



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 07/09/02
 AGENDA ITEM 3
 WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Consolidated Landscaping and Lighting District No. 96-1, Zones 1-9 – Approve the Engineer’s Report and Order the Levy of Assessments for FY 2002- 03

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolutions, approving the Engineer’s Resolution, and order the levy of the assessment as described herein.

DISCUSSION:

On May 21, 2002, the City Council approved the Preliminary Engineer’s Report and adopted the Resolution of Intention to levy annual assessments for the Consolidated Landscaping and Lighting District No. 96-1.

The City mailed notices to affected property owners and held public meetings on March 25, 26 and 27, 2002. Staff discussed the issues associated with the benefit zones and answered questions from property owners. No residents attended the meetings involving Zones 4 and 5. Some 30 residents attended the final meeting, primarily from Zone 3.

Table No. I provides general information regarding the number of parcels within each benefit zone of the Consolidated Landscaping and Lighting District No. 96-1.

Table I				
Consolidated Landscaping and Lighting District No. 96-1				
District Information				
Zone No.	Name / Location	Year Formed	Type of Development	Number of Assessed Parcels
1	Huntwood Avenue and Panjon Street	1990	Residential	30
2	Harder Road and Mocine Avenue	1991	Residential	85
3	Hayward Boulevard and Fairview Avenue	1992	Residential	152
4	Pacheco Way, Stratford Road, Ruus Lane, Ward Creek	1995	Residential	175
5	Soto Road and Plum Street	1995	Residential	38
6 ⁽¹⁾	Peppertree Park	1982	Industrial	11 ⁽¹⁾
7	Mission Blvd., Industrial Parkway, Arrowhead Way	1998	Residential	348
8	Capitola Street	1999	Residential	24
9	Orchard Avenue	2000	Residential	74
Notes:			Total	937

(1) Zone 6 is in the industrial district and is comprised of 11 industrial parcels.

The attached Engineer's Report includes separate budgets for each benefit zone. Only the costs for the Engineer's Report, printing, and advertising are shared between the benefit zones. The assessment levies for fiscal year 2002-03 are as shown in Table II below.

Table II				
Consolidated Landscaping and Lighting District No. 96-1				
Summary of Assessments and Collections				
Zone No.	FY 2001-02		FY 2002-03	
	Base Assessment ⁽¹⁾	Collection	Base Assessment ⁽¹⁾	Collection
1	\$265.64	\$79.16	\$265.64	\$146.84
2	\$93.09	\$65.00	\$93.09	\$65.00
3	\$328.83	\$328.83	\$328.83	\$328.82
4	\$121.01	\$120.68	\$121.01	\$121.00
5 ⁽³⁾	\$139.12	\$139.12	\$199.12	\$199.12
6 ⁽²⁾	\$2.61	\$2.61	\$2.61	\$2.11
7 ⁽³⁾	\$642.18	\$399.84	\$662.00	\$350.00
8 ⁽³⁾	\$459.23	\$240.00	\$473.47	\$110.00
9 ⁽³⁾	\$125.00	\$30.00	\$126.42	\$15.00
Notes: (1) Assessment amounts shown include a 1.7% County collection charge. (2) Zone 6 is in the industrial district. Assessment shown is per linear foot. (3) Base assessment shown increased by CPI for current year.				

Collection amounts can be less than the base assessment amount for each benefit zone if maintenance costs are less than zone revenues, or if there are reserve funds available from prior year(s) that are carried forward. Collection amounts that are proposed to be levied below the base assessment amounts are located within Benefit Zones No. 1, 2, 6, 7, 8 and 9. Benefit Zone No. 3 will be levied at the base assessment amount.

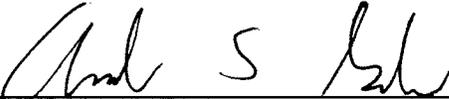
Benefit Zone No. 4, Stratford Park subdivision, is at the maximum assessment rate and expenses will exceed revenues in 2002-03, but the zone has sufficient reserves to cover the projected shortfall this year. The 175 property owners have been asked to authorize adjustments to the assessment rate to reflect changes in the CPI. If approved, the first adjustment would occur next year. A public meeting was held March 25, 2002, but no residents attended.

Benefit Zone No. 5, covering the Soto/Orchard subdivisions, currently has a maximum annual assessment rate of \$139.12 per parcel, without an allowance for adjustments reflecting the change in the Consumer Price Index (CPI) during the previous year. When the Benefit Zone was formed in 1995 there were sufficient reserves established by the developer to cover minor annual cost overruns. Over the past 6 years, maintenance costs have escalated due to inflation and the reserve fund is now depleted, resulting in annual maintenance costs exceeding the maximum annual assessment revenue. Therefore, an increase in the annual assessment is necessary to continue to maintain the improvements at the same level at which the property owners are accustomed.

An attempt was made to increase assessments last year, but failed due to opposition by the residents. Subsequently, maintