-00	\$379.42	085A-6431-095-00	\$379.42
085A-6430-053-00	\$379.42	085A-6430-105-00	\$379.42	085A-6431-044-00	\$379.42	085A-6431-096-00	\$379.42
085A-6430-054-00	\$379.42	085A-6430-106-00	\$379.42	085A-6431-045-00	\$379.42	085A-6431-097-00	\$379.42
085A-6430-055-00	\$379.42	085A-6430-107-00	\$379.42	085A-6431-046-00	\$379.42	085A-6431-098-00	\$379.42
085A-6430-056-00	\$379.42	085A-6430-108-00	\$379.42	085A-6431-047-00	\$379.42	085A-6431-099-00	\$379.42

City of Hayward
Landscaping & Lighting District No. 96-1

APPENDIX D

Zone II
Stonebrae LLAD

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
085A-6431-100-00	\$379.42	085A-6432-051-00	\$379.42	085A-6433-014-00	\$379.42	085A-6434-012-00	\$379.42
085A-6431-101-00	\$379.42	085A-6432-052-00	\$379.42	085A-6433-015-00	\$379.42	085A-6434-013-00	\$379.42
085A-6431-102-00	\$379.42	085A-6432-053-00	\$379.42	085A-6433-016-00	\$379.42	085A-6434-014-00	\$379.42
085A-6431-103-00	\$379.42	085A-6432-054-00	\$379.42	085A-6433-017-00	\$379.42		
085A-6431-104-00	\$379.42	085A-6432-055-00	\$379.42	085A-6433-018-00	\$379.42	Total Parcels:	367
085A-6431-105-00	\$379.42	085A-6432-056-00	\$379.42	085A-6433-019-00	\$379.42	Total	
085A-6428-027-00	\$8,841.36	085A-6432-057-00	\$379.42	085A-6433-020-00	\$379.42	Assessment:	\$176,890.30
085A-6432-006-00	\$379.42	085A-6432-058-00	\$379.42	085A-6433-021-00	\$379.42		
085A-6432-007-00	\$379.42	085A-6432-059-00	\$379.42	085A-6433-022-00	\$379.42		
085A-6432-008-00	\$379.42	085A-6432-060-00	\$379.42	085A-6433-023-00	\$379.42		
085A-6432-009-00	\$379.42	085A-6432-061-00	\$379.42	085A-6433-024-00	\$379.42		
085A-6432-010-00	\$379.42	085A-6432-062-00	\$379.42	085A-6433-025-00	\$379.42		
085A-6432-011-00	\$379.42	085A-6432-063-00	\$379.42	085A-6433-026-00	\$379.42		
085A-6432-012-00	\$379.42	085A-6432-064-00	\$379.42	085A-6433-027-00	\$379.42		
085A-6432-013-00	\$379.42	085A-6432-065-00	\$379.42	085A-6433-028-00	\$379.42		
085A-6432-014-00	\$379.42	085A-6432-066-00	\$379.42	085A-6433-029-00	\$379.42		
085A-6432-015-00	\$379.42	085A-6432-067-00	\$379.42	085A-6433-030-00	\$379.42		
085A-6432-016-00	\$379.42	085A-6432-068-00	\$379.42	085A-6433-031-00	\$379.42		
085A-6432-017-00	\$379.42	085A-6432-069-00	\$379.42	085A-6433-032-00	\$379.42		
085A-6432-018-00	\$379.42	085A-6432-070-00	\$379.42	085A-6433-033-00	\$379.42		
085A-6432-019-00	\$379.42	085A-6432-071-00	\$379.42	085A-6433-034-00	\$379.42		
085A-6432-020-00	\$379.42	085A-6432-072-00	\$379.42	085A-6433-035-00	\$379.42		
085A-6432-021-00	\$379.42	085A-6432-073-00	\$379.42	085A-6433-036-00	\$379.42		
085A-6432-022-00	\$379.42	085A-6432-074-00	\$379.42	085A-6433-037-00	\$379.42		
085A-6432-023-00	\$379.42	085A-6432-075-00	\$379.42	085A-6433-038-00	\$379.42		
085A-6432-024-00	\$379.42	085A-6432-076-00	\$379.42	085A-6433-039-00	\$379.42		
085A-6432-025-00	\$379.42	085A-6432-077-00	\$379.42	085A-6433-040-00	\$379.42		
085A-6432-026-00	\$379.42	085A-6432-078-00	\$379.42	085A-6433-041-00	\$379.42		
085A-6432-027-00	\$379.42	085A-6432-079-00	\$379.42	085A-6433-042-00	\$379.42		
085A-6432-028-00	\$379.42	085A-6432-080-00	\$379.42	085A-6433-043-00	\$379.42		
085A-6432-029-00	\$379.42	085A-6432-081-00	\$379.42	085A-6433-044-00	\$379.42		
085A-6432-030-00	\$379.42	085A-6432-082-00	\$379.42	085A-6433-045-00	\$379.42		
085A-6432-031-00	\$379.42	085A-6432-083-00	\$379.42	085A-6433-046-00	\$379.42		
085A-6432-032-00	\$379.42	085A-6432-084-00	\$379.42	085A-6433-047-00	\$379.42		
085A-6432-033-00	\$379.42	085A-6432-085-00	\$379.42	085A-6433-048-00	\$379.42		
085A-6432-034-00	\$379.42	085A-6432-086-00	\$379.42	085A-6433-049-00	\$379.42		
085A-6432-035-00	\$379.42	085A-6432-087-00	\$379.42	085A-6433-050-00	\$379.42		
085A-6432-036-00	\$379.42	085A-6432-088-00	\$379.42	085A-6433-051-00	\$379.42		
085A-6432-037-00	\$379.42	085A-6432-089-00	\$379.42	085A-6433-052-00	\$379.42		
085A-6432-038-00	\$379.42	085A-6432-090-00	\$379.42	085A-6428-030-00	\$379.42		
085A-6432-039-00	\$379.42	085A-6433-002-00	\$379.42	085A-6428-031-00	\$18,486.48		
085A-6432-040-00	\$379.42	085A-6433-003-00	\$379.42	085A-6434-001-00	\$11,453.58		
085A-6432-041-00	\$379.42	085A-6433-004-00	\$379.42	085A-6434-002-00	\$379.42		
085A-6432-042-00	\$379.42	085A-6433-005-00	\$379.42	085A-6434-003-00	\$379.42		
085A-6432-043-00	\$379.42	085A-6433-006-00	\$379.42	085A-6434-004-00	\$379.42		
085A-6432-044-00	\$379.42	085A-6433-007-00	\$379.42	085A-6434-005-00	\$379.42		
085A-6432-045-00	\$379.42	085A-6433-008-00	\$379.42	085A-6434-006-00	\$379.42		
085A-6432-046-00	\$379.42	085A-6433-009-00	\$379.42	085A-6434-007-00	\$379.42		
085A-6432-047-00	\$379.42	085A-6433-010-00	\$379.42	085A-6434-008-00	\$379.42		
085A-6432-048-00	\$379.42	085A-6433-011-00	\$379.42	085A-6434-009-00	\$379.42		
085A-6432-049-00	\$379.42	085A-6433-012-00	\$379.42	085A-6434-010-00	\$379.42		
085A-6432-050-00	\$379.42	085A-6433-013-00	\$379.42	085A-6434-011-00	\$379.42		

Zone 12
Eden Shores East

PRELIMINARY ASSESSMENT ROLL
 FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
456-0098-101-00	\$182.02
456-0098-103-00	\$182.02
456-0098-104-00	\$182.02
456-0098-105-00	\$182.02
456-0098-106-00	\$182.02
456-0098-107-00	\$182.02
456-0098-108-00	\$182.02
456-0098-110-00	\$182.02
456-0098-111-00	\$182.02
456-0098-112-00	\$182.02
456-0098-113-00	\$182.02
456-0098-114-00	\$182.02
456-0098-115-00	\$182.02
456-0098-117-00	\$182.02
456-0098-118-00	\$182.02
456-0098-119-00	\$182.02
456-0098-120-00	\$182.02
456-0098-121-00	\$182.02
456-0098-122-00	\$182.02
456-0098-124-00	\$182.02
456-0098-125-00	\$182.02
456-0098-126-00	\$182.02
456-0098-127-00	\$182.02
456-0098-128-00	\$182.02
456-0098-129-00	\$182.02
456-0098-131-00	\$182.02
456-0098-132-00	\$182.02
456-0098-133-00	\$182.02
456-0098-134-00	\$182.02
456-0098-135-00	\$182.02
456-0098-136-00	\$182.02
456-0098-138-00	\$182.02
456-0098-139-00	\$182.02
456-0098-140-00	\$182.02
456-0098-141-00	\$182.02
456-0098-143-00	\$182.02
456-0098-144-00	\$182.02
456-0098-145-00	\$182.02
456-0098-146-00	\$182.02
456-0098-147-00	\$182.02
456-0098-148-00	\$182.02
456-0098-150-00	\$182.02
456-0098-151-00	\$182.02
456-0098-152-00	\$182.02
456-0098-153-00	\$182.02
456-0098-154-00	\$182.02
456-0098-155-00	\$182.02
456-0098-157-00	\$182.02
456-0098-158-00	\$182.02
456-0098-159-00	\$182.02
456-0098-160-00	\$182.02
456-0098-161-00	\$182.02

Assessor's Parcel Number	Assessment Amount
456-0098-162-00	\$182.02
Total Parcels:	261
Total Assessment:	\$47,507.22

City of Hayward
Landscaping & Lighting District No. 96-1

APPENDIX D

Zone 13
Cannery Place

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount						
431-0109-005-00	\$23,250.00	431-0108-124-00	\$150.00	431-0112-055-00	\$150.00	431-0114-051-00	\$150.00
431-0108-003-00	\$150.00	431-0108-125-00	\$150.00	431-0112-056-00	\$150.00	431-0114-053-00	\$150.00
431-0108-044-00	\$1,500.00	431-0108-126-00	\$150.00	431-0112-057-00	\$150.00	431-0114-054-00	\$150.00
431-0108-045-00	\$900.00	431-0108-102-00	\$150.00	431-0112-058-00	\$150.00	431-0114-055-00	\$150.00
431-0108-058-00	\$150.00	431-0108-103-00	\$150.00	431-0112-059-00	\$150.00	431-0114-056-00	\$150.00
431-0108-059-00	\$150.00	431-0108-104-00	\$150.00	431-0112-060-00	\$150.00	431-0114-058-00	\$150.00
431-0108-060-00	\$150.00	431-0108-105-00	\$150.00	431-0112-061-00	\$150.00	431-0114-059-00	\$150.00
431-0108-061-00	\$150.00	431-0108-106-00	\$150.00	431-0112-040-00	\$150.00	431-0114-060-00	\$150.00
431-0108-062-00	\$150.00	431-0108-107-00	\$150.00	431-0112-041-00	\$150.00	431-0114-061-00	\$150.00
431-0108-063-00	\$150.00	431-0108-108-00	\$150.00	431-0112-042-00	\$150.00	431-0108-128-00	\$150.00
431-0108-064-00	\$150.00	431-0108-091-00	\$150.00	431-0112-043-00	\$150.00	431-0108-129-00	\$150.00
431-0108-065-00	\$150.00	431-0108-092-00	\$150.00	431-0112-044-00	\$150.00	431-0108-130-00	\$150.00
431-0108-066-00	\$150.00	431-0108-093-00	\$150.00	431-0112-045-00	\$150.00	431-0108-131-00	\$150.00
431-0108-067-00	\$150.00	431-0108-094-00	\$150.00	431-0112-047-00	\$150.00	431-0108-132-00	\$150.00
431-0108-068-00	\$150.00	431-0108-095-00	\$150.00	431-0112-048-00	\$150.00	431-0108-133-00	\$150.00
431-0108-069-00	\$150.00	431-0108-096-00	\$150.00	431-0112-049-00	\$150.00	431-0108-134-00	\$150.00
431-0108-070-00	\$150.00	431-0108-097-00	\$150.00	431-0112-050-00	\$150.00	431-0108-135-00	\$150.00
431-0108-071-00	\$150.00	431-0108-098-00	\$150.00	431-0112-051-00	\$150.00	431-0108-136-00	\$150.00
431-0108-072-00	\$150.00	431-0108-099-00	\$150.00	431-0112-052-00	\$150.00	431-0108-137-00	\$150.00
431-0108-073-00	\$150.00	431-0108-100-00	\$150.00	431-0112-072-00	\$150.00	431-0108-139-00	\$150.00
431-0112-026-00	\$1,200.00	431-0108-074-00	\$150.00	431-0112-073-00	\$150.00	431-0108-140-00	\$150.00
431-0112-027-00	\$1,200.00	431-0108-075-00	\$150.00	431-0112-074-00	\$150.00	431-0108-141-00	\$150.00
431-0112-028-00	\$900.00	431-0108-076-00	\$150.00	431-0112-075-00	\$150.00	431-0108-142-00	\$150.00
431-0113-017-00	\$900.00	431-0108-077-00	\$150.00	431-0112-076-00	\$150.00	431-0108-143-00	\$150.00
431-0112-031-00	\$150.00	431-0108-078-00	\$150.00	431-0112-077-00	\$150.00	431-0108-144-00	\$150.00
431-0112-032-00	\$150.00	431-0108-079-00	\$150.00	431-0112-078-00	\$150.00	431-0108-145-00	\$150.00
431-0112-033-00	\$150.00	431-0108-080-00	\$150.00	431-0112-079-00	\$150.00	431-0112-101-00	\$150.00
431-0112-034-00	\$150.00	431-0108-081-00	\$150.00	431-0112-080-00	\$150.00	431-0112-102-00	\$150.00
431-0112-035-00	\$150.00	431-0108-082-00	\$150.00	431-0112-082-00	\$150.00	431-0112-103-00	\$150.00
431-0112-036-00	\$150.00	431-0108-083-00	\$150.00	431-0112-083-00	\$150.00	431-0112-104-00	\$150.00
431-0112-037-00	\$150.00	431-0108-085-00	\$150.00	431-0112-084-00	\$150.00	431-0112-105-00	\$150.00
431-0112-038-00	\$150.00	431-0108-086-00	\$150.00	431-0112-085-00	\$150.00	431-0112-106-00	\$150.00
431-0114-035-00	\$150.00	431-0108-087-00	\$150.00	431-0112-086-00	\$150.00	431-0112-107-00	\$150.00
431-0114-036-00	\$150.00	431-0108-088-00	\$150.00	431-0112-087-00	\$150.00	431-0112-108-00	\$150.00
431-0114-037-00	\$150.00	431-0108-089-00	\$150.00	431-0112-088-00	\$150.00	431-0112-109-00	\$150.00
431-0114-039-00	\$150.00	431-0112-092-00	\$150.00	431-0112-089-00	\$150.00	431-0112-111-00	\$150.00
431-0114-040-00	\$150.00	431-0112-093-00	\$150.00	431-0112-090-00	\$150.00	431-0112-112-00	\$150.00
431-0114-041-00	\$150.00	431-0112-094-00	\$150.00	431-0114-063-00	\$150.00	431-0112-113-00	\$150.00
431-0114-042-00	\$150.00	431-0112-095-00	\$150.00	431-0114-064-00	\$150.00	431-0112-114-00	\$150.00
431-0108-110-00	\$150.00	431-0112-096-00	\$150.00	431-0114-065-00	\$150.00	431-0112-115-00	\$150.00
431-0108-111-00	\$150.00	431-0112-097-00	\$150.00	431-0114-066-00	\$150.00	431-0112-116-00	\$150.00
431-0108-112-00	\$150.00	431-0112-098-00	\$150.00	431-0114-067-00	\$150.00	431-0112-117-00	\$150.00
431-0108-113-00	\$150.00	431-0112-099-00	\$150.00	431-0114-069-00	\$150.00	431-0112-118-00	\$150.00
431-0108-114-00	\$150.00	431-0112-063-00	\$150.00	431-0114-070-00	\$150.00	431-0112-119-00	\$150.00
431-0108-115-00	\$150.00	431-0112-064-00	\$150.00	431-0114-071-00	\$150.00	431-0113-022-00	\$150.00
431-0108-116-00	\$150.00	431-0112-065-00	\$150.00	431-0114-072-00	\$150.00	431-0113-023-00	\$150.00
431-0108-117-00	\$150.00	431-0112-066-00	\$150.00	431-0114-044-00	\$150.00	431-0113-024-00	\$150.00
431-0108-118-00	\$150.00	431-0112-067-00	\$150.00	431-0114-045-00	\$150.00	431-0113-025-00	\$150.00
431-0108-119-00	\$150.00	431-0112-068-00	\$150.00	431-0114-046-00	\$150.00	431-0113-026-00	\$150.00
431-0108-121-00	\$150.00	431-0112-069-00	\$150.00	431-0114-048-00	\$150.00	431-0113-027-00	\$150.00
431-0108-122-00	\$150.00	431-0112-070-00	\$150.00	431-0114-049-00	\$150.00	431-0113-028-00	\$150.00
431-0108-123-00	\$150.00	431-0112-054-00	\$150.00	431-0114-050-00	\$150.00	431-0113-030-00	\$150.00

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Maintenance District No. 1 – Storm Drainage Pumping Station and Storm Drain Conduit - Pacheco Way, Stratford Road and Ruus Lane - Preliminarily Approve the Engineer's Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing Date for Such Actions

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) preliminarily approving the engineer's report, declaring intention to levy assessments for Fiscal Year 2014, and setting July 16, 2013 as the public hearing date concerning Maintenance District No. 1.

BACKGROUND

The annual Engineer's Report (Report) for Maintenance District No. 1 is presented to the City Council in compliance with Section 10-10.25 of the Hayward Municipal Code. The attached Report (Attachment II) includes the recommended assessment amount to be levied against each property for Fiscal Year 2014.

Maintenance District No. 1 (the District) was formed to fund the operation and maintenance of a storm drain pumping station that serves the Stratford Village development near Stratford Road and Ruus Lane. The District includes four tracts totaling 174 residential homes and one park site.

A 1995 agreement between the City and Alameda County Flood Control and Water Conservation District (Flood Control District) vests responsibility for the maintenance and operation of the storm drain pumping station with the Flood Control District. The 1995 agreement states that the Flood Control District concurred with transfer of the pump station, subject to the District providing the Flood Control District with sufficient funds to operate, maintain, and provide for capital equipment replacement and modifications that may become necessary for the optimal performance of the pump station. The Flood Control District, based on its experience as operator, provided an annual estimate of operation costs for the budget amounts in the attached Report.

DISCUSSION

Because the maximum assessment amount of \$171.60 per parcel set in 1995 prior to the passage of Proposition 218 does not provide for inflation cost adjustments to account for increasing operating and maintenance costs, the annual assessment for Maintenance District No. 1 does not provide sufficient funds for the annual operating and maintenance costs, and it also fails to fully fund the required capital reserves. Absent approval for adjustment by a majority of the affected property owners, the Fiscal Year 2014 assessment cannot exceed \$171.60 per parcel.

In 2006, City staff proposed to have the base assessment increased to \$205.92 and indexed to the Consumer Price Index (CPI) thereafter. Ballots were sent to all property owners in the District area and the proposed assessment increase was defeated by a wide margin. Staff has not conducted a recent detailed analysis to determine how much the base assessment would need to be increased to fully cover costs and establish the required capital reserve fund. Applying a CPI increase to the proposed 2006 assessment amount and incorporating cost information from Alameda County Flood Control District would require an assessment of approximately \$250 to \$300 per parcel for Fiscal Year 2014. Again, staff would need to conduct a more detailed analysis to determine the precise assessment amount.

As has been done since Fiscal Year 1999, Landscape and Lighting Assessment District 96-1, Zone 4 (LLD Zone 4), which encompasses the same properties as the District, will contribute \$4,900 from its drainage and access facilities services budget for Fiscal Year 2014 to pay for drainage and access maintenance services budgeted in the Engineer's Report for Maintenance District No. 1.

Proposition 218 Compliance – The proposed assessment for upcoming fiscal year is \$171.60, the same as the current fiscal year and at the maximum base assessment. It is in compliance with the provisions of Proposition 218 because the maximum assessment does not exceed the previous approved assessment formula. The proposed FY2014 assessment amount is at the maximum base assessment of \$171.60; therefore, the noticing and balloting requirements of the Proposition 218 are not required because the assessment is not proposed to exceed the maximum base assessment.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund for this recommendation because the present costs, including those incurred by the Flood Control District in maintaining the pump station, can still be paid for by the District fund account, with some augmentation from the LLD Zone 4 funds. However, if assessment amounts are never increased to cover ongoing costs, other sources of funding will need to be secured at some point in the future. Alternatively, the level of maintenance and services would need to be reduced.

PUBLIC CONTACT

Before the City Council public hearing on July 16, 2013, notices will be published once in *The Daily Review* newspaper and sent to all affected property owners about the hearing. A public meeting has been scheduled for June 12, 2013 for the property owners within the District. At that meeting, staff will be available to explain the District's responsibilities and funding, and property owners will be given the opportunity to ask questions regarding assessments and services. The property owners may also raise concerns about assessments during the July 16 Council hearing.

NEXT STEPS

Once the City Council adopts the attached resolution of intention, the following next steps will occur:

1. On June 12, 2013, a public meeting will be held with the property owners within Maintenance District No. 1.
2. On July 16, 2013, Council will hold a public hearing to consider approving the Engineer's Report and ordering the levy of assessments for Fiscal Year 2014.

Prepared by: John Nguyen, P.E., Development Review Engineer

Recommended by: David Rizk, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

- Attachment I Resolution
- Attachment II Preliminary Engineer's Report

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2014, AND SETTING JULY 16, 2013, AS THE PUBLIC HEARING DATE CONCERNING MAINTENANCE DISTRICT NO. 1 - STORM DRAINAGE PUMPING STATION AND STORM DRAIN CONDUIT - PACHECO WAY, STRATFORD ROAD, AND RUUS LANE (THE DISTRICT)

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

1. Maintenance District No. 1- Storm Drainage Pumping Station and Storm Drain Conduit – Pacheco Way, Stratford Road, and Ruus Lane (the District) was established by the adoption of Resolution No. 95-103 to provide funds to operate, maintain, and service a storm drainage pumping station and storm drain conduit constructed to provide a means of handling storm water runoff for Tracts 6472, 6560, 6682, and 6683. The District consists of properties as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.
2. The Engineer of Work has prepared a report in accordance with Section 10-10.25 of the Hayward Municipal Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of the District assessments for Fiscal Year 2014.
3. It is the intention of the City Council to order the levy and collection of assessments for the maintenance of the storm drainage pumping station and storm drain conduit pursuant to Part 3, Chapter 26 of Division 7 of the California Streets and Highways Code (commencing with section 5820 thereof).
4. The proposed assessment for upcoming fiscal year is \$171.60, the same as the current fiscal year and at the maximum base assessment and is in compliance with the provisions of Proposition 218.
5. Reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed maintenance district, and the proposed assessments upon assessable lots within said

PRELIMINARY ENGINEER'S REPORT

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 1

Fiscal Year 2014



May 28, 2013

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CITY COUNCIL MEMBERS AND CITY STAFF

Michael Sweeney
Mayor

Barbara Halliday
Council Member

Greg Jones
Council Member

Al Mendall
Council Member

Marvin Peixoto
Council Member

Mark Salinas
Council Member

Francisco Zermeno
Council Member

Fran David
City Manager

Michael Lawson
City Attorney

Miriam Lens
City Clerk

Morad Fakhrai, P.E.
Director of Public Works – Engineering and Transportation

John Nguyen, M.S.C.E., P.E.
Engineer of Work

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 1
FISCAL YEAR 2014

The undersigned, acting on behalf of the City of Hayward, respectfully submits the enclosed Engineer's Report as directed by the City of Hayward City Council. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____
John Nguyen, M.S.C.E., P.E.
RCE No. 55104

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hayward, Alameda County, California, on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda, on the ____ day of _____, 2013.

By: _____
John Nguyen, M.S.C.E., P.E.
RCE No. 55104

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF HAYWARD
MAINTENANCE DISTRICT NO. 1

FISCAL YEAR 2014

Background Information

On January 5, 1993, by Resolution No. 93-010, the City Council approved the vesting tentative map of Tract 6472 for a 148 lot single-family residential subdivision located on the northerly side of Industrial Parkway West adjacent to the collector streets of Pacheco Way, Stratford Road and Ruus Lane. The final subdivision consisted of 143 lots.

Conditions of approval for Tentative Map Tract 6472, which included Final Tract Maps 6472, 6560, 6682 and 6683, included provisions for storm drainage improvements and construction of an approved stormwater pumping facility. The drainage area and the stormwater pumping facility were analyzed in documents prepared by Wilsey & Ham, Civil Engineers. These documents indicated the following: the drainage basin includes 29.1 acres, of which 24.7 acres are residential, 1.9 acres are for a park site, and 2.5 acres are for the collector streets associated with Stratford Road and Ruus Lane. Pacheco Way does not drain into this drainage basin system nor does the industrial property to the south.

In addition to the 143 lots identified above, final Tract Map 6682, with a total of 31 lots located immediately to the east of Chutney Road, was also approved. Therefore, the total number of residential lots in the drainage basin is 174. In addition to the residential lots, there is a park located on one parcel of land. Therefore, there are 175 assessable parcels in the drainage basin.

On June 6, 1995, by Resolution No. 95-103, the City Council ordered the formation of Maintenance District No. 1 to provide for the operation and maintenance of the storm drainage improvements and the stormwater pumping facility to facilitate the drainage basin.

A Storm Water Lift Station (SWLS) has been constructed to pump storm water run-off for the developed area which is adjacent to the Alameda County Flood Control and Water Conservation District's ("Flood Control District") Line B, Zone No. 3A. The plans for the lift station were approved by the City and the Flood Control District. The SWLS was designed with capacity for only the development of the area encompassing the 175 parcels. No added capacity was constructed for run-off from other areas such as the Georgian Manor and Spanish Ranch Mobile Home Parks, which are presently served by a privately owned and operated pumping facility located within each park.

An agreement between the City and the Flood Control District transferred ownership of the SWLS to the Flood Control District. The agreement states that the Flood Control District concurred with the SWLS transfer subject to the City providing the Flood Control District with the funds to operate, maintain, and provide for capital equipment replacement and for modifications that may become necessary for the optimal performance of the SWLS.

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote On Taxes Act," which added Articles XIIIIC and XIIIID 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 the increase in assessment was anticipated in the assessment formula (e.g., Consumer Price Index (CPI) increase or assessment cap) then the City would be in compliance with the provisions of Proposition 218 if the assessments did not exceed the previously approved assessment formula.

For Fiscal Year 2014, the proposed collection rate is \$171.60 per parcel, the same as the current fiscal year. Since the proposed Fiscal Year 2014 assessment is at the maximum base assessment of \$171.60, Proposition 218 proceedings are not needed.

Current Annual Administration

The agreement between the City and the Flood Control District calls for the City each year to deposit with the Flood Control District the funds to maintain, operate, and set aside assessment revenue to provide for a capital replacement fund.

Each year, no later than December 1, the Flood Control District furnishes the City with an itemized estimate of the cost to operate, maintain and supplement the capital equipment replacement fund for the fiscal year commencing on the next July 1. Should the capital equipment replacement fund be inadequate to cover unscheduled/emergency repairs, equipment replacement or modifications that are found to be necessary for the normal and safe performance of the Storm Water Lift Station (SWLS), the Flood Control District will provide the City with written notice of the need for additional funding.

In FY 2001 the Flood Control District staff evaluated and approved the purchase of a Supervisory Control and Data Acquisition (SCADA) system. This system allows Alameda County Flood Control staff to respond much faster in emergencies and allows staff to remotely observe, troubleshoot, and operate the facility. For instance, during heavy rains, the operator can observe pumping actions, start and stop the pumps, and reset alarms remotely. The cost of purchasing this system has been spread over an eight (8) year period. The last payment for the SCADA system was paid from the FY 2009 assessment proceeds.

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate to be levied upon each assessable lot or parcel.

The City of Hayward will hold a public hearing on July 16, 2013, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the final Assessor's Roll will be prepared and filed with the County Auditor's office to be included on the Fiscal Year 2014 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.

SECTION II

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS
OF CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS CODE OF
THE STATE OF CALIFORNIA**

**CITY OF HAYWARD
MAINTENANCE DISTRICT NO. 1**

FISCAL YEAR 2014

Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. 13-____, Preliminarily Approving the Engineer's Report, on May 28, 2013 by the City Council of the City of Hayward, County of Alameda, State of California, in connection with the proceedings for:

**CITY OF HAYWARD
MAINTENANCE DISTRICT No. 1**

Hereinafter referred to as the "District", I, John Nguyen, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in the District. Plans and specifications for the improvements and maintenance are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Hayward, and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, maintenance and incidental costs and expenses in connection therewith, as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Hayward.

PART C: MAINTENANCE ASSESSMENT DISTRICT DIAGRAM

This part incorporates, by reference, a Diagram of the Maintenance Assessment District showing the exterior boundaries of the Maintenance Assessment District and the boundaries of any zones within the Maintenance Assessment District.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part describes the method of apportionment of assessments based upon the parcel classification of land within the Assessment District, and in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District. The Assessment Roll is filed in the Office of the Hayward City Clerk.

PART A

PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 1 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

DESCRIPTION OF IMPROVEMENTS

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 1

FISCAL YEAR 2014

The following improvements are proposed to be operated, maintained and serviced in Maintenance District No. 1 for Fiscal Year 2014:

- *The Stratford Village Storm Water Lift Station (SWLS)*

The operation and servicing of these facilities include, but are not limited to: personnel; electrical energy; materials, including diesel fuel and oil; hazardous materials clean up; and appurtenant facilities as required to provide sufficient run-off capacity.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the SWLS, including repair, removal or replacement of all or part of any of the SWLS.

For Fiscal Year 2014, the collection rate will remain the same as the current fiscal year at \$171.60 per parcel. This amount is the same as the base assessment, and is not indexed to the Consumer Price Index. Any future increases would require noticing and balloting of property owners per the requirements of Proposition 218.

PART B

ESTIMATE OF COST

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the storm drainage improvements and storm water pumping station can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The costs for Fiscal Year 2014 are summarized in Table No. 1 on the following page. These cost estimates are based on Alameda County budget projections for Fiscal Year 2014.

TABLE I: COST ESTIMATE FISCAL YEAR 2014 Fund 836 - Maintenance District No. 1	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	175
Beginning Balance of Fiscal Year (July 1, 2013)	<u>\$25,771.07</u>
REVENUE	
Annual Assessment Fee (175 Assessable Parcels)	\$30,030.00
County Collection Fee (1.7%)	(\$510.51)
Payment by LLAD - Zone 4	\$4,900.00
Net Revenue	\$34,419.49
Total Available	\$60,190.56
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$1,400.00
(b) Maintenance Work: Landscaping maintenance plus debris removal, weeding, trimming, spraying, and masonry wall surface maintenance	
Subtotal I:	\$1,400.00
<u>II. Supplies & Services</u>	
(a) Special Services	\$845.00
(b) Alameda County Flood Control District ¹	\$31,207.00
(c) Supplies: printing, postage and publishing	\$300.00
Subtotal II:	\$32,352.00
<u>III. Administrative Services</u>	
(a) Administration	\$1,000.00
Subtotal III:	\$1,000.00
Total Expense (Sum of I, II and III)	<u>\$34,752.00</u>
Ending Balance of Fiscal Year (June 30, 2014)	<u>\$25,438.56</u>
Withdraw from Reserves	<u>(\$332.89)</u>
RESERVE DETAIL	
(a) Required Working Capital from Capital Reserves for first six months of fiscal year (50% of Total Expense) ²	\$0.00
(b) Current Capital Replacement Fund at Flood Control District ³ (\$67,285)	
Anticipated City Fund Balance at the end of Fiscal Year	\$25,438.56
Collection per Parcel	\$171.60
Base Assessment per Parcel	\$171.60
NOTES:	
<p>⁽¹⁾ These items reflect the budget as proposed by the Alameda County Flood Control District.</p> <p>⁽²⁾ The City does not need to maintain an operating reserve because of the agreement between the City and County. The City receives assessment revenue in December and April of each year. The County subsequently invoices the City in March and June of each year. Therefore the City's goal is to maintain a minimal positive balance in the operating reserve fund. As in previous years the City has the ability to reduce contributions to the County's Operating or Capital Reserve Fund to offset the City's operating reserve shortfall.</p> <p>⁽³⁾ Reflects the amount of operating and capital reserves funds currently available at the Alameda County Flood Control District.</p>	

PART C

MAINTENANCE ASSESSMENT DISTRICT DIAGRAM

The boundary of the City of Hayward's Maintenance District No. 1 is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2014.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tract Maps No. 6472, 6560, 6682 and 6683 filed in the Office of the Recorder of Alameda County.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of pump stations.

The properties contributing storm water run-off to the pump station consist of the estimated 174 residential lots and street areas within those subdivisions, a portion of Stratford Road and Ruus Lane, and the Stratford Park owned by the City of Hayward.

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

The residential land uses contain 174 parcels that are contiguous to each other and are not a continuation of any existing development in the surrounding area. The parcels receive a special benefit in that the pumping station and the storm drains protect the residential parcels from storm water flooding. The special benefit derived by the individual parcels is indistinguishable between parcels. Therefore, all residential parcels derive the same benefit and the corresponding method of assessment for residential land uses is based on a per parcel basis.

Article XIIIID 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.

Stratford Park is owned by the City and receives minimal special benefit. There are no buildings to protect from flooding, only minor structures and landscaping. Therefore, the special benefit for the park was established as equal to the benefit received by one residential parcel, for a district total of 175 parcels.

The projected Fiscal Year 2014 maintenance and incidental costs are estimated to be \$34,752.00. The collection rate for Fiscal Year 2014 will be at the maximum base assessment of \$171.60 per parcel.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

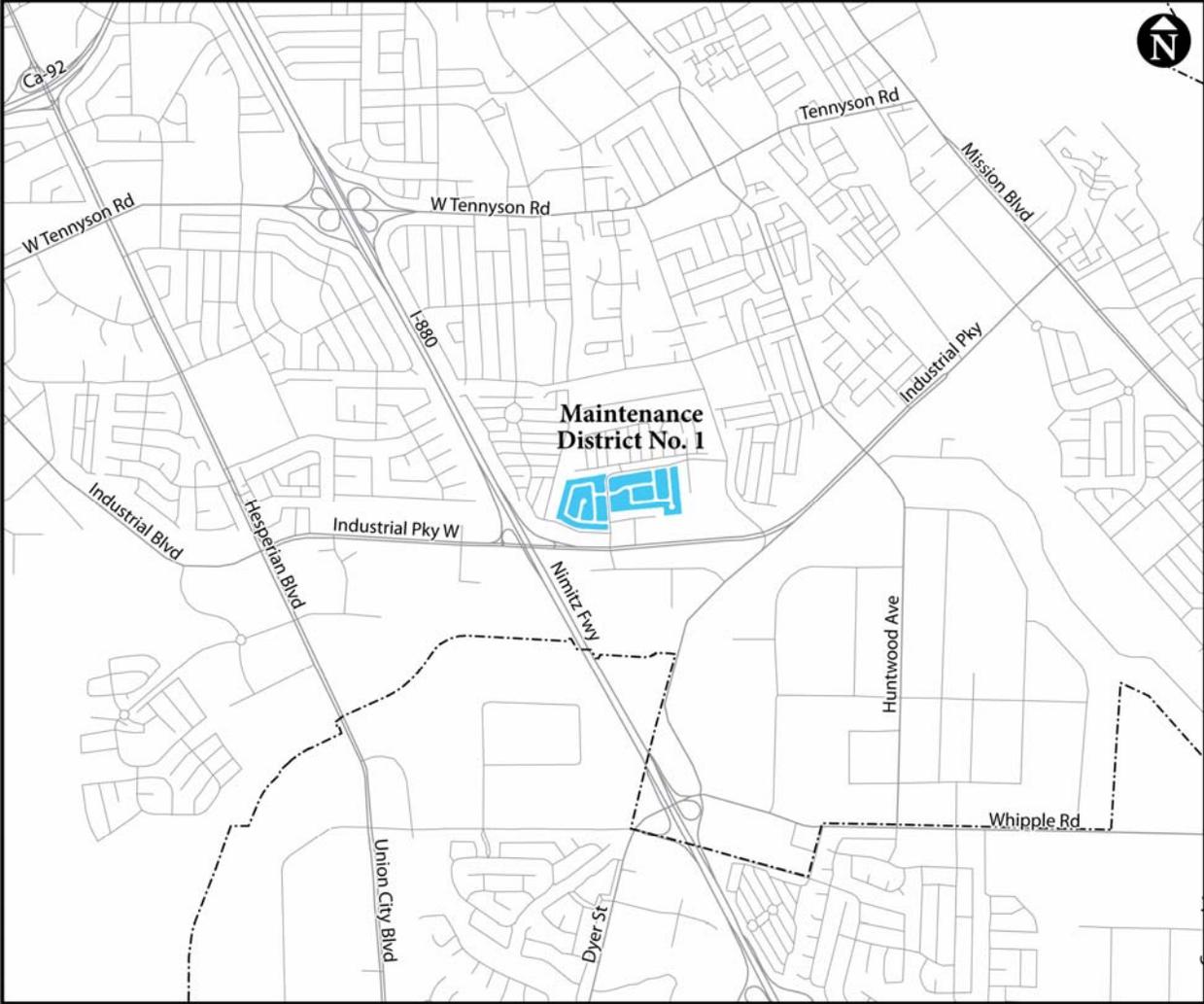
A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2014 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Alameda and these records are, by reference, made a part of this report.

The total amount proposed to be collected for Fiscal Year 2014 is \$30,030.00.

The Assessment Roll for Fiscal Year 2014 is included in Appendix "A" of this Report and is on file in the Office of the Hayward City Clerk.

APPENDIX A
VICINITY MAP



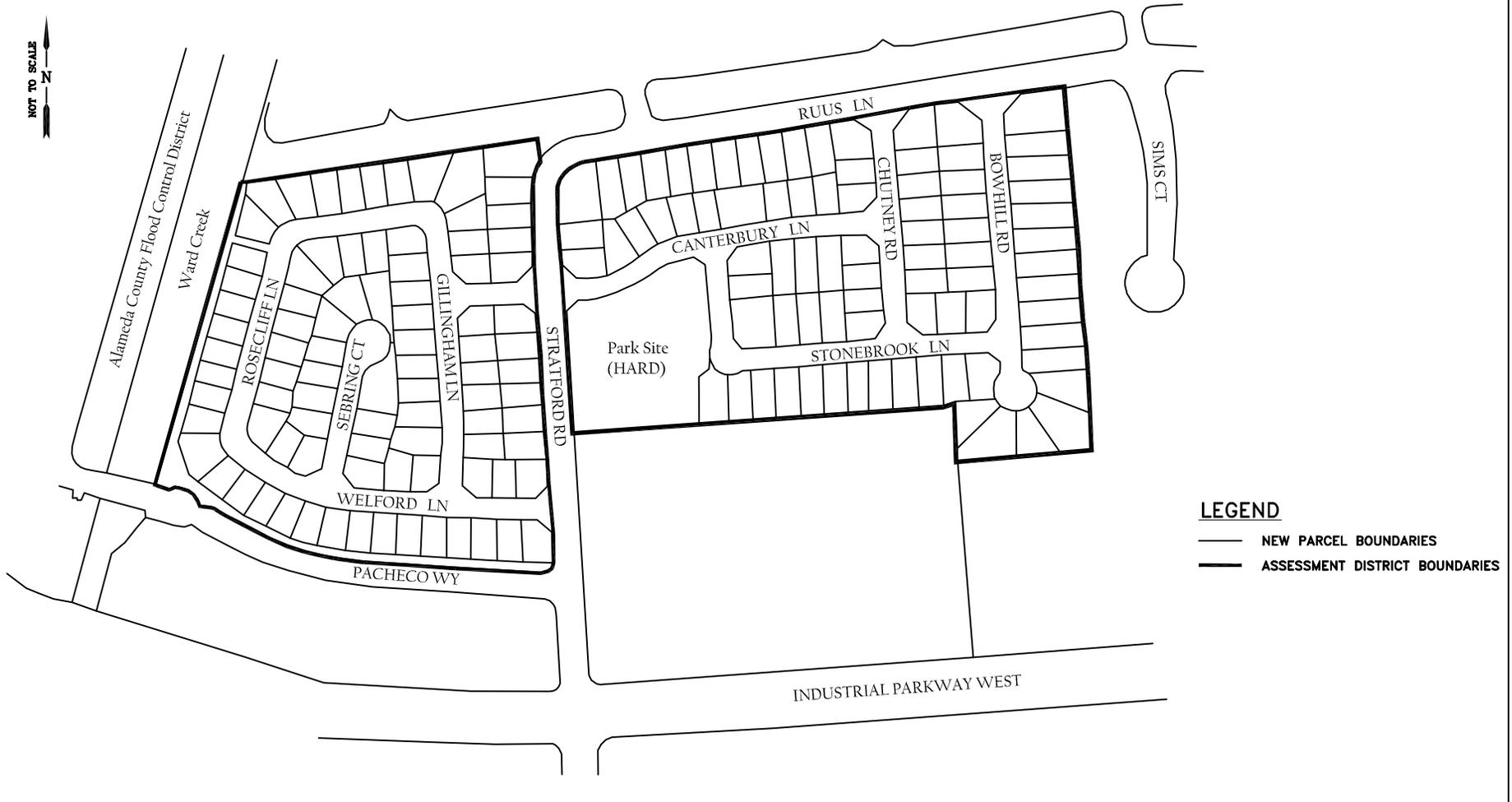
APPENDIX B
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM MAINTENANCE DISTRICT No. 1

SHEET 1 OF 1

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

NOT TO SCALE



LEGEND

- NEW PARCEL BOUNDARIES
- ASSESSMENT DISTRICT BOUNDARIES

APPENDIX C

FISCAL YEAR 2014
ASSESSMENT ROLL

City of Hayward
Maintenance District No. 1

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
464-0122-069-00	\$171.60
464-0122-070-00	\$171.60
464-0122-071-00	\$171.60
464-0122-072-00	\$171.60
464-0122-073-00	\$171.60
464-0122-074-00	\$171.60
464-0122-075-00	\$171.60
464-0122-076-00	\$171.60
464-0122-077-00	\$171.60
464-0122-078-00	\$171.60
464-0122-079-00	\$171.60
464-0122-080-00	\$171.60
464-0122-081-00	\$171.60
464-0122-082-00	\$171.60
464-0122-083-00	\$171.60
464-0122-084-00	\$171.60
464-0122-085-00	\$171.60
464-0122-086-00	\$171.60
464-0122-087-00	\$171.60
Total Parcels:	175
Total Assessment:	\$30,030.00

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT: Maintenance District No.2 – Eden Shores Storm Water Facilities and Water Buffer -Preliminarily Approve the Engineer's Report and Levy Assessment for Fiscal Year 2014, Adopt a Resolution of Intention and Set July 16, 2013, as the Public Hearing for Such Actions

RECOMMENDATION

That the City Council adopts the attached resolution (Attachment I) preliminarily approving the Engineer's Report, declaring intention to levy assessments for Fiscal Year 2014, and setting July 16, 2013 as the public hearing date concerning Maintenance District No. 2.

BACKGROUND

The annual Engineer's Report (Report) for Maintenance District No. 2 is presented to the City Council in compliance with Section 10-10.25 of the Hayward Municipal Code. The Report is attached (Attachment II) and includes the recommended amount of assessment to be levied against each property for Fiscal Year 2014.

Maintenance District No. 2 (the District) was formed in June 2003 to fund the operation and maintenance by City-hired contractors of storm water facilities, the water buffer zone bordering the residential portion of Eden Shores, masonry walls, and landscaping within the development area. The District includes three residential tracts in Eden Shores, totaling 534 homes. The funds collected from the property owners within the District pay for annual operations and maintenance and to establish capital reserve funds, which would be utilized to repair or replace sections of fencing, masonry walls, pumps, or structures in the future. The District assumed full maintenance responsibility at the beginning of Fiscal Year 2009.

DISCUSSION

The estimated budget for Fiscal Year 2014 is approximately \$101,162, which includes \$75,162 for regular maintenance and utility costs and \$26,000 for pump replacement due to their age. Given the sufficient capital reserve fund balance of approximately \$350,000, staff recommends that approximately \$26,000 from the capital reserve fund be used to pay for the replacement of any pumps next fiscal year, if necessary, and the assessment amount be increased by \$13.00 from

\$130.00 to \$143.00 per parcel to cover the estimated regular maintenance and utility costs of \$75,162.

Proposition 218 Compliance - The increase in the maximum base assessment rate that can be levied in Fiscal Year 2014 is in compliance with the provisions of Proposition 218 because the maximum assessment does not exceed the previously approved assessment formula. The proposed FY2014 assessment of \$143 is below the maximum base assessment of \$818.58. If, in future years, there is a need for additional funds, the annual assessment amount may be increased up to the maximum base assessment amount. Future increases in the annual assessment amount up to the maximum base assessment amount would not require the noticing and balloting of property owners pursuant to the requirements of Proposition 218.

FISCAL IMPACT

There is no fiscal impact to the City General Fund for this recommendation, because the present expenditures are to be paid for by District funds. Staff has evaluated the capital reserve fund balance and asserts that it would be adequate for Fiscal Year 2014. If necessary, the annual assessment amount in Fiscal Year 2015 could be increased to bring the capital reserve fund balance to a higher level, if necessary.

PUBLIC CONTACT

Before the City Council public hearing on July 16, 2013, notices will be published once in *The Daily Review* newspaper and sent to all affected property owners about the hearing. A public meeting has been scheduled June 12, 2013 for the property owners within the District. At the meeting, staff will be available to explain District responsibilities, operations and funding and property owners will be given the opportunity to ask questions regarding assessments and services. Property owners may also raise questions about assessments during the July 16 Council hearing.

NEXT STEPS

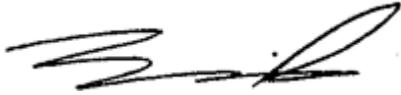
Once the City Council adopts the attached resolution of intention, the following next steps will occur:

1. On June 12, 2013, a public meeting will be held with the property owners within the District.
2. On July 16, 2013, Council will hold a public hearing to consider approving the Engineer's Report and ordering the levy of assessments for Fiscal Year 2014.

Prepared by: John Nguyen, P.E., Development Review Engineer

Recommended by: David Rizk, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I Resolution

Attachment II Preliminary Engineer's Report

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-_____

Introduced by Council Member _____

RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT,
DECLARING INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR
2014, AND SETTING JULY 16, 2013, AS THE PUBLIC HEARING DATE
CONCERNING MAINTENANCE DISTRICT NO. 2 - EDEN SHORES STORM
WATER FACILITIES AND WATER BUFFER (THE DISTRICT)

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

1. Maintenance District No. 2 - Eden Shores Storm Water Facilities and Water Buffer (the "maintenance district") was established by the adoption of Resolution No. 03-102 to provide funds to operate, maintain, and service a storm water facilities and the water buffer bordering the residential portion of Eden Shores, which encompasses the three residential tracts 7316, 7360 and 7361, in Eden Shores development, totaling 534 homes. The maintenance district consists of the properties as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.
2. The Engineer of Work has prepared a report in accordance with Section 10-10.25 of the Hayward Municipal Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings related to the proposed levy of district assessments for Fiscal Year 2014.
3. It is the intention of the City Council to order the levy and collection of assessments for the maintenance of the storm water facilities and water buffer pursuant to Part 3, Chapter 26 of Division 7 of the California Streets and Highways Code (commencing with Section 5820 thereof).
4. The proposed assessment for Fiscal Year 2014 is \$143.00, an increase of \$13.00 over the previous fiscal year's assessment, but less than the maximum base assessment amount of \$818.58.
5. Reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed maintenance district, and the proposed assessments upon assessable lots within said district.

PRELIMINARY ENGINEER'S REPORT

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 2
(Eden Shores)

Fiscal Year 2014



May 28, 2013

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Part D - Method of Apportionment of Assessment	13
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CITY COUNCIL MEMBERS AND CITY STAFF

Michael Sweeney
Mayor

Barbara Halliday
Council Member

Greg Jones
Council Member

Al Mendall
Council Member

Marvin Peixoto
Council Member

Mark Salinas
Council Member

Francisco Zermeno
Council Member

Fran David
City Manager

Michael Lawson
City Attorney

Miriam Lens
City Clerk

Morad Fakhrai, P.E.
Director of Public Works – Engineering and Transportation

John Nguyen, M.S.C.E., P.E.
Engineer of Work

ENGINEER'S REPORT

CITY OF HAYWARD
MAINTENANCE DISTRICT NO. 2
FISCAL YEAR 2014

The undersigned, acting on behalf of the City of Hayward, respectfully submits the enclosed Engineer's Report as directed by the City of Hayward City Council. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____

John Nguyen, M.S.C.E., P.E.
RCE No. 55104

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hayward, Alameda County, California, on the ____ day of _____, 2013.

Miriam Lens
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda, on the ____ day of _____, 2013.

By: _____

John Nguyen, M.S.C.E., P.E.
RCE No. 55104

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF HAYWARD
MAINTENANCE DISTRICT NO. 2

FISCAL YEAR 2014

Background Information

On April 16, 2002, by Resolution No. 02-043, the City Council approved the Final Map of Tract 7317 for a 114 lot residential subdivision, with 109 single-family homes, located on the northerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On November 26, 2002, by Resolution No. 02-171, the City Council approved the Final Map of Tract 7361 for a 120 lot residential subdivision, with 116 single-family homes, located on the southerly side of Eden Shores Boulevard and westerly of the Union Pacific Railroad.

On June 3, 2003, by Resolution No. 03-083, the City Council approved the Final Map for Tract 7360, for a 318 lot residential subdivision, with 309 single-family homes located on the southwesterly side of Eden Shores Drive and westerly of the Union Pacific Railroad. The additional lots in each subdivision, 27 total, will be landscaped areas, parks, wetlands or buffer areas.

Conditions of approval for Tracts No. 7317, 7360 and 7361, included provisions for construction of a water buffer channel and storm-water pretreatment pond, masonry walls, anti-predator fences, and landscaping within the proposed development area. Maintenance District No. 2 will provide a funding source to operate and maintain these improvements, including the furnishing of water and electrical energy along with debris removal, weeding, trimming and pest control spraying.

On June 24, 2003, by Resolution No. 03-102, the City Council ordered the formation of Maintenance District No. 2 to provide the funding for the operation and maintenance of these facilities.

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote On Taxes Act," which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that, even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessment was anticipated in the assessment formula (e.g., Consumer Price Index (CPI) increase or assessment cap) then the City would be in compliance with the provisions of Proposition 218 if the assessments did not exceed the previously approved assessment formula.

In FY 2008 the collection rate was \$155.00 per parcel. For FY 2009 through FY 2011 the collection rate was reduced to \$100.00 per parcel at the request of the Eden Shores Homeowners' Association (HOA) due to downturn economic conditions and the fact that there were sufficient reserves available to supplement the annual operation and maintenance costs for those fiscal years. For FY 2012 through FY 2013, the proposed collection rate increased to \$130.00 per parcel to cover increased maintenance and utility costs. For Fiscal Year 2014, the estimated operating costs are \$101,162, which also include \$26,000 budgeted for pump replacement and any major repairs beyond normal operation activities. Based on that estimated operating costs, the collection rate needed to cover the FY 2014 operating expenses would be approximately \$191.87 per parcel. However, the collection rate is proposed to be increased from \$130.00 to \$143.00 per parcel to cover regular maintenance and utility costs of approximately \$75,162, and approximately \$26,000 would be used from the capital reserves to pay for pump replacement and any major repairs in FY 2014, if necessary. The proposed FY 2014 assessment is below the maximum base assessment of \$818.58. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount. This base assessment amount is increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

Current Annual Administration

The annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate to be levied upon each assessable lot or parcel.

The City of Hayward will hold a public hearing on July 16, 2013, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the final Assessor's Roll will be prepared and filed with the County Auditor's office to be included on the Fiscal Year 2014 tax roll.

Payments 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.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS
OF CHAPTER 26 OF PART 3 OF DIVISION 7 OF THE STREETS AND HIGHWAYS
CODE OF THE STATE OF CALIFORNIA

CITY OF HAYWARD
MAINTENANCE DISTRICT NO. 2

FISCAL YEAR 2014

Pursuant to Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California, and Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code, and in accordance with the Resolution of Intention, being Resolution No. 13-____, Preliminarily Approving the Engineer's Report, on May 28, 2013, by the City Council of the City of Hayward, County of Alameda, State of California, in connection with the proceedings for:

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 2

Hereinafter referred to as the "District", I, John Nguyen, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in the District. Plans and specifications for the improvements and maintenance are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Hayward, and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, maintenance and incidental costs and expenses in connection therewith, as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Hayward.

PART C: MAINTENANCE ASSESSMENT DISTRICT DIAGRAM

This part incorporates, by reference, a Diagram of the Maintenance Assessment District showing the exterior boundaries of the Maintenance Assessment District and the boundaries of any zones within the Maintenance Assessment District.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part describes the method of apportionment of assessments based upon the parcel classification of land within the Assessment District, and in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District. The Assessment Roll is filed in the Office of the Hayward City Clerk.

PART A

PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Hayward's Maintenance District No. 2 boundaries, and those which may be subsequently constructed, will be operated, maintained and serviced and are generally described as follows:

DESCRIPTION OF IMPROVEMENTS

CITY OF HAYWARD
MAINTENANCE DISTRICT No. 2

FISCAL YEAR 2014

The following improvements are proposed to be operated, maintained and serviced in Maintenance District No. 2 for Fiscal Year 2014:

- *Water Buffer Channel;*
- *Storm-water Pre-Treatment Pond;*
- *Masonry Walls;*
- *Anti-predator Fences; and*
- *Miscellaneous Landscaping*

The operation, maintenance and servicing of these improvements include, but are not limited to: personnel; water, for irrigation and buffer replenishment; electrical energy; materials, including diesel fuel and oil, debris removal, weeding, trimming, pest control spraying, etc.

In FY 2008 the collection rate was \$155.00 per parcel. For FY 2009 through FY 2011 the collection rate was reduced to \$100.00 per parcel at the request of the Eden Shores Homeowners' Association (HOA) due to downturn economic conditions and the fact that there were sufficient reserves available to supplement the annual operation and maintenance costs for those fiscal years. For FY 2012 through FY 2013, the proposed collection rate increased to \$130.00 per parcel to cover increased maintenance and utility costs. For Fiscal Year 2014, the estimated operating costs are \$101,162, which also include \$26,000 budgeted for pump replacement and any major repairs beyond normal operation activities. Based on that estimated operating costs, the collection rate needed to cover the FY 2014 operating expenses would be approximately \$191.87 per parcel. However, the collection rate is proposed to be increased from \$130.00 to \$143.00 per parcel to cover regular maintenance and utility costs of approximately \$75,162, and approximately \$26,000 would be used from the capital reserves to pay for pump replacement and any major repairs in FY 2014, if necessary. The proposed FY 2014 assessment is below the maximum base assessment of \$818.58. If in future years, there is a need for additional funds, the collection rate may be increased up to their base maximum amount. This base assessment amount is increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

PART B

ESTIMATE OF COST

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California provides that the total cost of operation, maintenance and servicing of the water buffer channel, water treatment pond, masonry walls, anti-predator fences and landscaping can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with these improvements can also be included.

The base assessment rate was set at \$655.00 per parcel for the base year July 1, 2003 with an automatic allowance for a CPI increase annually from April 1st to March 31st of each year. On July 1, 2003, the CPI Index was set at 192.25. The most current CPI Index available at the time of this report was February 2013. The February 2013 CPI was 240.262 which translates to a 24.97% (240.262/192.25) increase since the base year. Therefore, the revised base assessment that could be levied in Fiscal Year 2014 is \$818.58 per parcel, comparing to \$787.39 in Fiscal Year 2013. Future CPI increases in the base assessment rate do not require the noticing and balloting of property owners per the requirements of Proposition 218.

The original Engineer's estimate for construction costs for Maintenance District No. 2 improvements was \$1,380,000 (in 2003 dollars). This construction cost is used for establishing the base capital reserve level.

The costs for Fiscal Year 2014 are summarized on the following page. These cost estimates have been provided by the City of Hayward.

TABLE I: COST ESTIMATE FISCAL YEAR 2014 Fund 818 - Maintenance District No. 2 - Eden Shores	
	Fiscal Year 2014 Budget
Number of Assessable Parcels	534
Beginning Balance of Fiscal Year (July 1, 2013) - Capital Reserves	<u>\$348,703.16</u>
REVENUE	
Annual Assessment Fee (534 Assessable Parcels)	\$76,362.00
County Collection Fee (1.7%)	(\$1,298.15)
Net Revenue	\$75,063.85
Total Available	<u>\$423,767.01</u>
EXPENDITURE	
<u>I. MAINTENANCE & UTILITY</u>	
<u>I. Maintenance & Utility</u>	
(a) Utilities: Irrigation water and electrical energy	\$29,200.00
(b) Maintenance Work: Landscaping and buffer lake maintenance plus debris removal, weeding, trimming, spraying, and predator fence, steel structures, masonry wall surface maintenance	\$32,232.00
(c) Pump Replacements and/or major repairs	<u>\$26,000.00</u>
Subtotal I:	<u>\$87,432.00</u>
<u>II. Supplies & Services</u>	
(a) Special Services	\$2,595.00
(b) Special Services - Pre-Treatment Pond (Alameda County Flood Control)	\$5,000.00
(c) Supplies: printing and postage	\$135.00
Subtotal II:	<u>\$7,730.00</u>
<u>III. Administrative Services</u>	
(a) Administration	\$6,000.00
Subtotal III:	<u>\$6,000.00</u>
Total Expense (Sum of I, II and III)	<u>\$101,162.00</u>
Withdraw from Capital Reserves, if necessary, for I.(c)	<u>(\$26,098.15)</u>
Ending Balance of Fiscal Year (June 30, 2014) - Capital Reserves	<u>\$322,605.01</u>
RESERVE DETAIL	
Required Working Capital from Capital Reserves for first six month of fiscal year (50% of Total Expense) ¹	\$50,581.00
Anticipated Capital Reserves at the end of Fiscal Year	<u>\$322,605.01</u>
Collection per Parcel	<u>\$143.00</u>
Base Assessment per Parcel	<u>\$818.58</u>
NOTES:	
<p>⁽¹⁾ Operating reserves are needed for future fiscal years because the City does not receive assessment revenue from the County until January, therefore it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1 through December 31 each fiscal year.</p> <p>Capital Reserve Funds will be used in the event capital facilities need replacement because of natural disaster, failure, damage, vandalism, etc.</p>	

PART C

MAINTENANCE ASSESSMENT DISTRICT DIAGRAM

The Assessment District Diagram for the City of Hayward's Maintenance District No. 2 (Eden Shores) is on file in the Office of the Hayward City Clerk and is incorporated in this report in Appendix "B".

A detailed description of the lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for Fiscal Year 2014.

For additional information as to the bearings, distances, monuments, easements, etc. of subject subdivisions, reference is hereby made to Final Tracts Maps No. 7317, 7360 and 7361 filed in the Office of the Recorder of Alameda County.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Chapter 10, Article 10, Section 10-10.25 of the Hayward Municipal Code and as supplemented by the provisions of Chapter 26 of Part 3 of Division 7 of the Streets and Highways Code of the State of California permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping.

Proposition 218 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. In addition, Article XIIIID, 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 on the basis of benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

Article XIIIID 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.

The properties benefiting from the operation, maintenance and servicing of water buffer channels, water treatment ponds, masonry walls, predator fences and landscaping consist of the 534 single-family residential lots located within Tracts No. 7317, 7360 and 7361.

Each of the 534 single-family residential lots receive a special benefit in that they are able to be developed because protection to the adjacent open space has been provided through the construction of these improvements. The special benefit derived by the individual parcels is indistinguishable between parcels. Therefore, all residential parcels derive the same benefit and the corresponding method of assessment for residential land uses is based on a per parcel basis.

The estimated Fiscal Year 2014 assessment revenue is \$76,362.00. The collection rate for Fiscal Year 2014 will be \$143.00 per parcel.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels within the City of Hayward's Maintenance District No. 2 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Hayward City Clerk.

The proposed collection rate and the amount for Fiscal Year 2014 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Alameda and these records are, by reference, made a part of this report.

The total amount proposed to be collected for Fiscal Year 2014 is \$76,362.00.

The Assessment Roll for Fiscal Year 2014 is included on the following page of this Report and is on file in the Office of the Hayward City Clerk.

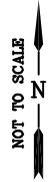
APPENDIX A
VICINITY MAP



APPENDIX B
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM MAINTENANCE DISTRICT No. 2

CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



LEGEND

-  NEW PARCEL BOUNDARIES
-  ASSESSMENT DISTRICT BOUNDARIES

APPENDIX C
Fiscal Year 2014
ASSESSMENT ROLL

City of Hayward
Maintenance District No. 2

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
461-0100-050-00	\$143.00	461-0100-102-00	\$143.00	461-0101-040-00	\$143.00
461-0100-051-00	\$143.00	461-0100-103-00	\$143.00	461-0101-041-00	\$143.00
461-0100-052-00	\$143.00	461-0100-104-00	\$143.00	461-0101-042-00	\$143.00
461-0100-053-00	\$143.00	461-0100-105-00	\$143.00	461-0101-043-00	\$143.00
461-0100-054-00	\$143.00	461-0100-106-00	\$143.00	461-0101-044-00	\$143.00
461-0100-055-00	\$143.00	461-0100-107-00	\$143.00	461-0101-045-00	\$143.00
461-0100-056-00	\$143.00	461-0100-108-00	\$143.00	461-0101-046-00	\$143.00
461-0100-057-00	\$143.00	461-0100-109-00	\$143.00	461-0101-047-00	\$143.00
461-0100-058-00	\$143.00	461-0100-110-00	\$143.00	461-0101-048-00	\$143.00
461-0100-059-00	\$143.00	461-0100-111-00	\$143.00	461-0101-049-00	\$143.00
461-0100-060-00	\$143.00	461-0100-112-00	\$143.00	461-0101-050-00	\$143.00
461-0100-061-00	\$143.00	461-0100-113-00	\$143.00	461-0101-051-00	\$143.00
461-0100-062-00	\$143.00	461-0100-114-00	\$143.00	461-0101-052-00	\$143.00
461-0100-063-00	\$143.00	461-0100-115-00	\$143.00	461-0101-053-00	\$143.00
461-0100-064-00	\$143.00	461-0100-116-00	\$143.00	461-0101-054-00	\$143.00
461-0100-065-00	\$143.00	461-0100-117-00	\$143.00	461-0101-055-00	\$143.00
461-0100-066-00	\$143.00	461-0100-118-00	\$143.00	461-0101-056-00	\$143.00
461-0100-067-00	\$143.00	461-0101-005-00	\$143.00	461-0101-057-00	\$143.00
461-0100-068-00	\$143.00	461-0101-006-00	\$143.00	461-0101-058-00	\$143.00
461-0100-069-00	\$143.00	461-0101-007-00	\$143.00	461-0101-059-00	\$143.00
461-0100-070-00	\$143.00	461-0101-008-00	\$143.00	461-0101-060-00	\$143.00
461-0100-071-00	\$143.00	461-0101-009-00	\$143.00	461-0101-061-00	\$143.00
461-0100-072-00	\$143.00	461-0101-010-00	\$143.00	461-0101-062-00	\$143.00
461-0100-073-00	\$143.00	461-0101-011-00	\$143.00	461-0101-063-00	\$143.00
461-0100-074-00	\$143.00	461-0101-012-00	\$143.00	461-0101-064-00	\$143.00
461-0100-075-00	\$143.00	461-0101-013-00	\$143.00	461-0101-065-00	\$143.00
461-0100-076-00	\$143.00	461-0101-014-00	\$143.00	461-0101-066-00	\$143.00
461-0100-077-00	\$143.00	461-0101-015-00	\$143.00	461-0101-067-00	\$143.00
461-0100-078-00	\$143.00	461-0101-016-00	\$143.00	461-0101-068-00	\$143.00
461-0100-079-00	\$143.00	461-0101-017-00	\$143.00	461-0101-069-00	\$143.00
461-0100-080-00	\$143.00	461-0101-018-00	\$143.00	461-0101-070-00	\$143.00
461-0100-081-00	\$143.00	461-0101-019-00	\$143.00	461-0101-071-00	\$143.00
461-0100-082-00	\$143.00	461-0101-020-00	\$143.00	461-0101-072-00	\$143.00
461-0100-083-00	\$143.00	461-0101-021-00	\$143.00	461-0101-073-00	\$143.00
461-0100-084-00	\$143.00	461-0101-022-00	\$143.00	461-0101-074-00	\$143.00
461-0100-085-00	\$143.00	461-0101-023-00	\$143.00	461-0101-075-00	\$143.00
461-0100-086-00	\$143.00	461-0101-024-00	\$143.00	461-0101-076-00	\$143.00
461-0100-087-00	\$143.00	461-0101-025-00	\$143.00	461-0101-077-00	\$143.00
461-0100-088-00	\$143.00	461-0101-026-00	\$143.00	461-0101-078-00	\$143.00
461-0100-089-00	\$143.00	461-0101-027-00	\$143.00	461-0101-079-00	\$143.00
461-0100-090-00	\$143.00	461-0101-028-00	\$143.00	461-0101-080-00	\$143.00
461-0100-091-00	\$143.00	461-0101-029-00	\$143.00	461-0101-081-00	\$143.00
461-0100-092-00	\$143.00	461-0101-030-00	\$143.00	461-0101-082-00	\$143.00
461-0100-093-00	\$143.00	461-0101-031-00	\$143.00	461-0101-083-00	\$143.00
461-0100-094-00	\$143.00	461-0101-032-00	\$143.00	461-0101-084-00	\$143.00
461-0100-095-00	\$143.00	461-0101-033-00	\$143.00	461-0101-085-00	\$143.00
461-0100-096-00	\$143.00	461-0101-034-00	\$143.00	461-0101-086-00	\$143.00
461-0100-097-00	\$143.00	461-0101-035-00	\$143.00	461-0101-087-00	\$143.00
461-0100-098-00	\$143.00	461-0101-036-00	\$143.00	461-0101-088-00	\$143.00
461-0100-099-00	\$143.00	461-0101-037-00	\$143.00	461-0101-089-00	\$143.00
461-0100-100-00	\$143.00	461-0101-038-00	\$143.00	461-0101-090-00	\$143.00
461-0100-101-00	\$143.00	461-0101-039-00	\$143.00	461-0101-091-00	\$143.00

City of Hayward
Maintenance District No. 2

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
461-0101-092-00	\$143.00	461-0101-144-00	\$143.00	461-0102-026-00	\$143.00
461-0101-093-00	\$143.00	461-0101-145-00	\$143.00	461-0102-027-00	\$143.00
461-0101-094-00	\$143.00	461-0101-146-00	\$143.00	461-0102-028-00	\$143.00
461-0101-095-00	\$143.00	461-0101-147-00	\$143.00	461-0102-029-00	\$143.00
461-0101-096-00	\$143.00	461-0101-148-00	\$143.00	461-0102-030-00	\$143.00
461-0101-097-00	\$143.00	461-0101-149-00	\$143.00	461-0102-031-00	\$143.00
461-0101-098-00	\$143.00	461-0101-150-00	\$143.00	461-0102-032-00	\$143.00
461-0101-099-00	\$143.00	461-0101-151-00	\$143.00	461-0102-033-00	\$143.00
461-0101-100-00	\$143.00	461-0101-152-00	\$143.00	461-0102-034-00	\$143.00
461-0101-101-00	\$143.00	461-0101-153-00	\$143.00	461-0102-035-00	\$143.00
461-0101-102-00	\$143.00	461-0101-154-00	\$143.00	461-0102-036-00	\$143.00
461-0101-103-00	\$143.00	461-0101-155-00	\$143.00	461-0102-037-00	\$143.00
461-0101-104-00	\$143.00	461-0101-156-00	\$143.00	461-0102-038-00	\$143.00
461-0101-105-00	\$143.00	461-0101-157-00	\$143.00	461-0102-039-00	\$143.00
461-0101-106-00	\$143.00	461-0101-158-00	\$143.00	461-0102-040-00	\$143.00
461-0101-107-00	\$143.00	461-0101-159-00	\$143.00	461-0102-041-00	\$143.00
461-0101-108-00	\$143.00	461-0101-160-00	\$143.00	461-0102-042-00	\$143.00
461-0101-109-00	\$143.00	461-0101-161-00	\$143.00	461-0102-043-00	\$143.00
461-0101-110-00	\$143.00	461-0101-162-00	\$143.00	461-0102-044-00	\$143.00
461-0101-111-00	\$143.00	461-0101-163-00	\$143.00	461-0102-045-00	\$143.00
461-0101-112-00	\$143.00	461-0101-164-00	\$143.00	461-0102-046-00	\$143.00
461-0101-113-00	\$143.00	461-0101-165-00	\$143.00	461-0102-047-00	\$143.00
461-0101-114-00	\$143.00	461-0101-166-00	\$143.00	461-0102-048-00	\$143.00
461-0101-115-00	\$143.00	461-0101-167-00	\$143.00	461-0102-049-00	\$143.00
461-0101-116-00	\$143.00	461-0101-168-00	\$143.00	461-0102-050-00	\$143.00
461-0101-117-00	\$143.00	461-0101-169-00	\$143.00	461-0102-051-00	\$143.00
461-0101-118-00	\$143.00	461-0101-170-00	\$143.00	461-0102-052-00	\$143.00
461-0101-119-00	\$143.00	461-0101-171-00	\$143.00	461-0102-053-00	\$143.00
461-0101-120-00	\$143.00	461-0102-002-00	\$143.00	461-0102-054-00	\$143.00
461-0101-121-00	\$143.00	461-0102-003-00	\$143.00	461-0102-055-00	\$143.00
461-0101-122-00	\$143.00	461-0102-004-00	\$143.00	461-0102-056-00	\$143.00
461-0101-123-00	\$143.00	461-0102-005-00	\$143.00	461-0102-057-00	\$143.00
461-0101-124-00	\$143.00	461-0102-006-00	\$143.00	461-0102-058-00	\$143.00
461-0101-125-00	\$143.00	461-0102-007-00	\$143.00	461-0102-059-00	\$143.00
461-0101-126-00	\$143.00	461-0102-008-00	\$143.00	461-0102-060-00	\$143.00
461-0101-127-00	\$143.00	461-0102-009-00	\$143.00	461-0102-061-00	\$143.00
461-0101-128-00	\$143.00	461-0102-010-00	\$143.00	461-0102-062-00	\$143.00
461-0101-129-00	\$143.00	461-0102-011-00	\$143.00	461-0102-063-00	\$143.00
461-0101-130-00	\$143.00	461-0102-012-00	\$143.00	461-0102-064-00	\$143.00
461-0101-131-00	\$143.00	461-0102-013-00	\$143.00	461-0102-065-00	\$143.00
461-0101-132-00	\$143.00	461-0102-014-00	\$143.00	461-0103-004-00	\$143.00
461-0101-133-00	\$143.00	461-0102-015-00	\$143.00	461-0103-005-00	\$143.00
461-0101-134-00	\$143.00	461-0102-016-00	\$143.00	461-0103-006-00	\$143.00
461-0101-135-00	\$143.00	461-0102-017-00	\$143.00	461-0103-007-00	\$143.00
461-0101-136-00	\$143.00	461-0102-018-00	\$143.00	461-0103-008-00	\$143.00
461-0101-137-00	\$143.00	461-0102-019-00	\$143.00	461-0103-009-00	\$143.00
461-0101-138-00	\$143.00	461-0102-020-00	\$143.00	461-0103-010-00	\$143.00
461-0101-139-00	\$143.00	461-0102-021-00	\$143.00	461-0103-011-00	\$143.00
461-0101-140-00	\$143.00	461-0102-022-00	\$143.00	461-0103-012-00	\$143.00
461-0101-141-00	\$143.00	461-0102-023-00	\$143.00	461-0103-013-00	\$143.00
461-0101-142-00	\$143.00	461-0102-024-00	\$143.00	461-0103-014-00	\$143.00
461-0101-143-00	\$143.00	461-0102-025-00	\$143.00	461-0103-015-00	\$143.00

City of Hayward
 Maintenance District No. 2

PRELIMINARY ASSESSMENT ROLL
 FISCAL YEAR 2014

Assessor's Parcel Number	Assessment Amount
461-0103-016-00	\$143.00
461-0103-017-00	\$143.00
461-0103-018-00	\$143.00
461-0103-019-00	\$143.00
461-0103-020-00	\$143.00
461-0103-021-00	\$143.00
461-0103-022-00	\$143.00
461-0103-023-00	\$143.00
461-0103-024-00	\$143.00
461-0103-025-00	\$143.00
461-0103-026-00	\$143.00
461-0103-027-00	\$143.00
461-0103-028-00	\$143.00
461-0103-029-00	\$143.00
461-0103-030-00	\$143.00
461-0103-031-00	\$143.00
461-0103-032-00	\$143.00
461-0103-033-00	\$143.00
461-0103-034-00	\$143.00
461-0103-035-00	\$143.00
461-0103-036-00	\$143.00
461-0103-037-00	\$143.00
461-0103-038-00	\$143.00
461-0103-039-00	\$143.00
461-0103-040-00	\$143.00
461-0103-041-00	\$143.00
461-0103-042-00	\$143.00
461-0103-043-00	\$143.00
461-0103-044-00	\$143.00
461-0103-045-00	\$143.00
461-0103-046-00	\$143.00
461-0103-047-00	\$143.00
461-0103-048-00	\$143.00
461-0103-049-00	\$143.00
461-0103-050-00	\$143.00
461-0103-051-00	\$143.00
461-0103-052-00	\$143.00
461-0103-053-00	\$143.00
461-0103-054-00	\$143.00
461-0103-055-00	\$143.00
461-0103-056-00	\$143.00
461-0103-057-00	\$143.00
461-0103-058-00	\$143.00
461-0103-059-00	\$143.00
461-0103-060-00	\$143.00
461-0103-061-00	\$143.00
461-0103-062-00	\$143.00
461-0103-063-00	\$143.00
461-0103-064-00	\$143.00
461-0103-065-00	\$143.00
461-0103-066-00	\$143.00
461-0103-067-00	\$143.00

Assessor's Parcel Number	Assessment Amount
461-0103-068-00	\$143.00
461-0103-069-00	\$143.00
461-0103-070-00	\$143.00
461-0103-071-00	\$143.00
461-0103-072-00	\$143.00
461-0103-073-00	\$143.00
461-0103-074-00	\$143.00
461-0103-075-00	\$143.00
461-0103-076-00	\$143.00
461-0103-077-00	\$143.00
461-0103-078-00	\$143.00
461-0103-079-00	\$143.00
461-0103-080-00	\$143.00
461-0103-081-00	\$143.00

Total Parcels: 534
Total Assessment: \$76,362.00

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Final Tract Map 8032 – JMJ Development LLC (Developer) – Approving the Final Map, and Authorizing the City Manager to Execute a Subdivision Agreement (Project location – east side of Dixon Street, across from South Hayward BART Station)

RECOMMENDATION

That the City Council approves and adopts the attached resolution (Attachment I):

1. Approving the Final Tract Map 8032, finding that is in substantial conformance with the approved vesting tentative tract map 8032 and the conditions of approval thereof; and
2. Authorizing the City Manager to execute a Subdivision Agreement covering the installation of required improvements.

BACKGROUND

Tentative and final maps are required for all subdivisions creating five or more parcels. A tentative tract map is typically processed with any development application and is required to ensure that any proposed subdivision of land complies with the Subdivision Map Act, the California Environmental Quality Act, the City subdivision, zoning, and building regulations, the Hayward General Plan and Neighborhood Plans, and requirements of the Public Works, Fire, and Police Departments. After the tentative map is approved, the developer submits the final map and improvement plans for review and approval by the City Engineer (and subsequent recordation of the final map) before proceeding with construction of improvements.

Relying on the previously-approved environmental documents for the South Hayward BART Mixed-Use Project, the Planning Commission, on November 15, 2012, determined that the Vesting Tentative Tract Map 8032 was in substantial conformance with the South Hayward BART Mixed-Use Project's Precise Plan¹ and approved the Vesting Tentative Tract Map application for the construction of 206 residential condominium units. JMJ Development LLC (the market rate developer and subdivider), hereafter referred to as "Developer", is required to file a tentative map

¹ The Planning Commission approved the Precise Plan application on June 28, 2012.

for condominium purposes for the project's 206 market-rate units so that these units can be sold separately. As part of the South Hayward BART Mixed-Use Project, 151 affordable senior and family units will be developed by Eden Housing, Inc.; however, because those units will be rental units, they do not require a subdivision and are therefore not included in the Vesting Tentative Map or Tract Map approvals.

The Developer anticipates commencing construction by August 2013 and completing construction by September 2016 as required by the Owner Participation Agreement previously entered into between JMJ Development, Eden Housing, and the City.

DISCUSSION

Final Map - The Project Site is located at 28850 Dixon Street and 28901-28937 Mission Boulevard (APNs 078C-0441-001-16, -23, -24 and -28 South Hayward BART Mixed-Use Project). Final Tract Map 8032 is a one-lot subdivision to accommodate 206 market-rate condominium units, a driveway and a private street to serve those units.

The subdivision improvement plans and Final Map were reviewed by the City Engineer and were found to be in substantial compliance with the vesting tentative map, and in conformance with the Subdivision Map Act and Hayward's regulations. There have not been significant changes to the final map, compared to the tentative tract map the Planning Commission approved in November of 2012.

The City Council's approval of the Final Map shall not become effective until and unless the Developer enters into a Subdivision Agreement and posts bonds with the City for the construction of improvements and other obligations required per conditions of approval of the tentative tract map.

The subdivider has an option to purchase the BART overflow parking lot on the east side of Dixon Street from the Bay Area Rapid Transit District (BART) and intends to exercise that option and purchase the land subsequent to the Council's approval of the Final Map. After the land is purchased, the Developer will enter into a Subdivision Agreement and post bonds to the City. The Final Map will then be recorded, and the Developer will obtain a construction loan to construct the 206 units and required improvements.

Environmental Review - The development of Tract 8032 was previously reviewed under environmental documents adopted for the South Hayward BART Mixed-Use Project certified by the City Council via Resolution No. 09-025 on March 17, 2009.

ECONOMIC AND FISCAL IMPACT

The final map approval is consistent with the approved project and the final map by itself, will not have a fiscal or economic impact.

PUBLIC CONTACT

A public hearing is not required for the filing of Final Tract Map 8032. Public hearings were already conducted for the Vesting Tentative Tract Map 8032 application, of which Final Tract Map 8032 is part.

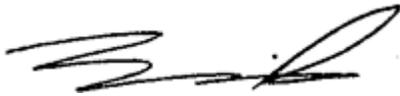
NEXT STEPS

Assuming the City Council approves the Final Map, the Developer will exercise an option with BART to have the land conveyed to JMJ, execute a Subdivision Agreement with the City and post bonds to guarantee performance associated with construction of required improvements, have the Final Map recorded, and commence the construction of improvements.

Prepared by: John P. Nguyen, P.E., Development Review Services Engineer

Recommended by: David Rizk, AICP, Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Resolution Approving Final Map
Attachment II	Site Plan Tract 8032

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

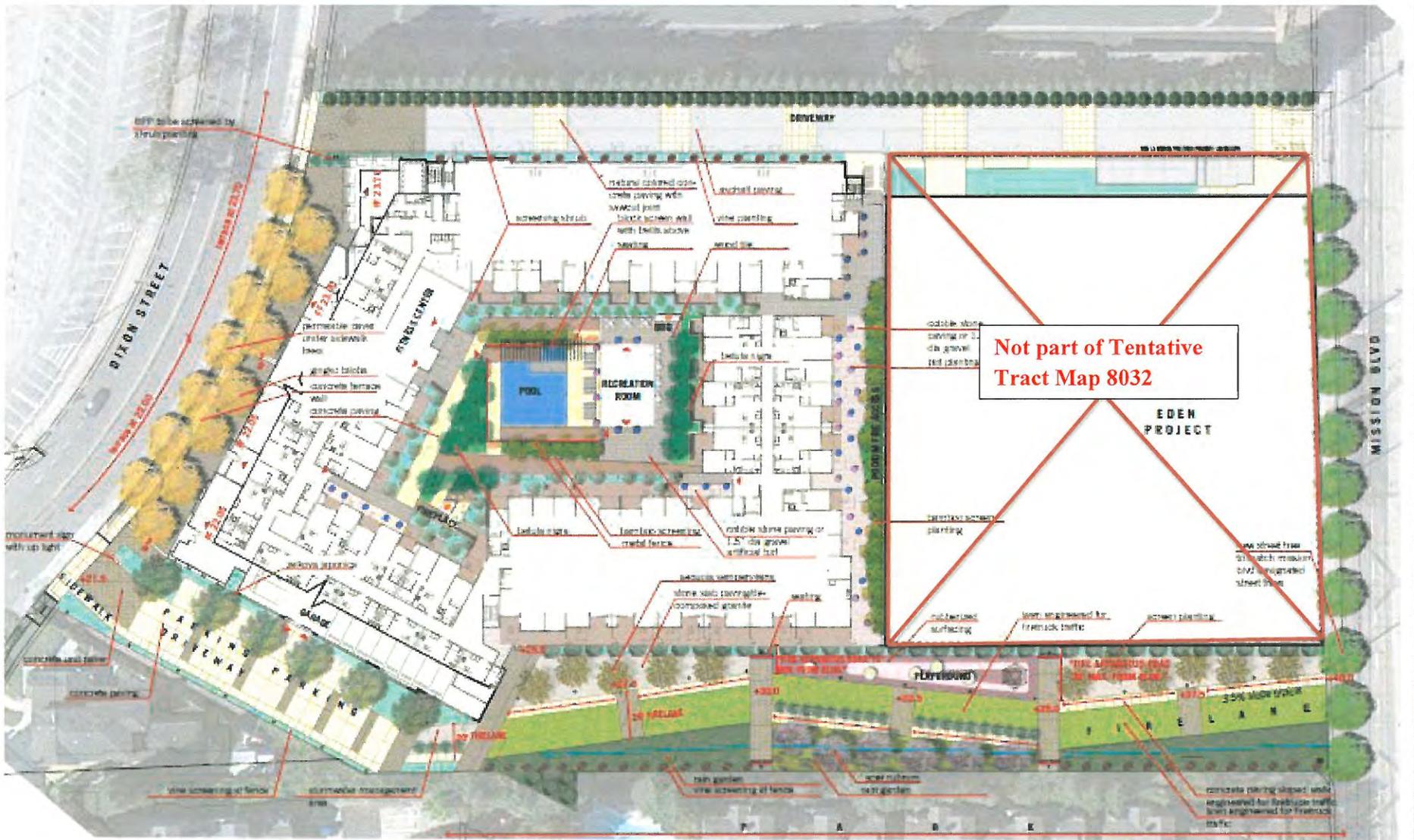
RESOLUTION APPROVING FINAL MAP FOR TRACT 8032 AND
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT

WHEREAS, Vesting Tentative Tract Map No. 8032, South Hayward BART Mixed-Use Project, was approved by the Planning Commission on November 15, 2012, and the Final Map for Tract 8032, a condominium subdivision, has been presented to the City Council of the City of Hayward for development of a one-lot subdivision containing 206 market-rate condominium units located at 28850 Dixon Street and 28901-28937 Mission Boulevard; and

WHEREAS, the Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the approved vesting tentative tract map, the Subdivision Map Act, and the City of Hayward regulations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 8032 is in substantial compliance with the approved vesting tentative tract map and does hereby approve the Final Map, subject to the subdivider entering into an agreement for the construction of improvements and other obligations as required by the conditions of approval of the vesting tentative map for Tract 8032, and that the approval of the Final Map for Tract 8032 shall not be effective until and unless such agreement is entered into.

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

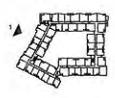
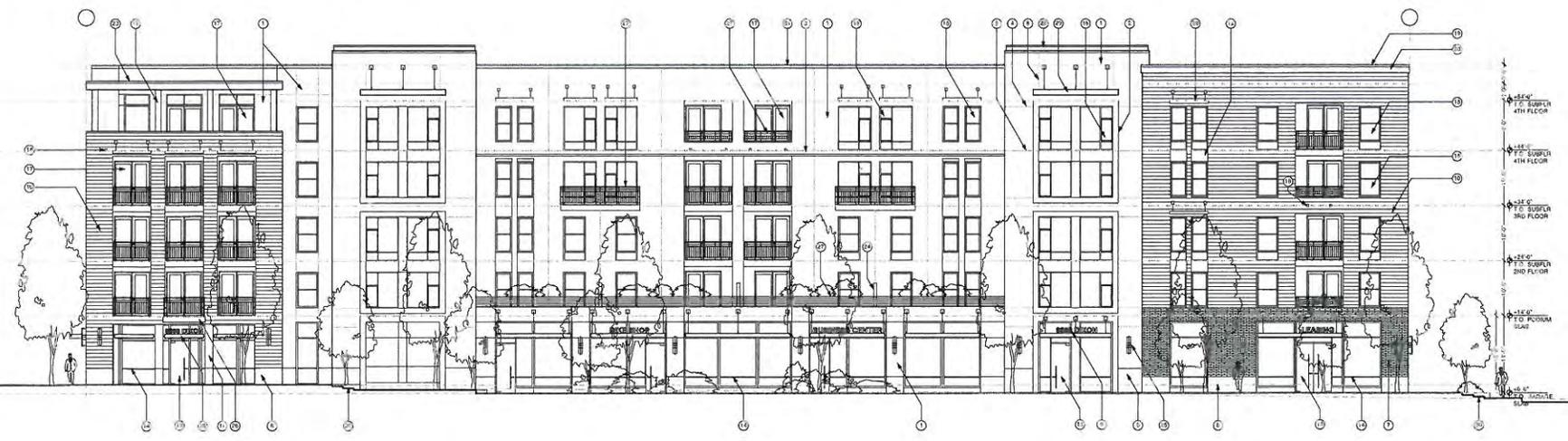


Proposed Site Layout for Vesting Tentative Tract Map 8032





- GENERAL NOTES**
- A. —
- SHEET NOTES**
- 1. ALL NOTES ARE SIZED OF EVERY SHEET
 - 2. 3/8" COAT PLASTER W/ ELASTIC/EGC PAINT
 - 3. 3/8" COAT PLASTER COATED FOAM TRIM
 - 4. PLASTER COATED FOAM TRIM
 - 5. GALVANIZED HORIZONTAL CONTROL JOINT TYP
 - 6. SUPERIOR 16 GAGE W/ INSULATED CONTROL JOINT AT FLOOR AND ROOF LINES TYP
 - 7. GALVANIZED VERTICAL CONTROL JOINT TYP
 - 8. 3/8" SUDOCOR THIN BRICK OF SCRATCH AND SHOW/ W/ MORTAR JOINTS
 - 9. 3/8" NAPA VALLEY CAST STONE W/ GROUT AND SHOW/ W/ MORTAR JOINTS, 3000 PSI
 - 10. 3/8" 1/2" MIN. BUILDING ADDRESS ON CONTRASTING BACKGROUND
 - 11. 3/8" 1/2" MIN. CEMENT SIDING W/ 1/2" X 1/2" TRIM TYP. AT CORNERS AND AROUND OPENINGS
 - 12. HARDIE TRIM 6" X 6" COLUMNS, PTD
 - 13. HARDIE PANEL, PTD TO MATCH WINDOWS
 - 14. 6" X 6" 4" GLASS ENTRANCE DOORS
 - 15. 4" ALUMINUM STOREFRONT W/ OFFSET GLAZING
 - 16. VINYL OR ALUM. SINGLE HUNG WINDOW, CHESTNUT FINISH OR 3/4" SPACED, 1/2" SPACED, 1/2" SPACED OR BROWN W/ AND 1/2" FIXED LITE BELOW
 - 17. VINYL OR ALUM. CASSEMENT WINDOWS
 - 18. 1/2" THERMA-TRU PREMIUM PREFERRED FLOOR W/ INTEGRAL SILL/OTE, PTD TO MATCH WINDOW, TYP
 - 19. GSM THRU WALL SCUPPERS, PTD
 - 20. 1/2" X 1/2" HARDIE TRIM W/ GSM COPING, PTD
 - 21. 1/2" X 1/2" HARDIE TRIM, PTD
 - 22. 1/2" FOAM TRIM W/ GSM COPING, TYP
 - 23. STEPPED BACK PARAPET W/ GSM COPING, PTD
 - 24. SOLID WOOD FRAMED FLAT ROOF W/ MODIFIED BURDEN 1/2" X 1/2" X 1/2" PAGING
 - 25. DECORATIVE DECK DIVIDER 1/2" X 1/2" X 1/2" TUBE
 - 26. STEEL FRAME W/ 1/2" INSULATED GALVANIZED STEEL WALL PANEL, HOT DIPPED GALVANIZED, PTD
 - 27. 20" X 2" 8' GREEN LIGHTING, CUSTOM EXTERIOR FINISH
 - 28. PROJECTING DECK (PODIUM SLAB)
 - 29. DESIGNER/ BUILD QUALITY WELDED TUBE SQUARE, HOT DIPPED GALVANIZED, PTD
 - 30. HOT DIPPED GALVANIZED 1/2" STEEL TUBE FRAME W/ WALL PANEL, PROJECTING SHROUDED W/ RUG AND CLEANS TO KNIFE PLATE CONNECTION
 - 31. HOT DIPPED GALVANIZED 1/2" STEEL TUBE FRAME W/ WALL PANEL, PROJECTING SHROUDED W/ RUG AND CLEANS TO KNIFE PLATE CONNECTION
 - 32. LANDSCAPED/ HANGING BACK
 - 33. VINYL SLIDING DOOR
 - 34. BRASS GRILLE
 - 35. GARAGE ENTRANCE
 - 36. BREEZE WALL
 - 37. PODIUM STAIR



WEST ELEVATION - DIXON STREET 1

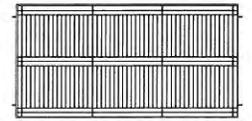
WITTEK-MONTANA AND EDEN HOUSING
PRECISE PLAN RESUBMITTAL

PRECISE PLAN 10.17.2022
PRECISE PLAN 10.17.2022

CONCEPTUAL
ELEVATIONS
WIT. - MONT.



- GENERAL NOTES**
- A -
- SHEET NOTES**
- NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET
- 1) COAT PLASTER W/ ELASTOMERIC PAINT
 - 2) 2X12" PLASTER COATED FORM TRIM
 - 3) PLASTER COATED FORM TRIM
 - 4) GALVANIZED HORIZONTAL CONTROL JOINT TYP.
 - 5) SUPERIOR M-D-BE HORIZONTAL CONTROL JOINT AT FLOOR AND ROOF LINES TYP.
 - 6) GALVANIZED VERTICAL CONTROL JOINT TYP.
 - 7) 3/8" MUDDOCK TRIM BRICK OR SCRATCH AND BROWN OR MORTAR JOINTS
 - 8) 3/4" M-D-BE VALLEY CAST STONE OR SCRATCH AND BROWN OR MORTAR JOINTS
 - 9) 2" MIN. BUILDING ADDRESS ON CONTRASTING BACKGROUND
 - 10) 1" WIDE BRICK ELEMENT (ROWS 10, 11, MARBLE TRIM TYP. AT CORNERS AND AROUND OPENINGS)
 - 11) MARBLE TRIM CLAD COLUMNS, PTD
 - 12) MARBLE PANEL, PTD TO MATCH WINDOWS
 - 13) 1/2" X 1/2" GLASS ENTRANCE DOORS
 - 14) 1/2" ALUMINUM STOREFRONT W/ OFFSET GLAZING
 - 15) 1/2" VINYL OR ALUM. SINGLE FRAME WINDOW, 0.8-2.0% SLOPE; OR FRAME AND GLASS MONTOUR PTD OR BELOW 1% AND W/ FIXED LITE BELOW
 - 16) VINYL OR ALUM. CASCADED WINDOWS
 - 17) 1/2" THERMATU (PREFERRED) PREFERRED DOUBLE W/ THERMATU, 3/8" LITE, PTD TO MATCH WINDOWS, TYP.
 - 18) 1/2" OSB TRIM W/ SCUPPERS, PTD
 - 19) 1/2" OSB MARBLE TRIM, PTD W/ OSB COPING, PTD
 - 20) 1/2" FIBER MARBLE TRIM, PTD
 - 21) 1/2" FIBER TRIM W/ OSB COPING, TYP.
 - 22) STEPPED BACK PARAPET W/ OSB COPING, PTD
 - 23) SOLID WOOD FLAMED PLAT BOUP W/ MOODING THROUGH LOW SLOPE ROOFING
 - 24) DECORATIVE 2X4X6 DIVIDER BLACEN - 1/2" TUBE STEEL FRAME W/ MC METNOLLS GALVANIZED STEEL WALL PANEL, NOT DIPPED GALVANIZED, PTD
 - 25) 1/2" X 1/2" BERGREN LIGHTING, CUSTOM EXTERIOR STRENGTHEN
 - 26) PROTECTING DECK (POODUM SLAB)
 - 27) DESIGNER/D. ASSET BALCONY, WELDED TUBE BARRIERS, 1/2" TUBE STEEL FRAME W/ MC METNOLLS GALVANIZED STEEL PANEL, NOT DIPPED GALVANIZED, PTD
 - 28) NOT DIPPED GALVANIZED 1/2" TUBE STEEL FRAME W/ MC METNOLLS GALVANIZED STEEL WALL PANEL, NOT DIPPED GALVANIZED, PTD
 - 29) NOT DIPPED GALVANIZED 1/2" TUBE STEEL FRAME W/ MC METNOLLS GALVANIZED STEEL WALL PANEL, NOT DIPPED GALVANIZED, PTD
 - 30) NOT DIPPED GALVANIZED 1/2" TUBE STEEL FRAME W/ MC METNOLLS GALVANIZED STEEL WALL PANEL, NOT DIPPED GALVANIZED, PTD
 - 31) LANDSCAPED: HAND-DRAWN DETACK
 - 32) VINYL CLADDING
 - 33) GARAGE GRILLE
 - 34) GARAGE ENTRANCE
 - 35) BREEZE WAY
 - 36) PODIUM STAIR



TYP. GARAGE GRILLE 2
1/4" = 1'-0"



NORTH ELEVATION - FACING DRIVEWAY 1
1/4" = 1'-0"

WITTEK-MONTANA AND EDEN HOUSING
PRECISE PLAN RESUBMITTAL

SOUTH HAYWARD, CA

DATE: 04/18

PRECISE PLAN: 04/27/2012

PREC. PLAN RESUB: 7/24/2012

CONCEPTUAL ELEVATIONS
WIT. - MONT.



- GENERAL NOTES**
- NOTE: NOT ALL NOTES ARE USED IN EVERY SHEET
- 1) 5/8" GYPSUM BOARD ON ELASTOMERIC PAINT
 - 2) 2" GYPSUM BOARD ON ELASTOMERIC PAINT
 - 3) PLASTER COATED FOAM TRIM
 - 4) PLASTER COATED FOAM TRIM
 - 5) SUPPLEMENTAL BRIDGE HORIZONTAL CONTROL JOINT, JOIST, TYP.
 - 6) SUPPLEMENTAL BRIDGE VERTICAL CONTROL JOINT AT FLOOR AND ROOF LINES, TYP.
 - 7) BALANCED VERTICAL CONTROL JOINT, TYP.
 - 8) 2" MIN. MIDSPAN THIN BRICK L. HCRATH AND BRICK W/ MORTAR JOINTS
 - 9) 2" MIN. MIDSPAN THIN BRICK L. HCRATH AND BRICK W/ MORTAR JOINTS
 - 10) 2" MIN. BUILDING JOISTS ON CONTINUING BALCONY SLAB
 - 11) 2" MIN. BUILDING JOISTS ON CONTINUING BALCONY SLAB
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**WITTE-MONTANA AND EDEN HOUSING
PRECISE PLAN RESUBMITTAL**
 SOUTH HAYWARD, CA



EAST ELEVATION - AT PROPERTY LINE BETWEEN MARKET RATE AND AFFORDABLE HOUSING 1
1/8" = 1'-0"

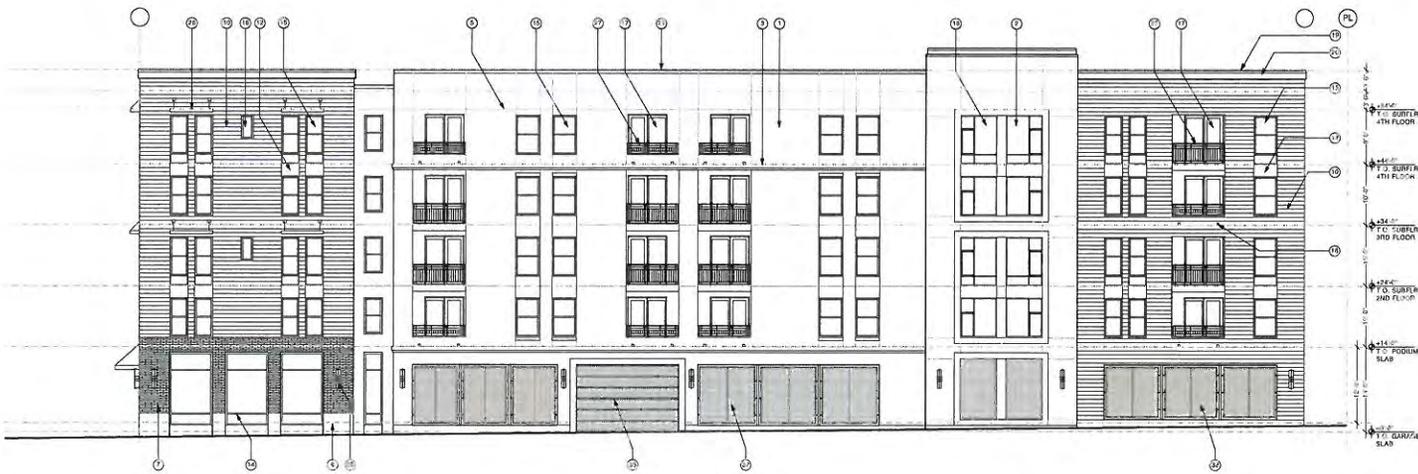
ISSUE: 01-18
 PRECISE PLAN: 01-18-2012
 PREC. PLAN RESUB: 01-18-2012

**CONCEPTUAL ELEVATIONS
WITTE - MONT.**
 PROJECT: 1605
 SHEET: A3.1.3

GENERAL NOTES

SHEET NOTES

- NOTE: NOT ALL NOTES ARE USED IN EVERY SHEET
- 1 3/4" DAY PLASTER W/ ELASTOMERIC PAINT
 - 2 3/4" PLASTER COATED FOAM TRIM
 - 3 PLASTER COATED FOAM TRIM
 - 4 GROUTED HORIZONTAL FINISH JOINT TYP.
 - 5 SURFIN 14 SLIDE HORIZONTAL CONTROL JOINT AT FLOOR AND ROOF LINES TYP.
 - 6 UNFINISHED VERTICAL CONTROL JOINT TYP.
 - 7 1/2" BRICK TUB BRICK OF SCRATCH AND BRICK W/ MORTAR JOINTS
 - 8 NAPA VALLEY CAST STONE IN SCRATCH AND BRICK W/ MORTAR JOINTS, 30 PSI
 - 9 1" MIN. BUILDING ADDRESS IN CONTRASTING BACKGROUND
 - 10 6" WIDE FIBER CEMENT SIDING W/ 1X1 HANDLE TRIM TYP. AT CORNERS AND AROUND OPENINGS
 - 11 HANDLE TRIM GLAZ COLLARS, PTD
 - 12 HANDLE PANEL, PTD TO MATCH WINDOWS
 - 13 8" 413-0" GLASS ENTRANCE DOORS
 - 14 4" ALUMINUM STOREFRONT W/ OFFSET GLAZING
 - 15 VINYL OR ALUM. HANDLE HAND WINDO. CORNER TUB BRONZE OR BRASS TO MATCH WINDO. CORNER TUB W/ 1/2" FIXED LITE BELOW
 - 16 VINYL OR ALUM. FRAME WINDO.
 - 17 1/2" THERMATRY FIBERGLASS FRENCH DOOR W/ INTEGRAL SILLITE, PTD TO MATCH WINDO. TYP.
 - 18 45M THRU WALL SUPPORT, PTD
 - 19 1/2" HANDLE TRIM, PTD W/ 1/2" COPING, PTD
 - 20 3/4" 1X2 HANDLE TRIM, PTD
 - 21 1/2" FOAM TRIM W/ 1/2" COPING, TYP.
 - 22 STEPPED BACK PARAPET W/ 1/2" COPING, PTD
 - 23 SOLID WOOD FRAMED FLAT ROOF W/ MODIFIED BITUMEN, 1/2" SLOPE RECEIVING
 - 24 DECK/PATIO DECK OVER POOL W/ 1/2" TUBE STEEL FRAME W/ 1/2" 1X2 GALVANIZED STEEL INFILL PANEL, NOT DIPPED GALVANIZED, PTD
 - 25 1/2" 1/2" 1X2 (E-GREEN LIGHTS) CUSTOM EXTERIOR TUBES
 - 26 PROJECTING DECK (PODIUM SLAB)
 - 27 1/2" 1/2" 1X2 (E-GREEN LIGHTS) WELDED TUBE BALCONY, NOT DIPPED GALVANIZED, PTD
 - 28 NOT DIPPED GALVANIZED 1/2" STEEL TUBE FRAME W/ 1/2" 1X2 1/2" PROJECTING BALCONY W/ 1/2" 1X2 AND 1/2" 1X2 TO KNIFE FLATE CONNECTION
 - 29 UNDISCARDED HANDICAPPED SLOTTACK
 - 30 VINYL SLIDING DOOR
 - 31 GARAGE SHILLE
 - 32 GARAGE ENTRANCE
 - 33 BREEZE WAY
 - 34 PODIUM STAIR



SOUTH ELEVATION - GARAGE ENTRANCE 1
1/8" = 1'-0"



**WITTE-MONTANA AND EDEN HOUSING
PRECISE PLAN RESUBMITTAL**

SOUTH HAYWARD, CA

DATE: 10.27.2012
PRECISE PLAN RESUBMITTAL

**CONCEPTUAL ELEVATIONS
WITTE - MONT.**

DATE: 10.27.2012
SCALE: 1/8" = 1'-0"
PROJECT: 1307 - SOUTH HAYWARD
SHEET: A3.1.5

DATE: May 28, 2013

TO: Mayor and City Council

FROM: Development Services Director

SUBJECT: Proposed Override Action Regarding Section 2.7.5.7 of the Hayward Executive Airport Land Use Compatibility Plan

RECOMMENDATION

That the City Council conducts a public hearing on the proposed override action regarding Section 2.7.5.7, "Special Conditions," of the Hayward Executive Airport Land Use Compatibility Plan (ALUCP), and adopts the attached resolution of intention (Attachment I).

SUMMARY

An updated Hayward Executive Airport Land Use Compatibility Plan (ALUCP) (see www.acgov.org/cda/planning/generalplans/airportlandplans.htm) was approved by the Alameda County Airport Land Use Commission (ALUC) on July 18, 2012. Government Code Section 65302.3 requires that the Hayward General Plan now be amended to ensure consistency with the ALUCP. Alternatively, if the City Council does not concur with the ALUCP, in whole or part, the Council may override relevant provisions of the Plan after adopting findings as required by California Public Utilities Code Section 21676. As previously relayed to the ALUC, the City Council and Planning Commission have expressed concerns with Section 2.7.5.7 of the ALUCP associated with infill development, nonconforming uses, and other related items (see Attachment IV). The City has particular concerns related to how this particular section of the ALUCP could affect economic development at Southland Mall.

The updated ALUCP is potentially inconsistent with certain provisions of the current Hayward General Plan (i.e., Land Use Element, Land Use Map, Noise Element, Appendix N (Noise Guidelines for the Review of New Development)), the Airport Approach Zoning Regulations (Chapter 10, Article 6), and the Zoning Ordinance (Chapter 10, Article 1). However, rather than independently pursuing consistency with these policies and implementing regulations, staff recommended on February 26, 2013 at a work session that the City Council direct staff to do so through the comprehensive 2040 General Plan Update scheduled for completion by June of 2014.

At the February 26 City Council work session, Council directed staff to bring back an override action with findings regarding Section 2.7.5.7 of the ALUCP in order to protect economic

development efforts at Southland Mall; and to incorporate compliance provisions into the 2014 General Plan Update (see meeting minutes, Attachment II). On May 9, 2013, the Planning Commission reviewed the proposed overrule action and findings and recommended the City Council approve the overrule action (see later summary of the Planning Commission's action).

BACKGROUND

On October 25, 1988, the Hayward City Council approved an overrule of the previous ALUCP dated September 14, 1983 (Resolution 88-251). This action, which was preceded by supporting recommendations from the Planning Commission and Council Airport Committee, was taken because the City Council disagreed with the ALUC finding that the General Plan was inconsistent with the ALUCP. As a result, the City of Hayward was not subject to the previously adopted ALUCP.

During preparation of the updated ALUCP, Hayward staff provided extensive input to the ALUC and its staff. The following summarizes relevant events leading up to approval of the updated ALUCP in July of last year by the ALUC:

- March 2, 2011 – The ALUC provided a status report on the draft ALUCP.
- July 20, 2011 – The ALUC provided a review of the draft ALUCP.
- November 16, 2011 – The ALUC provided a public review draft of the ALUCP. The ALUC also considered a November 15, 2011 letter from Mayor Sweeney requesting additional time to review the ALUCP and expressing concern about provisions affecting uses at Southland Mall (see Attachment II).
- January 17, 2012 - The City Council adopted Resolution No. 12-008, expressing opposition to provisions in the draft ALUCP related to non-conforming uses, infill development, and other potential issues at Southland Mall. The Council felt that the provisions would limit economic development opportunities in this area.
- January 19, 2012 – The ALUC provided the final public review draft of the ALUCP. Hayward City Council Resolution No. 12-008 was submitted as public comment.
- January 26, 2012 – The Hayward Planning Commission held a public work session to discuss the ALUCP and concurred with the concerns memorialized in City Council Resolution No. 12-008.¹
- February 6, 2012 – The public review period for the ALUCP closed. In a letter dated February 1, 2012, Development Services Director David Rizk relayed concerns about the ALUCP to the ALUC from the Hayward Planning Commission (see Attachment III).
- July 18, 2012 – The ALUC adopted an updated ALUCP with revisions (discussed below), which were partially responsive to concerns of the Hayward City Council and Planning Commission.

¹ See agenda item #2 at: <http://www.hayward-ca.gov/CITY-GOVERNMENT/BOARDS-COMMISSIONS-COMMITTEES/PLANNING-COMMISSION/2012/PCA12PDF/pca012612full.pdf>

Planning Commission Action - On May 9, 2013, the Planning Commission recommended that the City Council conduct a public hearing on the proposed overrule action, and provide the proposed decision and findings to the Alameda County Airport Land Use Commission. The Planning Commission expressed concern that ALUCP Section 2.7.5.7 would stand in the way of development at Southland Mall. The Commission acknowledged that it is the desire of the City of Hayward to improve and foster economic development throughout the City and that the requirements of Section 2.7.5.7 and required review of projects by the ALUC act as obstacles to development. In addition, it was the opinion of the Commission that any delays in the development review process could represent a competitive disadvantage for Hayward, when compared with the processes of surrounding East Bay cities. The Commission supported an overrule action regarding ALUCP Section 2.7.5.7, because noise, safety, airspace protection and overflight issues can be addressed by the City Council, the Planning Commission, and staff utilizing other mechanisms.

Hayward Airport Land Use Compatibility Plan Overview – ALUCPs are principally concerned with the effect aviation activities may have on nearby land uses within a defined Airport Influence Area (AIA) (see Figure 1 below). The AIA for the Hayward ALUCP extends westward nearly to Mission Boulevard and south to Tennyson Road. These effects include:

- Exposure of persons on the ground to accident potential;
- Exposure of persons to excessive noise levels;
- Prevention of obstructions to air navigation (e.g., tall trees, buildings, etc.); and
- Prevention of hazards to flight (e.g., wildlife, smoke, flare, lighting, electrical interference and thermal plumes).

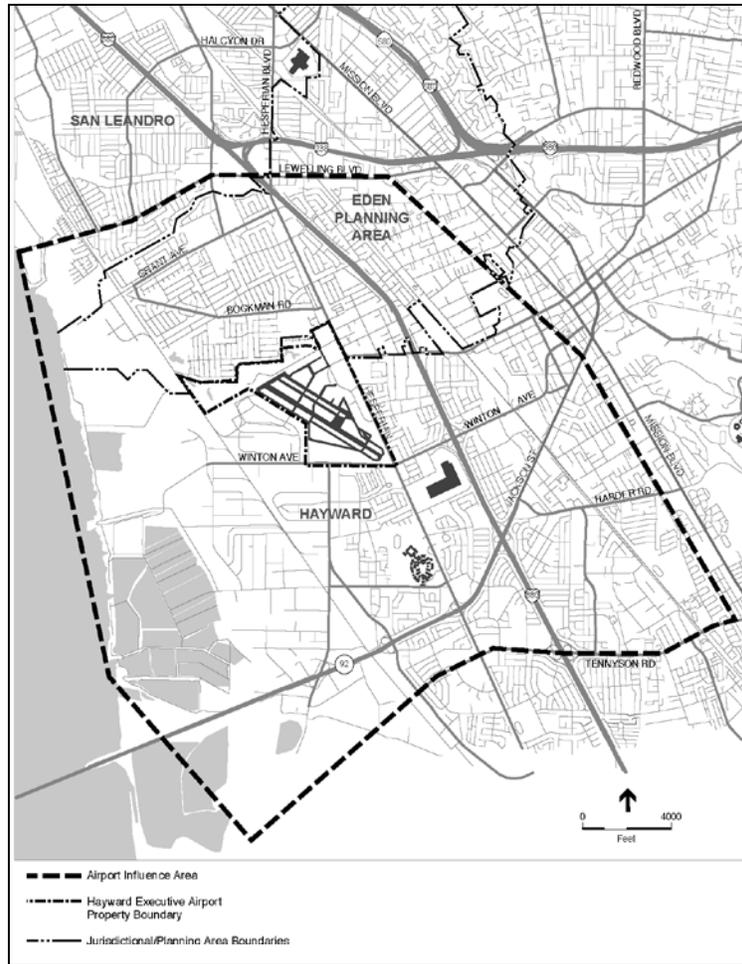


Figure 1 – Airport Influence Area for the ALUCP

For each potential effect, the ALUC adopted land use compatibility policies in Chapters 2 and 3 of the ALUCP. These policies are intended to address existing and future conditions at Hayward Executive Airport and its environs. The ALUCP is organized as follows:

- Chapter 1 (Introduction) – This chapter explains the purpose of the ALUCP, including a summary of its contents.
- Chapter 2 (Countywide Policies) – This chapter provides definitions, summarizes requirements of the State Aeronautics Act, establishes the ALUC’s review process for actions subject to its review, and prescribes land use compatibility criteria.
- Chapter 3 (Hayward Executive Airport Policies) – This chapter defines noise impact zones, airspace protection zones, overflight zones, and airport safety zones and includes corresponding criteria for each.
- Chapter 4 (Hayward Executive Airport and Vicinity Data) – This chapter provides background data only.
- Chapter 5 (References) – This chapter lists references used in preparation of the ALUCP.

General Plan Consistency – California Government Code §65302.3 requires local general plans and applicable specific plans to be consistent with the ALUCP. To be consistent with the ALUCP, local plans must specifically address compatibility planning issues and must avoid direct conflicts with compatibility planning criteria. Consistency implies that “the concepts, standards, physical characteristics, and resulting consequences of a proposed action must not conflict with the intent of the law of the compatibility plan to which the comparison is being made.”²

However, affected local agencies may overrule the ALUCP (i.e., not achieve General/Specific Plan consistency), in whole or part, by a two-thirds majority vote during a publicly noticed meeting. If local agencies do not modify their plans to achieve consistency or overrule the ALUCP within one-hundred eighty (180) days, the ALUC can begin requiring submittal to the ALUC for review of all local land use actions, regulations, and permits within the airport influence area. According to Cindy Horvath, Senior Transportation Planner and staff to the ALUC, a letter will be sent from the ALUC that will outline which types of projects are to be submitted. The Alameda County ALUC has determined that the one-hundred eighty (180) day timeframe to overrule the ALUCP expired on March 29, 2013.

Overruling ALUC Decisions on the ALUCP - In compliance with California Airport Land Use Planning Handbook Section 5.5 (Overrule ALUC Decisions), the City Council is required by Public Utilities Code Section 21670 to make findings in conjunction with overruling the entire or a portion of the ALUCP (Attachment V). Findings are defined “as legally relevant conclusions that explain the decision-making agency’s method of analyzing facts, regulations, and policies and the rationale for making the decisions based on the facts involved.” According to the California Airport Land Use Planning Handbook, these findings must address four areas of concern related to land use near the airport: noise, safety, airspace protection and overflight. Therefore, overrule findings that are adopted by the City Council must address these subjects.

The findings must show that the existing policies of the agency are consistent with the purposes stated in Section 21670: “It is in the public interest to provide for the orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards adopted.” In addition, the intent of Section 21670 is to “protect public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.”

Public Resources Code Section 21676(b) provides that the City Council may, “after a public hearing, overrule the commission [ALUC] by a two-thirds majority vote of its governing body if it makes specific findings that the proposed action is consistent with the purposes of State Aeronautics Law stated in Section 21670.” At least forty-five days prior to taking formal overrule action, the City Council is required to submit a draft proposal and overrule findings to the ALUC and the Caltrans Division of Aeronautics, and conduct a public hearing. Caltrans and the ALUC then have thirty days to provide comments in response and those comments must be made part of the

² California Airport Land Use Planning Handbook, State of California Department of Transportation, Division of Aeronautics, October 2011.

administrative record After the minimum forty-five day review period, the City Council must conduct a second hearing to take formal overrule action, which also requires a two-thirds majority vote.

DISCUSSION

The ALUCP includes seven (7) Safety Compatibility Zones that spatially allocate risk from aircraft accident within and around the airport. The lower the Safety Compatibility Zone number, the higher the risk. Figure 2 on the next page depicts each Safety Compatibility Zone. Parcels within the Airport Influence Area (AIA) are substantially urbanized, so the questions of consistency with the City's General Plan Land Use Map are primarily related to ALUCP criteria pertaining to infill development and non-conforming uses. Where non-conforming uses exist on the ground, the ALUCP provisions under Section 2.7.5.7 (Special Conditions) includes criteria intended to minimize risk to airport-related hazards. This is primarily accomplished by prohibiting an increase in building occupancy (for commercial uses) or dwelling units (for residential uses).

Related to previous ALUCP drafts, the City expressed concern that the Special Conditions provisions in Section 2.7.5.7 would unreasonably limit economic development opportunities, especially at Southland Mall.

To the City's advantage, the approved ALUCP omits a previous provision that would have applied the more restrictive Safety Compatibility Zone to entire parcels designated with two or more zones. The final ALUCP provisions indicate that the specific areas within a parcel encompassed within a Safety Compatibility Zone are subject to that Zone's provisions. This issue was particularly relevant to the parcel at Southland Mall that contains the four free-standing restaurants (Elephant Bar, Panera Bread, Applebee's, and the former Marie Callender's) that contains Zones 2 and 6.

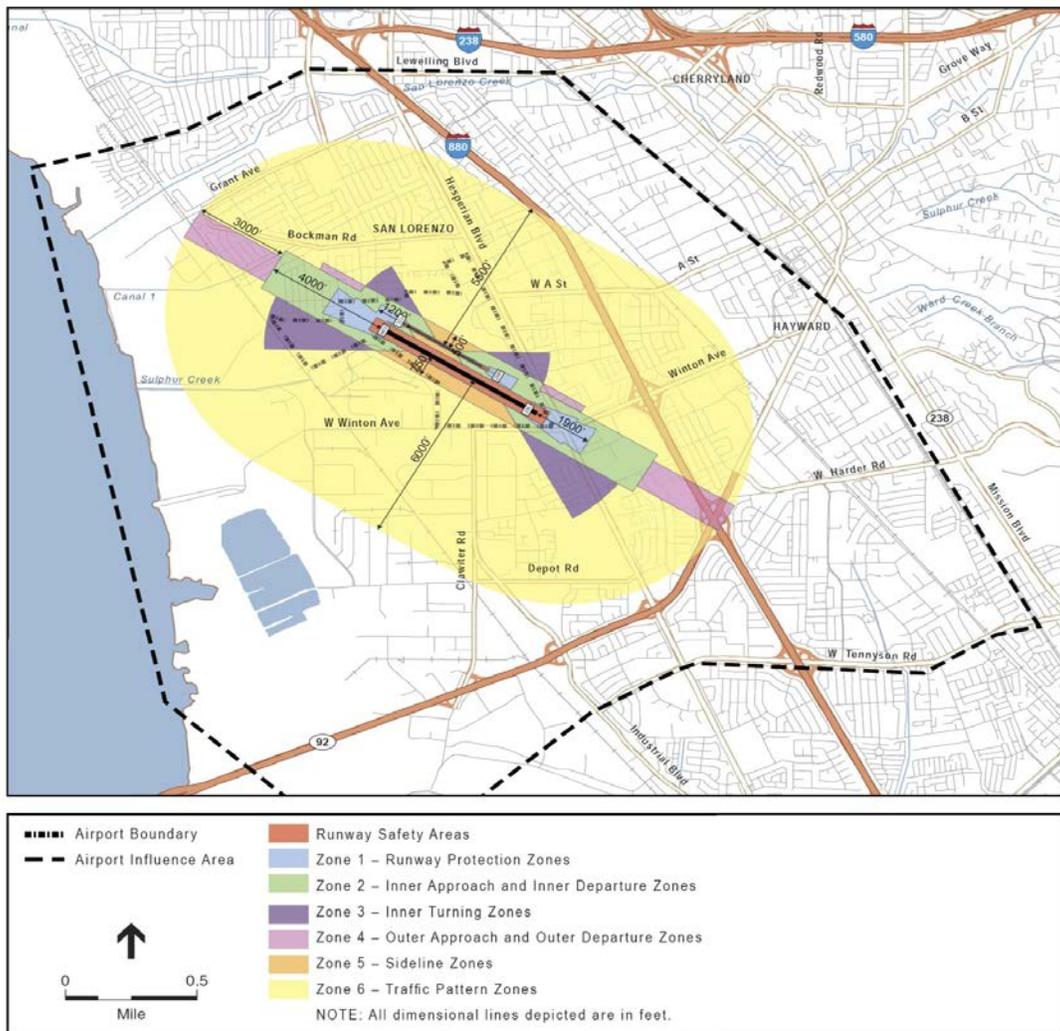


Figure 2 - Safety Compatibility Zones for the ALUCP

However, the adopted ALUCP does not include revisions sufficiently responsive to the concerns raised by the Hayward City Council in Resolution No. 12-008. The remaining provisions under Section 2.7.5.7 (Special Conditions) remain essentially unchanged, and the locations of the various Safety Compatibility Zones remain unchanged. Staff believes that the redevelopment of the former Marie Callender's Site, Lucky Market site and parcels at Southland Mall within Safety Zones 2 and 3, as well as activities at Skywest Golf Course, will be unnecessarily restricted if the City Council does not adopt an overrule of Section 2.7.5.7 (see Attachment VI).

ALUCP Table 3-2, Safety Compatibility Criteria (see table in Attachment VII), lists uses that are allowed in each of the seven safety compatibility zones. Within these zones, uses are classified as incompatible, conditional, or permitted. The ALUCP states that incompatible "uses should not be permitted under any circumstances as they may expose persons to airport-related safety hazards." Uses that are listed as incompatible are not permitted to be expanded or built. Large outdoor events are also classified as incompatible uses and therefore prohibited. This is the concern of the City of Hayward since existing uses would be limited at Southland Mall parcels and the Skywest Golf

Course. Small eateries and drinking establishments are not permitted in Safety Zone 2, which affects the Marie Callender's site. In addition, indoor and outdoor assembly of any kind is not permitted in Safety Zone 2, which could affect outdoor gatherings at the clubhouse at the Skywest Golf Course. Large outdoor assembly and high capacity indoor assembly of more than 1000 people per acre is prohibited in Safety Compatibility Zones 1 through 6. Medium to large indoor assembly of 300 to 1000 people per acre is prohibited in Safety Compatibility Zones 1 through 3 and 5. As proposed, this would prohibit the proposed fitness club at Southland Mall (see discussion below). Since a large portion of the Southland Mall properties are located within Safety Compatibility Zone 2, these development restrictions are a concern to staff and Southland Mall management.

The former Marie Callender's restaurant was considered a small eatery (allowing up to 60 square feet per person) and therefore, an existing nonconforming use in ALUCP Table 3-2, which prohibits new small eateries in Safety Compatibility Zone 2. As such, ALUCP Section 2.7.5.7 (b) (2) does not allow the former Marie Callender's building to be expanded beyond the existing footprint because a portion of the building falls within Safety Compatibility Zone 2. Fortunately, the new restaurant now being developed in the former Marie Callender's restaurant building (Famous Dave's BBQ) is being improved within the existing building footprint and massing.

In addition, a proposed new fitness club requiring text amendment and conditional use permit applications, which are currently being processed by the City, is proposed to be located in a new building on the former Lucky Market site also within Safety Compatibility Zone 2. According to Table 3-2 in the ALUCP, the fitness club may be classified as a High Capacity or Medium to Large Indoor assembly room, which are incompatible uses in Safety Zone 2. The existing building is 20 feet in height and the proposed building will have a 40-foot tall entry feature. The majority of the building will be 30 feet tall with 34-foot tall side window features and will be built on a slightly larger (18 feet wider) footprint area.

ALUCP Section 2.7.5.7 indicates that infill is permitted if: the parcel size is 20 acres or less; the site is bound by existing uses that are similar to, or more intensive than those proposed; the project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses; and the area to be developed cannot previously have been set aside as open land. In the case of the fitness club, it is surrounded by more intensive assembly uses such as a restaurant and retail store, and the fitness center would not extend the perimeter of the area defined by the surrounding incompatible uses. The area where the fitness club is to be developed is not set aside as open land, and has been developed with a market and retail uses.

According to the Infill requirements in the ALUCP, since the fitness club will be developed on a parcel greater than 10 acres but less than 20 acres, the development is limited to not more than 50 percent above low-intensity uses. According to the 2010 California Building Code, fitness facilities have an intensity of 1 person per 50 square feet, which is at the lower intensity than surrounding restaurant and retail uses. The application has been deemed incomplete and will not be able to be submitted for ALUC review until it is deemed complete. However, if the City Council overrules Section 2.7.5.7 prior to the resubmittal of the revised application, it may not be necessary to submit the proposed fitness club project to the ALUC for review.

On February 26, 2013, the City Council directed staff to: (a) pursue overrule action with findings regarding Section 2.7.5.7 of the ALUCP; and (b) incorporate compliance with Government Code §65302.3 relative to remaining ALUCP provisions into the 2040 General Plan Update process.

Findings and City Council Action- The local agency is required to make specific findings in conjunction with a decision to overrule the ALUCP, which have been incorporated into the attached resolution. The findings are required to be consistent with the purposes of Public Utilities Code Section 21670, including minimizing noise and safety hazards caused by public airport operations. The intent of this law is to protect the public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.

The California Airport Land Use Planning Handbook identifies four functional categories for determining airport land use compatibility: noise, safety, airport airspace protection and overflight compatibility. Therefore, the overrule findings must address each category and demonstrate that development at Southland Mall and the surrounding area is consistent with the purposes stated in Section 21670. The proposed overrule action for ALUCP Section 2.7.5.7 is for all projects located within the Hayward Airport's Airport Influence Area (AIA). Many of the following findings include examples of specific projects.

Overrule Findings

Noise - The ALUCP establishes noise compatibility policies in order to "prevent the development of noise-sensitive land-uses in portions of the airport environ that are exposed to significant levels of aircraft noise." The noise findings demonstrate that expansion at Southland Mall in Safety Compatibility Zones 1, 2, 3, 4 and 6 will not expose people to excessive noise levels (see map, Attachment VI). In addition, the noise findings demonstrate that development throughout the Airport Influence Area will meet noise standards of the California Airport Land Use Hand book (October 2011) and the City of Hayward General Plan (March 2002).

1. Figure 9-6 of the 2010 Hayward Executive Airport Layout Plan Update indicates that the property of Southland Mall within ALUCP Safety Compatibility Zone 2 is within the 60 dB CNEL contour and Zone 3 is within the 55 dB CNEL contour, which is consistent with the noise compatibility policies of the ALUCP. All commercial development located and proposed at Southland Mall within Safety Compatibility Zones 2 and 3 will keep sound levels to 52 dB CNEL in compliance with the Hayward General Plan and the HWD ALUCP. This is also in compliance with Public Utilities Code Section 21670 (a) (1).
2. Noise levels from the airport are anticipated to be within acceptable standards based on the California Airport Land Use Planning Handbook.
3. The Hayward General Plan Conservation and Environmental Protection Element Noise Mitigation Policy Number 13 states, "The City will seek to protect the public health, safety and welfare against the adverse effects of excessive noise."

4. The HWD ALUCP, Table 3-1, Noise Compatibility Criteria permits restaurants within the <60dB CNEL to 69 dB CNEL. The restaurants located adjacent to Southland Mall within Safety Compatibility Zones, 2, 4 and 6 are located within the 55 to 60 db CNEL, per ALUCP Figure 3-3, HWD Noise Compatibility Zones.
5. The City of Hayward General Plan Appendix N, Figure 1, Land Use Compatibility Standards for Community Noise Environments interprets a normally acceptable range of 50-70 dB CNEL for golf courses. The Hayward ALUCP, Figure 3-3, Noise Compatibility Zones show the Skywest Golf Course is located within the 60-65dB CNEL.
6. The City of Hayward General Plan Appendix N, Figure 1, Land Use Compatibility Standards for Community Noise Environments, show the Skywest Golf Course is located within the 60-65dB CNEL.
7. The City of Hayward has adopted an airport noise management program and policies that are monitored by a staff Noise Abatement Analyst.

In summary, Hayward's existing local land use noise policies will ensure that infill development is consistent with the noise standards in the California Airport Land Use Planning Handbook.

Safety - The ALUCP establishes land use safety policies in order to "minimize the risks to people and property on the ground as well as those people in an aircraft in the event of an accident or emergency landing occurring outside the airport boundary." The safety findings demonstrate that commercial infill development at Southland Mall parcels, and infill development throughout the AIA, can be completed while minimizing risk associated with potential aircraft accidents by providing for safety of people and property on the ground while enhancing the chances of survival of occupants of aircraft involved in an accident.

1. Existing currently proposed development on Southland Mall properties is clustered, which allows an aircraft some degree of control in the event of a forced landing. Approximately seventy-nine percent of the Southland Mall property is parking lots or roadways.
2. The Skywest Golf Course is located within Safety Compatibility Zones 1, 2 and 3. Large portions of the grounds are void of buildings and trees which allows pilots some degree of control in the event of a forced landing.
3. In the event of an aircraft incident adjacent to the Hayward Executive Airport, the Airport Rescue Fire Fighting (ARFF) services team and ARFF vehicle from Station 6, located at the Airport, would minimize risk to people and property on the ground as well as those people in the aircraft by responding in a timely manner.
4. Infill- Safety Compatibility Summary - The following demonstrates that infill development can be completed in a safe manner related to potential emergency aircraft landings.
 - a. In Safety Compatibility Zone 2, all infill area is bound by existing uses that are similar. All proposed uses and structures will be required to be consistent with the requirements

and design and performance standards of each Zoning District within Safety Compatibility Zones throughout the Airport Influence Area. The stated purpose of the Hayward Zoning Ordinance allows for infill and reuse areas at their prevailing scale and character. Hayward Municipal Code Section 10-6.30 (Height Limits) regulate the heights of structures in airport approach zones.

- b. Development of infill areas at Southland Mall would not involve development that extends beyond the perimeter of the area defined by the existing land uses.
 - c. Land Uses proposed for the infill area would be required to be consistent with Hayward's General Plan and Zoning regulations.
5. Figure 4C: Safety Zone 2 - Inner Approach/Departure Zone, the California Airport Land Use Planning Handbook suggests avoidance of most eating establishments; however, it does allow infill development up to the average intensity of comparable surrounding uses. Since the Marie Callender's site, now occupied by Famous Dave's BBQ, is surrounded by restaurants similar in intensity (Applebee's, Elephant Bar and Panera Bread), infill restaurant development up to the average intensity of the surrounding restaurants is permissible. New restaurants similar in intensity to these existing restaurants are permissible in Safety Zones 2 and 6, consistent with the California Airport Land Use Planning Handbook.

The City's existing development standards and processes (as more specifically analyzed in *Safety*, Paragraph 4, subsections (a), (b) and (c) above) applicable to the Airport Influence Area provide adequate opportunity for the City to analyze, review and condition, consistent with the California Airport Land Use Planning Handbook, any proposed restaurant or other use, to ensure the safety of the residents and occupants of structures in the airport vicinity without the need for additional discretionary review by the ALUC.

- 6. Residential uses will be developed in accordance with the development standards of each residential zoning district and Safety Compatibility Zone restrictions of the California Airport Land Use Planning Handbook. The Handbook allows infill residential development in Safety Compatibility Zone 2, low density residential is allowed in Safety Compatibility Zones 3 and 4, and residential uses are allowed in Safety Compatibility Zone 6 with consideration of noise impacts.
- 7. Compliance to the height requirements of the Hayward Executive Airport Layout Plan Update (April 2010) will be reviewed on a case-by-case basis through the City of Hayward development review process.

Airspace Protection – The ALUCP establishes Airspace protection criteria to reduce the risk of harm to people and property resulting from an aircraft accident. “This is accomplished by the establishment of compatibility policies that seek to prevent the creation of land use features that can be hazards to the airspace used by aircraft in flight and have the potential to cause an aircraft accident to occur. Such hazards may be physical, visual or electronic.” The airspace protection

findings demonstrate that development at Southland Mall and properties within Safety Compatibility Zones, can occur without introducing land features that can be hazards to aircraft in flight. Projects would be reviewed on a case-by-case basis through the City of Hayward development review process.

1. The buildings in Safety Compatibility Zones 1, 2, 3, 4 and 6 will comply with the required height limits represented in the Hayward Executive Airport Layout Plan Update (April 2010).
2. Hayward Municipal Code Section 10-1.2730(a) (Special Height Requirements - Height-Airport) states, "Height provisions of airport or air approach regulations shall govern when in conflict herewith or in absence of provisions for such height regulations herein." Hayward Municipal Code Section 10-6.30 (Height Limits), regulates the heights of structures in airport approach zones.
3. Airspace Obstructions - In compliance with ALUCP Section 4.5 (Airspace Protection), land uses that exist and would be allowed at Southland Mall do/would not pose a potential hazard by attracting birds or other wildlife since the properties do not contain facilities such as Sanitary Landfills, Sanitary Sewer Systems, Stormwater Management Facilities, Wetlands, Agricultural Areas, Parks, Golf Courses, nor Natural Areas. Southland Mall is such an urban setting, its landscaping is not likely to attract large flocks of birds or other wildlife. . In addition, the City of Hayward does not plan to expand the golf course itself at Skywest Golf Course, which could have the potential to attract more birds or other wildlife.
4. Within Safety Compatibility Zones 1, 2, 3,4 and 6, land uses shall be prohibited that create bright lights, smoke, particulate emissions, or allow for the storage of hazardous, flammable or explosive materials above ground. This is controlled through the provisions specifying allowed uses in each Zoning District.
5. Southland Mall is not a source of visual hazards such as distracting lighting or lights that can be confused with airfield lights. Within Safety Compatibility Zones 1, 2, 3, 4 and 6, all existing project lighting and all proposed project lighting shall be directed within the project site and shielded to prevent adverse impacts on aircraft flight activities as required by the Hayward Municipal Code, Section 10-2.640 of which states, "Exterior lighting shall be designed, erected, and maintained so that light or glare is not directly cast upon adjacent properties or public rights-or way.
6. Section 10-6.35 (Use Restrictions) of the Hayward Municipal Code prohibits uses within any airport approach zone, airport turning zone or airport transition zone to be developed in a manner to create harmful electrical interference with radio communications between the airport and aircraft, make it difficult for flyers to distinguish between airport lights and other lights, result in harmful glare in the eyes of the flyers using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, take off or maneuvering of aircraft.

Overflight - The California Airport Land Use Planning Handbook states that overflight is “the acceptability of a given noise level with respect to a particular type of land use should solely be a function of the noise level and the land use” and that people near airports should be notified of the presence of overflights in order to minimize or avoid annoyances associated with these conditions. The finding will assure that people are notified of Hayward Executive Airport overflight.

1. Per the requirements of AB2776, real estate and leasing agents are required to disclose to future property owners and tenants that there is a presence of overflights by aircraft from Hayward Executive Airport. City staff will ensure that the overflight notification will be in compliance with the ALUCP Section 3.3.4.6: Buyer Awareness Measures.

ECONOMIC IMPACT

If the overrule action is not adopted, staff believes it would result in a negative economic impact on Southland Mall businesses and the Skywest Golf Course. Without such action, the development review process for projects would be delayed approximately six months for ALUC review, including time for an overrule of a negative decision of the ALUC. In addition, the application fee for ALUC review is \$1,000.

FISCAL IMPACT

Policy planning work resulting from ALUCP adoption can be incorporated into the 2040 General Plan Update with no change to that project’s work scope, budget and timeline. However, staff time would be required to assist applicants with the ALUC review process and overrule of an ALUC decision, with such costs to be borne by applicants.

NEXT STEPS

If City Council adopts the attached resolution, staff shall forward the resolution that includes a draft proposal and overrule findings to the Airport Land Use Commission (ALUC) and the Caltrans Division of Aeronautics for review. After 45 days have passed, during which time the ALUC and Caltrans Division of Aeronautics will have an opportunity to review and submit comments regarding the proposed decision and the findings, the City Council would then consider comments received on the findings, would conduct a second public hearing, and take a formal overrule action by adopting a second resolution by a two-thirds majority vote.

Prepared by: Arlyne J. Camire, AICP, Associate Planner

Recommended by: David Rizk, AICP Development Services Director

Approved by:



Fran David, City Manager

Attachments:

Attachment I	Draft Resolution
Attachment II	City Council Meeting Minutes Dated February 26, 2013
Attachment III	Letter from Mayor Sweeney Dated November 15, 2011 and letter from Development Services Director David Rizk dated February 1, 2012, with City Council Resolution No. 12-008
Attachment IV	Hayward Executive Airport Land Use Compatibility Plan Section 2.7.5.7, Special Conditions
Attachment V	California Airport Land Use Planning Handbook, Section 5.5 (Overruling ALUC Decisions)
Attachment VI	Hayward Airport Safety Compatibility Zones, Southland Mall Properties
Attachment VII	Hayward Executive Airport Land Use Compatibility Plan Table 3-2, Safety Compatibility Criteria

HAYWARD CITY COUNCIL

RESOLUTION NO. 13-

Introduced by Council Member _____

RESOLUTION APPROVING PROPOSED FINDINGS TO
OVERRIDE SECTION 2.7.5.7, SPECIAL CONDITIONS, OF
THE HAYWARD EXECUTIVE AIRPORT LAND USE
COMPATIBILITY PLAN

WHEREAS, an updated Hayward Executive Airport Land Use Compatibility Plan (ALUCP) was approved by the Alameda County Airport Land Use Commission (ALUC) on July 18, 2012, and Government Code Section 65302.3 requires that the Hayward General Plan be amended to ensure consistency with the ALUCP; and

WHEREAS, the City of Hayward must ensure that the General Plan is in conformity with the Hayward Executive Airport Land Use Compatibility Plan or override all or part of the ALUCP in the manner set forth in California Public Utilities Code Section 21676, which provides that if a local agency does not concur with the ALUCP, in whole or part, the local agency may override relevant provisions of the ALUCP after appropriate findings are adopted by a two-thirds majority of the agency's legislative body; and

WHEREAS, the City will incorporate provisions of the ALUCP into the 2014 General Plan Update, with the exception of Section 2.7.5.7, Special Conditions, to ensure consistency with the ALUCP and satisfy the requirements of Government Code Section 65302.3; and

WHEREAS, the Planning Commission found that the proposed findings are consistent with the purposes of Public Utilities Code Section 21670 and unanimously recommended adoption of the proposed findings in support of the override action, at a duly noticed hearing conducted on May 9, 2013; and

WHEREAS, the City Council has determined that Section 2.7.5.7, Special Conditions, subsections (a) Infill, (b) Nonconforming Uses, and (c) Parcels Lying within Two or More Compatibility Zones, of the Hayward Executive Airport Land Use Compatibility Plan contain provisions that may limit redevelopment and economic growth at the Southland Mall, at Skywest Golf Course and elsewhere within the Airport Influence Area; and

WHEREAS, the City Council of the City of Hayward considered the proposed findings at its duly notice meeting on May 28, 2013, and approved, by a two-thirds majority, the adoption of findings supporting the proposed override of Section 2.7.5.7, Special Conditions of the Hayward Executive Airport Land Use Compatibility Plan, as set forth more specifically hereinafter.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF HAYWARD hereby approves overruling Section 2.7.5.7, Special Conditions, of the Hayward Executive Airport Compatibility Plan adopted July 18, 2012, based on the following proposed findings.

Findings Supporting Overrule of ALUCP Section 2.7.5.7

Noise - The ALUCP establishes noise compatibility policies in order to “prevent the development of noise-sensitive land-uses in portions of the airport environ that are exposed to significant levels of aircraft noise.” The following findings demonstrate that expansion at Southland Mall in Safety Compatibility Zones 1, 2, 3, 4 and 6 will not expose people to excessive noise levels. In addition, the following findings demonstrate that development throughout the Airport Influence Area will meet noise standards of the California Airport Land Use Hand book (October 2011) and the City of Hayward General Plan (March 2002). Development will be reviewed on a case-by-case basis through the City of Hayward development review process to assure that projects in the Airport Influence Area will be in compliance with Hayward General Plan (2002), Appendix N, Noise Guidelines for the Review of Development.

1. The Hayward Executive Airport Layout Plan Update (April 2010 - Chapter 9, Environmental Overview, Figure 9-6, 2020 CNEL Contours) and the Hayward Executive Airport Master Plan (April 2002) indicate that the property at Southland Mall within Safety Compatibility Zone 2 is within the 60 dB CNEL contour and Zone 3 is within the 55 dB CNEL contour, which contours are consistent with the noise compatibility policies of the ALUCP. All commercial development located and proposed at Southland Mall within Safety Compatibility Zones 2 and 3 must keep interior sound levels to 52 dB CNEL in compliance with the Hayward General Plan and the Hayward ALUCP. This noise standard is in compliance with Public Utilities Code Section 21670(a)(1), which declares that “[i]t is in the public interest to provide for orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards adopted pursuant to Section 21669 and to prevent the creation of new noise and safety problems.”
2. The California Airport Land Use Planning Handbook sets an outside baseline noise level at 65 dB for outside exposure to people: “This is the cumulative noise level defined as being acceptable to a reasonable person.” The outdoor noise levels in Safety Compatibility Zones 1, 2, 3, 4 and 6 are between the 60 dB and 55 dB CNEL contours, under existing City standards. Therefore, noise levels created by airport activities are presently within acceptable standards, based on the California Airport Land Use Planning Handbook, without the need for additional regulation.
3. The Hayward General Plan Conservation and Environmental Protection Element Noise Mitigation Policy Number 13 states that “[t]he City will seek to protect the public health, safety and welfare against the adverse effects of excessive noise.” The following are adopted strategies in the Hayward General Plan designed to protect people from excessive noise:

- Strategy 1. Provide educational materials and assistance to the community regarding noise mitigation, and promote the full disclosure of potential noise impacts within new infill development.
- Strategy 2. Continue to review new development to assure compatibility with surrounding land uses and compliance with accepted noise standards.
- Strategy 3. Encourage mitigation of noise through appropriate site planning, building orientation, and building materials.
- Strategy 4. Cooperate with adjacent jurisdictions and other agencies involved in noise mitigation, and work with transportation companies and/or agencies to mitigate noise impacts.
- Strategy 8. Continue to monitor the effectiveness of noise control programs at the Hayward Executive Airport.
4. The Hayward ALUCP, Table 3-1, Noise Compatibility Criteria permits restaurants within the <60dB CNEL to 69 dB CNEL. The restaurants located adjacent to Southland Mall within Safety Compatibility Zones 2, 4 and 6 are located within the 55-60db CNEL, in accordance to Hayward ALUCP Figure 3-3, Hayward Noise Compatibility Zones, and thus the noise limits within the restaurants meet or exceed the requirements of the ALUCP under existing City policies.
5. The City of Hayward General Plan Appendix N, Figure 1, Land Use Compatibility Standards for Community Noise Environments, established a normally acceptable range of 50-70 dB CNEL for golf courses. The Hayward ALUCP, Figure 3-3, Noise Compatibility Zones, shows the Skywest Golf Course is located within the 60-65dB CNEL. Consistent with this ALUCP standard for noise, the City's General Plan Appendix N, Figure 1, Land Use Compatibility Standards for Community Noise Environments, shows the Skywest Golf Course is located within the 60-65dB CNEL.
6. The City of Hayward has adopted an airport noise management program and policies that are monitored by a staff Noise Abatement Analyst, to ensure that noise emanating from the airport is adequately addressed and that aircraft noise conforms to the Hayward Executive Airport Aircraft Noise Restrictions, Hayward Municipal Code Chapter 2, Article 6.

In summary, the City's existing local land use noise policies will ensure that infill development is consistent with the noise standards in the California Airport Land Use Planning Handbook.

Safety - The ALUCP establishes land use safety policies in order to “minimize the risks to people and property on the ground as well as those people in an aircraft in the event of an accident or emergency landing occurring outside the airport boundary.” The following findings demonstrate that commercial infill development at Southland Mall parcels, and infill development throughout the Airport Influence Area, can be completed while minimizing risk associated with potential aircraft accidents by providing for safety of people and property on the ground, while enhancing the chances of survival of occupants of aircraft involved in an accident. Hayward Municipal Code Chapter 10, Article 1 (Zoning Ordinance) and Chapter 10, Article 6 (Airport Approach

Zoning Regulations) address development within the airport approach area through “The Airport Approach Zoning Plan for Hayward Air Terminal, Hayward, Alameda County, California.”

1. Existing and currently proposed development on Southland Mall properties is clustered, which allows an aircraft some degree of control in the event of a forced landing. Approximately seventy-nine percent of the Southland site is parking lots or roadways.
2. The Skywest Golf Course is located within Safety Compatibility Zones 1, 2 and 3. Large portions of the grounds are devoid of buildings and trees which allows pilots some degree of control in the event of a forced landing.
3. In the event of an aircraft incident adjacent to the Hayward Executive Airport, the Airport Rescue Fire Fighting (ARFF) services team and ARFF vehicle from Station 6, located at the Airport, would minimize risk to people and property on the ground as well as those people in the aircraft by responding in a timely manner.
4. Infill - Safety Compatibility Summary - The following demonstrates that infill development can be completed in a safe manner related to potential emergency aircraft landings.
 - a. The similarity of a proposed infill use to the existing uses surrounding the infill area is one of the criteria that is subject to consideration under ALUCP Section 2.7.5.7. In Safety Compatibility Zone 2, all infill area is surrounded by existing uses that are similar to the uses that would be permitted under current City policy. All proposed uses and structures will be required to be consistent with the requirements and design and performance standards of each Zoning District within Safety Compatibility Zones throughout the Airport Influence Area. Chapter 10, Article 1 (Zoning Ordinance), Section 10-1.110, Purpose, allows for infill and reuse areas at their prevailing scale and character. Chapter 10, Article 6, Airport Approach Zoning Regulations, Section 10-6.30, Height Limits, regulates the heights of structures in airport approach zones to minimize the risk of conflict between the land uses and airport operations.
 - b. Development of infill areas at Southland Mall would not involve development that extends beyond the perimeter of the area defined by the existing land uses, consistent with ALUCP Section 2.7.5.7.
 - c. Land uses proposed for the infill area would be required to be consistent with Hayward’s General Plan and Zoning regulations. All existing uses are consistent, and proposed uses would be required to be consistent with, Section 10-1.1300, the Central City Business Zoning District, and the Retail Office General Plan Land Use designation, which are the designations for the Southland Mall properties. In addition, Hayward Municipal Code Section 10-1.110, subsection (a) “[a]llow[s] for the infill and reuse areas at their prevailing scale and character.” Development within the airport approach area is required to meet height standards defined by Chapter 10, Article 6 (Airport Approach Zoning Regulations), Section 10-6.30 (Height Limits), which regulates the heights of structures in airport approach zones to ensure the safety of

residents and building occupants in the vicinity of the airport.

5. Figure 4C: Safety Zone 2 - Inner Approach/Departure Zone, in the California Airport Land Use Planning Handbook recommends avoidance of most eating establishments; however, the Handbook provides that infill development up to the average intensity of comparable surrounding uses is permissible. According to Table 3-2 in the ALUCP, small eateries have an approximate intensity of 60 square feet per person. The existing, operating restaurants (Applebee's, Panera Bread and Elephant Bar) adjacent to the Marie Callender's site constitute "small eateries" as that term is defined in Table 3-2. Therefore, new restaurants similar in intensity to these existing restaurants are permissible in Safety Zones 2 and 6, consistent with the California Airport Land Use Planning Handbook. The City's existing development standards and processes (as more specifically analyzed in *Safety*, Paragraph 4, subsections (a), (b) and (c) hereinabove) applicable to the Airport Influence Area provide adequate opportunity for the City to analyze, review and condition, consistent with the California Airport Land Use Planning Handbook, any proposed restaurant or other use, to ensure the safety of the residents and occupants of structures in the airport vicinity without the need for additional discretionary review by the ALUC.
6. Residential uses will be developed in accordance with the development standards of each residential zoning district and the Safety Compatibility Zone restrictions of the California Airport Land Use Planning Handbook. The Handbook allows infill residential development in Safety Compatibility Zone 2; low density residential is allowed in Safety Compatibility Zones 3 and 4; and residential uses are allowed in Safety Compatibility Zone 6 with consideration of noise impacts.
7. Compliance with the height requirements of the Hayward Executive Airport Layout Plan Update (April 2010) will be reviewed on a case-by-case basis through the City's development review process and will further ensure the safety of building occupants and the structures.

Airspace Protection – The ALUCP establishes airspace protection criteria to reduce the risk of harm to people and property resulting from an aircraft accident: "This is accomplished by the establishment of compatibility policies that seek to prevent the creation of land use features that can be hazards to the airspace used by aircraft in flight and have the potential to cause an aircraft accident to occur. Such hazards may be physical, visual or electronic." The following findings demonstrate that development at Southland Mall properties and properties within Safety Compatibility Zones, 1, 2, 3, 4 and 6 can occur without introducing land features that can be hazards to aircraft in flight. Projects are reviewed on a case-by-case basis through the City's development review process.

1. The buildings in Safety Compatibility Zones 1, 2, 3, 4 and 6 must comply with the required height limits represented in Figure 7-6 (Inner Portion of the Approach Surface Plan-Runway 10L-28R), Figure 7-7 (Inner Portion of the Approach Surface Plan-Runway 10R) and with Figure 7-8 (Inner Portion of the Approach Surface Plan-Runway 28L) of the Hayward Executive Airport Layout Plan Update (April 2010).

2. Hayward Municipal Code Section 10-1.2730(a) (Special Height Requirements - Height-Airport) states that “[h]eight provisions of airport or air approach regulations shall govern when in conflict herewith or in absence of provisions for such height regulations herein.” Hayward Municipal Code Section 10-6.30 (Height Limits) regulates the heights of structures in airport approach zones.
3. Airspace Obstructions - In compliance with ALUCP Section 4.5 (Airspace Protection), land uses that presently exist or that would be allowed at Southland Mall and the Skywest Golf Course do not and would not pose a potential hazard by attracting birds or other wildlife, since the properties do not, and would not, contain facilities such as Sanitary Landfills, Sanitary Sewer Systems, Stormwater Management Facilities, Wetlands, Agricultural Areas, Parks, or Natural Areas. Southland Mall parcels contain landscaping; however, the landscaping in such an urban setting is not likely to attract large flocks of birds or other wildlife. In addition, the City does not plan to expand the golf course itself at Skywest Golf Course (a pre-existing, nonconforming use under the ALUCP), which could have the potential to attract more birds or other wildlife.
4. Within Safety Compatibility Zones 1, 2, 3, 4 and 6 at the Southland Mall parcels and properties adjacent to the airport, land uses shall be prohibited that create bright lights, smoke, particulate emissions, or allow for the storage of hazardous, flammable or explosive materials above ground. This is controlled through the provisions specifying allowed uses in each Zoning District.
5. In accordance with Other Flight Hazards on Page 4-39 of the ALUCP, Southland Mall is not a source of visual hazards such as distracting lighting or lights that can be confused with airfield lights. Within Safety Compatibility Zones 1, 2, 3, 4 and 6 at the Southland Mall parcels, all off-street parking must comply with Hayward Municipal Code, Chapter 10, Article 2, Off-Street Parking Regulations, Section 10-2.640, Lighting and Marking, which requires that lighting be directed within the project site and shielded so as to prevent adverse impacts on aircraft flight activities as follows: “Exterior lighting shall be designed, erected, and maintained so that light or glare is not directly cast upon adjacent properties or public rights-of-way.”
6. Hayward Municipal Code Chapter 10, Article 6, Airport Approach Zoning Regulations, Section 10-6.35, Use Restrictions, prohibits uses within any airport approach zone, airport turning zone or airport transition zone to be developed in a manner that creates harmful electrical interference with radio communications between the airport and aircraft, makes it difficult for flyers to distinguish between airport lights and other lights, results in harmful glare in the eyes of the flyers using the airport, impairs visibility in the vicinity of the airport or otherwise endangers the landing, take off or maneuvering of aircraft.

Overflight - The California Airport Land Use Planning Handbook states that overflight is “the acceptability of a given noise level with respect to a particular type of land use [and] should solely be a function of the noise level and the land use” and that people near airports should be

notified of the presence of overflights in order to minimize or avoid annoyances associated with these conditions. The following finding will assure that people are notified of Hayward Executive Airport overflight: Pursuant to the requirements of AB 2776, real estate and leasing agents are required to disclose to future property owners and tenants that there is a presence of overflights by aircraft from Hayward Executive Airport. City staff will ensure that the overflight notification will be in compliance with the ALUCP Section 3.3.4.6: Buyer Awareness Measures.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD that the City Manager is authorized and directed to forward a copy of this resolution adopting proposed findings to overrule Section 2.7.5.7, Special Conditions of the Hayward Executive Airport Land Use Compatibility Plan, to the Airport Land Use Commission in compliance with Public Utilities Code Section 21676.

IN COUNCIL, HAYWARD, CALIFORNIA May 28, 2013

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

WORK SESSION

1. Adopted Hayward Executive Airport Land Use Compatibility Plan and General Plan Consistency Requirements of the California Government Code

Staff report submitted by Lamphier Gregory Senior Planner Colin, dated February 26, 2013, was filed.

Acting Planning Manager Patenaude announced the report and introduced Kevin Colin, Senior Planner from Lamphier-Gregory, who gave a synopsis of the report.

Council Member Halliday concurred with staff's recommendation to bring back an override action with findings regarding Section 2.7.5.7 of the Airport Land Use Compatibility Plan (ALUCP) and incorporate compliance provisions into the 2014 General Plan Update in order to protect redevelopment and economic growth at Southland Mall and address public safety measures.

Council Member Zermefio agreed with an override action related to Section 2.7.5.7 of the ALUCP in order to protect the development at Southland Mall. Mr. Zermefio was glad to know that the Alameda County Airport Land Use Commission (ALUC) could not override Council's action. Mr. Zermefio suggested developing the land behind Smart and Final and La Quinta Hotel by constructing a hotel/conference center.

Council Member Mendall noted that while the City appreciated the ALUC's advice, the Council should not give the ALUC veto power over Council's decisions in achieving conformance. Mr. Mendall was reluctant to create additional review steps for potential developers. Acting Planning Manager Patenaude anticipated few cases that the ALUC would be asked to review during the course of the update of the General Plan.

Council Member Salinas was concerned that the development of a potential restaurant in the Southland Mall area could be affected by the provisions of the ALUCP.

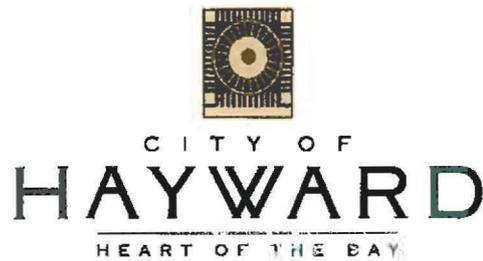
Council Member Halliday acknowledged former Council Member Henson for his involvement during the early stages of the ALUPC.

In response to Mayor Sweeney as to next steps, Acting Planning Manager Patenaude noted that staff would present the findings to override the ALUCP at a future Council meeting.

2. Review and Discussion of the Draft Economic Development Strategic Plan

Staff report submitted by Management Fellow Thomas, dated February 26, 2013, was filed.

City Manager David announced the report and introduced the City staff team: Human Resources Director Robustelli, Senior Planner Pearson, Assistant City Manager McAdoo, and Management Fellow Thomas.



November 15, 2011

Alameda County Airport Land Use Commission
224 West Winton Avenue
Hayward, CA 94544

Re: Draft Hayward Airport Land Use Compatibility Plan (ALUCP) and Related Draft Initial Study

Dear Commissioners:

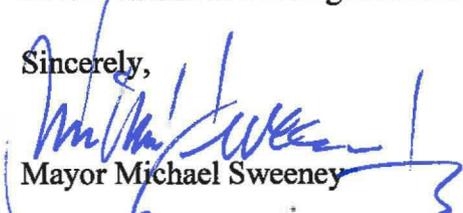
I understand that you are scheduled to approve at your November 16 meeting the final public review draft ALUCP document for the Hayward Airport and the associated Initial Study, to begin a 45-day public review period of those documents. Given that the current version of the draft ALUCP was only released less than a week ago late Thursday afternoon on November 10, I request that the public review period be extended to 60 days to allow the public and the Hayward City Council sufficient time to review and comment on the documents. Should a 45-day review period be established, that period would end on Saturday, December 31, 2011. Given the upcoming holidays and the fact that Hayward City Hall will be closed during the week between Christmas Day and New Year's Day, more time is needed to properly review these revised draft documents.

Additionally, representatives from Southland Mall, a major retail center in Hayward that will be impacted by the ALUCP, only recently received notification of your November 16 meeting and have expressed concerns with the draft ALUCP and the need for additional time to review it. Particular concerns have been relayed to City staff regarding potential impacts of the ALUCP on the vacant Marie Callender's restaurant building and the vacant former Lucky's Store building at the Mall.

Also, Hayward staff continues to have concerns with the provisions in Chapter 2 of the revised ALUCP document related to what modifications/alterations, etc. would be allowed to nonconforming uses, especially given the large parcels that comprise the Southland Mall property. As you know, the provisions in the draft ALUCP indicate parcels that contain more than one Airport Safety Zone are to have the more restrictive zone standards apply to the entire parcel.

It is hoped the City and the ALUC can continue to work together to develop an Airport Land Use Compatibility Plan for the Hayward Airport that meets the goals and policies of the Airport Land Use Commission while also recognizing the fiscal and economic importance in allowing flexibility in modifications to existing nonconforming establishments. Thank you for your consideration.

Sincerely,


Mayor Michael Sweeney

Office of Mayor Michael Sweeney

777 B Street • Hayward • CA • 94541-5007
Tel: 510/583-4340 • Fax: 510/583-3601 • TDD: 510/247-3340
EMAIL: Michael.sweeney@hayward-ca.gov



February 1, 2012

Alameda County Airport Land Use Commission
224 West Winton Avenue
Hayward, CA 94544

Re: Draft Hayward Airport Land Use Compatibility Plan (ALUCP) and Related Draft Initial Study

Dear Commissioners:

On January 26, 2012, the Hayward Planning Commission held a Work Session on the Draft Hayward Airport Land Use Compatibility Plan (ALUCP). At that meeting, the Planning Commission supported Hayward City Council Resolution No. 12-008 (copy attached) opposing portions of Chapter 2, relating to potential restrictions on infill development and expansion of nonconforming uses, particularly related to Southland Mall.

Due to the current state of the economy, it is important that policies in the ALUCP support the redevelopment of Southland Mall. The concerns are that the proposed policies could discourage tenants, which would result in economic stagnation not growth. In addition, the Planning Commission voiced their concern that the required review of any project may prolong the approval process, making the site less attractive to potential retail and restaurant tenants. The Planning Commission urges the Airport Land Use Commission to reasonably and fairly balance the objectives of addressing safety in the ALUCP with the high priority of Hayward to encourage and facilitate economic development.

If you should have any questions, please do not hesitate to contact me at (510) 583-4004. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'David Rizk'.

David Rizk, AICP
Development Services Director

Enclosure

cc: Fran David, City Manager

DEVELOPMENT SERVICES DEPARTMENT

777 B STREET, HAYWARD, CA 94541-5007

TEL: 510/583-4234 • FAX: 510/583-3649 • TDD: 510/247-3340 • WEBSITE: www.hayward-ca.gov

HAYWARD CITY COUNCIL

RESOLUTION NO. 12-008

Introduced by Council Member Halliday

RESOLUTION OPPOSING PORTIONS OF THE DRAFT
HAYWARD EXECUTIVE AIRPORT LAND USE
COMPATIBILITY PLAN

WHEREAS, the Alameda County Airport Land Use Commission (ALUC) staff prepared the public, draft Hayward Executive Airport Land Use Compatibility Plan, dated December 2011; and

WHEREAS, the public review period of the draft Hayward Executive Airport Land Use Compatibility Plan ends on February 6, 2012; and

WHEREAS, the City of Hayward has determined that Section 2.7.5.7 - Special Conditions, subsections (a) Infill, (b) Nonconforming Uses, and (e) Parcels Lying within Two or More Compatibility Zones, of the Hayward Executive Airport Land Use Compatibility Plan contain provisions that may limit redevelopment and economic growth at the Southland Mall; and

WHEREAS, the current draft Hayward Executive Airport Land Use Compatibility Plan, absent overrule by the Hayward City Council, has the potential to delay the development review process for certain projects in the Airport Influence Area; and

WHEREAS, policies and strategies of the Economic Development Chapter of the Hayward General Plan were established with the intent to support economic growth and to eliminate cumbersome and unnecessary regulations; however, many of the policies of the draft Hayward Executive Airport Land Use Compatibility Plan are inconsistent with such policies of the General Plan; and

WHEREAS, the Hayward General Plan's Conservation and Environmental Protection Chapter contains a Noise Mitigation Policy that provides "[t]he City will seek to protect the public health, safety and welfare against the adverse effects of excessive noise," and one related strategy states that the City will "[c]ontinue to review new development to assure compatibility with surrounding land uses and compliance with accepted noise standards;" and

WHEREAS, the Hayward City Council has adopted General Plan policies consistent with the purposes of State airport land use law to protect public health, safety, and welfare by ensuring orderly expansion of the airport. Furthermore, the General Plan contains land use measures that minimized public exposure to excessive noise and safety hazards within the Airport Influence Area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that the City of Hayward opposes those sections of the draft Hayward Executive Airport Land Use Compatibility Plan dated December, 2011, identified hereinabove, for all the aforementioned reasons.

BE IT FURTHER RESOLVED by the City Council of the City of Hayward that this resolution be submitted as a public comment during the public review period of the draft Hayward Executive Airport Land Use Compatibility Plan.

IN COUNCIL, HAYWARD, CALIFORNIA January 17, 2012

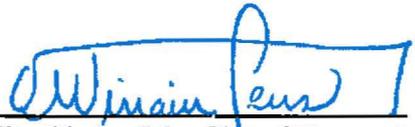
ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: Zerneffo, Halliday, Peixoto, Salinas, Henson
MAYOR: Sweeney

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Quirk

ATTEST: 
City Clerk of the City of Hayward

APPROVED AS TO FORM:


City Attorney of the City of Hayward

- c. The local jurisdiction concludes that further review is warranted.
- d. The ALUC requests further review at a date later in the approval process.

2.7.5.6 Basic Land Use Compatibility Criteria

The basic compatibility criteria table (see Table 2-3) represents a compilation of compatibility criteria associated with noise, overflight, safety, and airspace protection impacts. The basic criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in this table. Additional factors pertaining to the review of general plans, as detailed in Chapter 3, shall also be taken into account.

For the purposes of reviewing proposed amendments to county or city land use plans and zoning ordinances, as well as in the review of most individual development proposals, the criteria in the summary table are anticipated to suffice. However, certain complex land use actions may require more intensive review. The ALUC may refer to the supporting criteria, as listed in Chapter 3, to clarify or supplement its review of such actions.

2.7.5.7 Special Conditions

- a. **Infill.** Where development not in conformance with this ALUCP already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the AIA. The burden for demonstrating that a proposed development qualifies as infill rests with the project proponent and/or local jurisdiction.
 - 1. A parcel can be considered for infill development if it meets all of the following criteria plus the applicable provisions of either Sections 2.7.5.7(a)(2) or 2.7.5.7(a)(3) below:
 - i. The parcel size is 20 acres or less.
 - ii. The site is at least 65% bound (disregarding roads) by existing uses that are similar to, or more intensive than, those proposed.
 - iii. The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses.
 - iv. The area to be developed cannot previously have been set aside as open land in accordance with open land policies presented in Chapter 3 of this ALUCP unless replacement open land is provided within the same compatibility zone.
 - 2. For residential development, the density of the parcel proposed for development shall not exceed the following:
 - i. For parcels of 10 acres or less, the density shall not exceed the median density represented by all existing lots that lie fully or partially within a distance of 300 feet from the defined infill area.
 - ii. If the size of the parcel is greater than 10 acres (but no larger than 20 acres), then the development density shall be no greater than double the density permitted in accordance with the basic compatibility criteria listed in Table 2-3.
 - 3. For non-residential development:

- i. If the size of the parcel proposed for development is 10 acres or less, the usage intensity (the number of people per acre) of the proposed use shall be no greater than the average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development.
 - ii. If the size of the parcel proposed for development is greater than 10 acres (but no larger than 20 acres), the proposed use shall not have an intensity (the number of people per acre) more than 50% above the intensity permitted in accordance with the basic compatibility criteria listed in Table 2-3.
4. The burden for demonstrating that a proposed development qualifies as infill rests with the project proponent and/or local jurisdiction.
- b. Nonconforming Uses. The ALUC has no authority over Existing Land Uses, including those that are not compatible with the criteria established in this ALUCP. Specifically, an ALUC cannot reduce or remove an incompatible land use from an airport's AIA. However, proposed changes to existing uses are subject to ALUC purview if those changes would result in an increase of nonconformity with ALUCP policies and the change would be an increase in the intensity or density of use beyond what is permitted by an Existing Land Use. Specified changes to nonconforming uses are limited as follows:
 1. Residential Uses.
 - i. Nonconforming residential uses may be maintained, remodeled, reconstructed, or expanded in building size provided that the expansion does not result in more dwelling units than currently exist on the parcel. (Note: this policy does not apply to the construction of secondary, or in-law dwelling units.)
 - ii. A single-family residential parcel may not be divided for the purpose of allowing additional dwelling units to be constructed.
 2. Nonresidential Uses.
 - iii. Nonconforming nonresidential land uses may be maintained, altered, or reconstructed provided the following:
 1. No expansion of the portion of the site devoted to the nonconforming use occurs unless the development qualifies as infill or warrants approval because of other special conditions.
 2. No increase in the usage intensity above allowable levels for the safety zone in which the use is located occurs, unless the development qualifies as infill or warrants approval because of other special conditions.
 3. Proposed expansion for reconstruction or modernization of non-conforming, but essential public services (e.g., water treatment plants, recycled water storage, flood control or water conveyance channels, and other public infrastructure projects necessary to maintain the health and safety of the public will be considered on a case-by-case by the ALUC.
3. Any proposed expansion of a nonconforming use (in terms of the number of dwelling units or people on the site) within Safety Zone 1 is prohibited. The expansion of a nonconforming use within safety zones 2 through 5 shall be subject to ALUC review. Factors to be considered in such reviews include whether the development qualifies as infill or warrants approval because of other special conditions.

- c. Reconstruction. An existing nonconforming development that has been fully or partially destroyed may be rebuilt only under the following conditions:
1. Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
 2. A nonconforming nonresidential development may be rebuilt, even if completely destroyed, provided that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre).
 3. Nothing in Sections 2.7.5.7(c)(1) through 2.7.5.7(c)(2) is intended to preclude work required for normal maintenance and repair.
- d. Development by Right. Nothing in these policies prohibits construction or alteration of a single-family home on a legal lot of record if such use is permitted by local land use regulations. Construction of other types of uses also may proceed if local government approvals, based upon previous ALUC compatibility criteria and project review, effectively qualify the development as existing.
- e. Parcels Lying within Two or More Compatibility Zones. Parcels located within two or more safety zones shall be considered divided at the safety zone boundary line.
1. If no part of the building(s) proposed on the parcel fall within the more restrictive safety zone, the criteria for the safety zone where the proposed building(s) are located shall apply for the purposes of evaluation.
 2. If the building(s) proposed on the parcel fall within multiple safety zones, the criteria for the most restrictive safety zone where the building(s) proposed are located shall apply for the purposes of evaluation.
 3. The ALUC can consider less restrictive options on a case-by-case basis if special conditions or design criteria are applied to the proposed project. These special conditions may include:
 - i. Maintaining adequate open space for emergency landings (0.5 acre of parcel);
 - ii. Clustering of development; and
 - iii. Any other criteria, as identified by the ALUC, and agreed upon by the applicant and/or jurisdiction as a condition of approval.
- f. Other Special Conditions. The compatibility criteria set forth in this plan are intended to be applicable to all locations within each AIA. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.
1. After due consideration of all the factors involved in such situations, the ALUC may find a normally incompatible use to be acceptable.
 2. In reaching such a decision, the ALUC shall make specific findings as to why the exception is being made and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Findings also shall be made as to the nature of the extraordinary circumstances that warrant the policy exception.

3. The burden for demonstrating that special conditions apply to a particular development proposal rests with the project proponent and/or the referring agency, not with the ALUC.
4. The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.
5. Special conditions that warrant general application in all or part of the AIA of one airport, but not at other airports, are set forth in Chapter 3 of this ALUCP.

5.5 OVERRULING ALUC DECISIONS

5.5.1 Procedure

Various sections of the airport land use commission statutes provide for local agencies to overrule ALUC decisions on land use matters and airport master plans. The overruling process involves four mandatory steps:

The State Aeronautics Act primarily refers to the term "overrule," although "override" is used in some sections. In common practice, the two terms are often used interchangeably. The critical point is that any local agency overruling of an ALUC must include the four steps listed here.

- ◆ At least 45 days prior to any decision to overrule the commission, the local agency must provide the local ALUC and the Division a copy of the proposed decision and findings;³
- ◆ The holding of a public hearing (except when an ALUC disapproves a local agency action prior to having adopted an ALUCP);
- ◆ The making of specific findings that the action proposed is consistent with the State Aeronautics Act;
- ◆ Approval of the proposed action by a two-thirds vote of the agency's governing body.

Note that a 1992 opinion of the State Attorney General concluded that a two-thirds vote of the entire membership of a city council or board of supervisors is not necessary for an overruling; a two-thirds vote of the members constituting a quorum is sufficient.

Two particular aspects of the overruling process warrant further examination. One is the issue of what constitutes valid findings under the provisions of the law. The other involves the subsequent implications of an overruling action.

5.5.2 Findings

A requirement for a local agency to make specific findings in conjunction with a decision to overrule an airport land use commission determination is included in several sections of the ALUC statutes. In each case, the law provides that the findings must show that the proposed local agency action "is consistent with the purposes of this article stated in Section 21670." A local agency cannot simply overrule an ALUC determination without first documenting the basis for the overruling action and relating that basis directly to the purposes for which the ALUC statutes were adopted. The purpose of findings is to assure compliance with state law.

³ The local ALUC and Division of Aeronautics may provide comments in response within 30 days of receiving the proposed decision and findings. Any comments, while advisory, shall be included by the local agency in the public record of any final decision. However, if the local ALUC or Division of Aeronautics' comments are not available within 30-days time, the local agency may act without them. (PUC Section 21676.)

5 RESPONSIBILITIES OF LOCAL AGENCIES

Requirements for a government entity to make findings of fact when taking certain actions appear in many parts of state law. Also, numerous court cases have dealt with the issues of findings and their adoption. The most important case regarding the use of findings in local land use decisions was *Topanga Association for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506. In its ruling on this case, the court defined findings, explained their purposes, and outlined when findings are needed in making local land use decisions.

Findings were defined in the decision as legally relevant conclusions that explain the decision-making agency's method of analyzing facts, regulations, and policies and the rationale for making the decisions based on the facts involved. In other words, findings provide the connection between the evidence in the record, and the decision reached. The *Topanga* court also outlined five purposes for making findings. Findings should:

- ◆ Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
- ◆ Help make analysis orderly and reduce the likelihood that the agency will randomly leap from evidence to the conclusions;
- ◆ Enable the parties to determine whether and on what basis they may seek judicial review and remedy;
- ◆ Apprise a reviewing court of the basis for the agency's action; and
- ◆ Serve a public relations function by helping to persuade the parties that administrative decision making is careful, reasoned, and equitable.

The necessity for adequate findings to accompany a local agency's overrule of an ALUC was affirmed in a 1992 court case, *California Aviation Council v. City of Ceres* (1992) 9 Cal.App.4th 1384. In this case the court found that the city council had merely referred to the ALUC statutes and then concluded that the proposed land uses minimized public exposure to excessive noise and safety hazards in the airport area. The findings did not document the critical links between the facts surrounding the proposal the relevant policies, and the decision.

In contrast, an unpublished decision⁴ of California's Third District Court of Appeal, in the case of *California Pilots Association v. County of Butte* (2003 WL 1871085), held that sufficient evidence supported the county's findings in support of its decision to overrule the ALUC. When affirming that the county's findings were adequate under Public Utilities Code section 21676 (b), the court stated:

“The Board's findings were sufficient to explicate that the proposal was consistent with the purposes stated in section 21670. The Board issued 10 pages of detailed findings, divided into four areas of concern related to land use near public airports: safety, overflight, noise, and airspace protection. The findings demonstrated that noise and safety hazards affecting the development were

⁴ While This decision is not published and, therefore, cannot be relied upon by a court or a party in any other action, the decision does provide useful insight on the factors that may be considered by courts in reviewing the adequacy of overrule findings. (See Cal. Rules of Court, rules 8.1105, 8.1110 and 8.1115.)

minimal or had been mitigated by a development agreement with the property owners.

The findings also were supported by substantial evidence. Each finding referred to relevant data, information, and guidelines, much of it taken from two sources prepared by professionals with expertise in airport land use planning: a state-published airport planning handbook and a federally-financed noise plan for the Chico Airport.”

The *California Pilots Association* decision confirms the rule of law established by past precedent (e.g., the *California Aviation Council* decision), namely, that to overrule the ALUC, findings should be based on substantial evidence in the public record that the proposed project is consistent with the overall goal of the State Aeronautics Act to minimize incompatible land uses within the vicinity of airports. In order to demonstrate such consistency, the local planning jurisdiction should explicitly delineate the basis for its determination that the proposed project does not impact the public health, welfare and safety or airport operations.

Perhaps most basic in preparing appropriate findings is that *findings must be substantive*, not just bare conclusions or recitations of the law: Generally, findings must explain the reasoning behind conclusions and provide a bridge between raw data and ultimate conclusion and decision.

Findings must demonstrate that the proposed action “is consistent with the purposes...” of the statutes as set forth in the State Aeronautics Act (Section 21670). Examination of Section 21670(a) indicates that five separate purposes for the legislation are state:

“...to provide for the orderly development of each public use airport in this state...”

“...to provide for the orderly development of...the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards...”

“...to provide for the orderly development of...the area surrounding these airports so as...to prevent the creation of new noise and safety problems.”

“...to protect the public health, safety, and welfare by ensuring the orderly expansion of airports...”

“...to protect the public health, safety, and welfare by...the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.”

5.5.3 Notifying an ALUC of an Action to Overrule

In 2003, Assembly Bill (AB) 332 was enacted amending those sections of the Public Utilities Code -- specifically Sections 21676, 21676.5 and 21677 -- dealing with the authority of local agencies to overrule ALUCs. The digest for the legislation provides, in part:

“The bill would require the local or public agency governing body to provide the [ALUC] and the division [i.e., the California Department of Transportation, Division of Aeronautics; Caltrans] with the proposed decision and findings at

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least 45 days prior to the decision to overrule the [ALUC] and would authorize the [ALUC] or [Caltrans] to make advisory comments within 30 days of receiving the proposed decision and findings. The bill would require that the advisory comments from the [ALUC] or [Caltrans] be included in the final record of any final decision to overrule the [ALUC]."

As indicated above, AB 332 imposed new notification and recordkeeping requirements on local agencies. Specifically, local agencies are now required to:

- ◆ Provide the local ALUC and Division of Aeronautics with a copy of the proposed decision and findings at least 45 days in advance of any overrule decision; and
- ◆ Include any comments from the local ALUC and Division of Aeronautics in the final record of decision.

AB 332 also imposed new requirements on local ALUCs and Division of Aeronautics; specifically, these agencies may provide comments on any proposed overrule decision and findings within 30 days of receiving such documents from a local planning jurisdiction. If the local ALUC and Division of Aeronautics fail to act within that time frame, the local agency may proceed.

5.5.4 Implications of Local Agency Overruling an ALUC

The state law indicates several implications of a local agency's decision to overrule an ALUC determination:

- ◆ Action Approved—The most obvious outcome of a local agency's overruling is that the proposed action—approval of a plan, ordinance, project, or whatever—takes effect just as if the ALUC had approved it or found it consistent with the ALUCP.
- ◆ Subsequent Reviews—If a local agency adopts or amends a local plan for the airport area by overruling the ALUC, then subsequent ALUC review of individual development projects related to that overruling become voluntary (PUC Section 21676.5(b)).
- ◆ Airport Proprietor's Immunity—Two sections of the law establish that, if a local agency overrules an airport land use commission with respect to a publicly owned airport not operated by that local agency, the agency operating the airport "shall be immune from liability for damages to property or personal injury caused by or resulting directly or indirectly from the public agency's decision to override the commission's action or recommendation" (PUC Sections 21678 and, with slightly different wording, 21675.1(f)). The law does not indicate who will become liable under these circumstances.

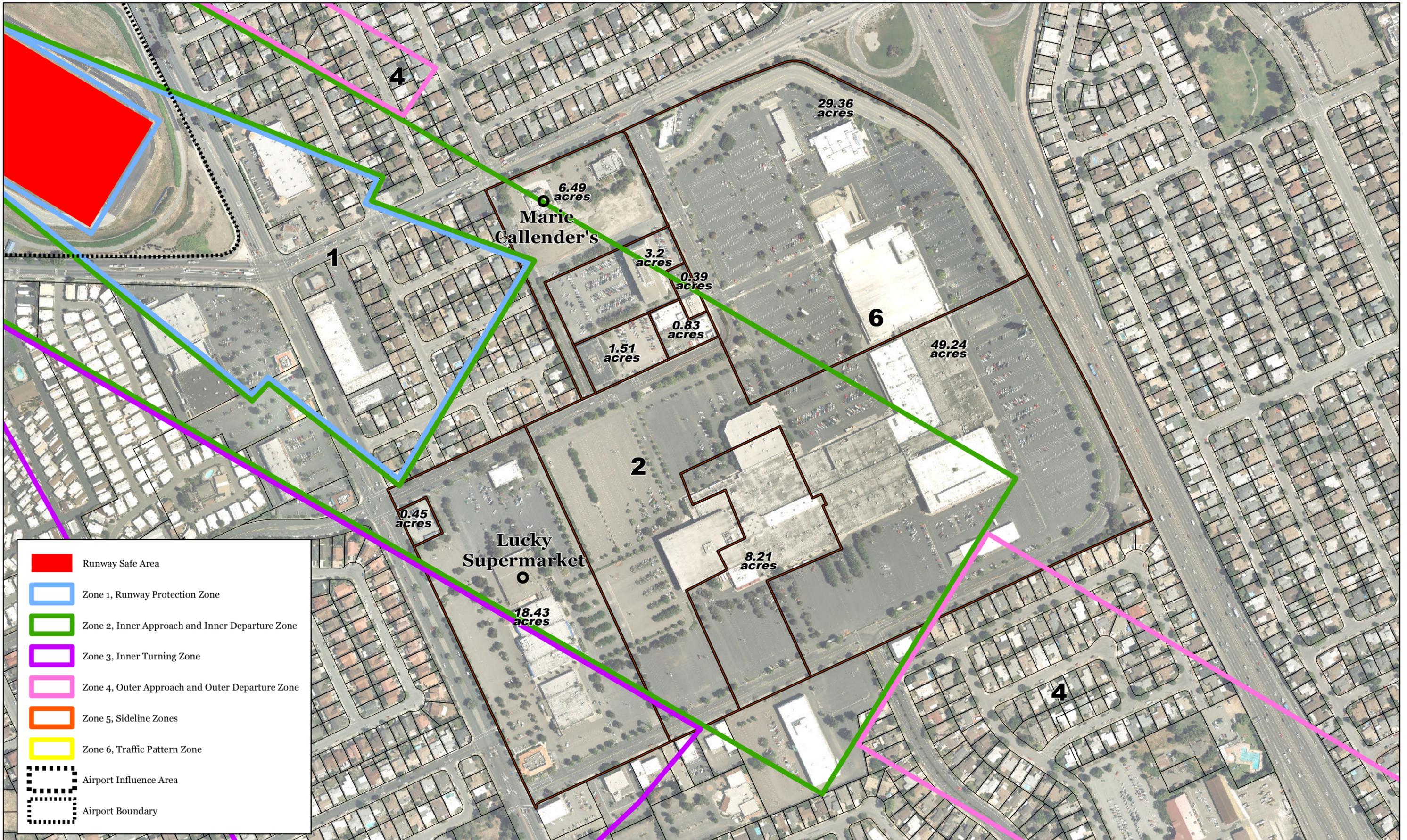
5.6 ROLE OF AIRPORT PROPRIETORS

5.6.1 Introduction

Apart from their obligation to submit airport master plans, construction plans of new airports, and plans for airport expansion (when an amended airport permit is required) for airport land use commission review, airport proprietors also have a more basic role in airport land use compatibility matters. There are three facets to this role. One arises because of the relationship between the airport proprietor's actions and the substance of the ALUCP. A second is the



Hayward Airport Safety Compatibility Zones, Southland Mall Properties



- Runway Safe Area
- Zone 1, Runway Protection Zone
- Zone 2, Inner Approach and Inner Departure Zone
- Zone 3, Inner Turning Zone
- Zone 4, Outer Approach and Outer Departure Zone
- Zone 5, Sideline Zones
- Zone 6, Traffic Pattern Zone
- Airport Influence Area
- Airport Boundary

Note: Highlighted properties are Southland Mall properties, with acreage labeled.

**TABLE 3-2
SAFETY COMPATIBILITY CRITERIA**

Land Uses	Safety Compatibility Zones						
	1	2	3	4	5	6	7
Maximum Site-wide Average Non-Residential Intensity (People/Acre)	10	40	80	100	100	No Limit	No Limit
Recommended Open Land	100%	40%	30%	20%	20%	0%	0%
Non-Residential Land Uses							
➤ Note: Where uses are listed as "C"-Conditional, please refer to Section 3.3.2.7(c).							
Offices (approx. 215 s. f./person)	X	C	C	C	C	P	P
Small eateries/drinking establishments (approx. 60 s.f./person)	X	X	C	C	C	P	P
Medium sized business (approx. 200 s.f./person)	X	C	C	C	C	P	P
Mixed use retail centers with restaurant facilities (approx. 110 s.f./ person)	X	C	C	C	C	P	P
Retail center with no restaurant facilities (approx. 170 s.f./ person)	X	C	P	P	P	P	P
Residential Land Uses							
➤ Note: Where uses are listed as "C"- Conditional, please refer to Section 3.3.2.6(c).							
Short-term lodging Facilities (≤ 30 nights): hotels, motels, etc. (approx. 200 s.f./person)	X	X	C	C	C	P	P
Long-term lodging facilities (> 30 days): extended-stay hotels, dormitories, etc.	X	X	X	X	X	P	P
Single-family residential: detached dwellings, duplexes, townhomes, mobile homes	X	C	Zones 3 and 4: Incompatible at density > 9.0 d.u./ac; also see Policy 3.3.2.6(b)		X	P	P
Multi-family residential: low-to-high density apartments, condominiums	X	X	Zones 3 and 4: Incompatible at density > 12.0 d.u./ac; also see Policy 3.3.2.6(b)		X	P	P
Sensitive Land Uses (Land Uses of Particular Concern)							
➤ Note: Where uses are listed as "C"- Conditional, please refer to Section 3.3.2.8.							
Schools, K-12	X	X	X	X	X	C	P
Commercial Daycare (≥6)	X	X	X	X	X	C	P
Nurseries/In-home day care (≤14)	X	X	X	X	X	P	P
Inpatient facilities: hospitals, sanitariums, psychiatric facilities (approximately 250 s.f./person)	X	X	X	X	X	C	P
Outpatient facilities (>5 patients): dentist offices, clinics, etc. (approximately 240 s.f./person)	X	X	C	C	X	P	P
Congregate Care Facilities- ambulatory and non-ambulatory (includes assisted living,	X	X	X	X	X	C	P

**TABLE 3-2
SAFETY COMPATIBILITY CRITERIA**

Land Uses	Safety Compatibility Zones						
	1	2	3	4	5	6	7
Maximum Site-wide Average Non-Residential Intensity (People/Acre)	10	40	80	100	100	No Limit	No Limit
Recommended Open Land	100%	40%	30%	20%	20%	0%	0%
<i>convalescent/rehab facilities, retirement homes)</i>							
Correctional Facilities	X	X	X	X	X	C	P
High Capacity Indoor assembly room (≥ 1,000 people)	X	X	X	X	X	X	C
Medium to large indoor assembly room (≥300, <1,000 people)	X	X	X	C	X	C	C
Low capacity indoor assembly room (≤ 300 people)	X	X	C	C	X	C	P
Large outdoor assembly area (≥1,000 people)	X	X	X	X	X	X	P
Medium outdoor assembly area (≥300, <999)	X	X	C	C	X	C	P
Small outdoor assembly area (≥50, ≤299)	X	X	C	C	X	C	P
Manufacturing, R&D, Industrial Land Uses							
➤ Note: Where uses are listed as "C"-Conditional, please refer to Section 3.3.2.7(c).							
Manufacturing, research and development (approx. 300 s.f./ person)	X	X	C	C	C	P	P
Occupancies utilizing hazardous (flammable, explosive, corrosive, or toxic) materials	X	X	Zones 3 - 5: C "Conditional": Special measures to minimize risk in the event of an aircraft accident to be determined by permitting agencies.			P	P
Storage of hazardous materials: gas stations, etc.	X	X	C	P	P	P	P
Warehouses, distribution facilities (approx. 500 s.f./ person)	X	C	C	P	P	P	P
Repair garages not requiring use of flammable objects	X	P	P	P	P	P	P
Open parking garages	X	P	P	P	P	P	P
Private garages, carports, and agricultural buildings	X	P	P	P	P	P	P
Agriculture, Natural Features, Resource Operations							
➤ Note: These uses may attract birds or other wildlife considered potentially hazardous to flight. For uses listed as C-Conditional, see Airspace Protection Policy 3.3.3.7(a)(5) and FAA Advisory Circular 150/5200-33B located in Appendix C: FAA Airspace Protection Guidance. See Airspace Protection Policy 3.3.3.7(a)(5). Commission review requested.							
Tree farms, landscape nurseries, and greenhouses	X	X	C	C	X	P	P
Community Gardens	X	X	C	C	X	P	P
Fish farms	X	X	X	X	X	P	P

**TABLE 3-2
SAFETY COMPATIBILITY CRITERIA**

Land Uses	Safety Compatibility Zones						
	1	2	3	4	5	6	7
Maximum Site-wide Average Non-Residential Intensity (People/Acre)	10	40	80	100	100	No Limit	No Limit
Recommended Open Land	100%	40%	30%	20%	20%	0%	0%
Land reserves and open space	X	P	P	P	X	P	P
Waterways (rivers, creeks, swamps bays, lakes)	X	X	X	C	X	C	C
Reservoirs; quarry lakes; detention ponds; aquifer recharge; recycled water storage; flood control or water conveyance channels.	X	X	C	C	C	C	C
Utilities							
<p>➤ Note: These uses may generate dust, smoke, thermal plumes, or other hazards to flight. These uses may attract birds or other wildlife considered potentially hazardous to flight. Power lines, smoke stacks, or other tall objects associated with these uses may be hazards to flight. For uses listed as C-Conditional, see Airspace Protection Policy 3.3.3.7(a)(5), and Section 3.3. Commission review required.</p>							
Water treatment	X	C	C	C	X	C	C
Electrical substations	X	X	C	X	P	P	P
Power plants	X	X	X	X	X	X	C
Power lines	X	X	X	X	X	P	P
Roadways	C	P	P	P	P	P	P
Other transit-oriented uses (train stations, bus stations, etc.)	X	C	P	P	P	P	P
Recreational Land Uses							
<p>➤ Note: Golf courses and parks may attract birds or other wildlife considered potentially hazardous to flight. For uses listed as C- Conditional, see Airspace Protection Policy 3.3.3.7(a)(5), and Section 3.3. Commission review requested.</p>							
Golf courses	X	X	X	X	X	X	C
Parks (playgrounds, picnic areas, athletic fields, tennis courts, etc.)	X	C	C	C	X	P	P
Riding stables and trails	X	P	P	P	P	P	P
<p>Notes: X – INCOMPATIBLE: Uses should not be permitted under any circumstances as they may expose persons to airport-related safety hazards. C – CONDITIONAL: Uses or activities that may be compatible with airport operations depending on their location, size, bulk, height, density and intensity of use. See sections 3.3.2.6, 3.3.2.7, and 3.3.2.9 for conditional criteria on specific land uses. P – PERMITTED: Uses or activities are compatible with airport operations, however, these activities should be reviewed to ensure that they will not create height hazard obstructions, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Noise, airspace protection, and/or overflight policies may still apply.</p> <p><i>All uses or activities identified in Table 3-2 are subject to intensity and density limitations as indicated. Particular attention should be given to developments that, when located in combination with other permitted or limited activities, may create cumulative impacts on airport operations. All uses should be reviewed to ensure that they will not create airspace hazards. Noise, airspace protection, and/or overflight policies may still apply.</i></p>							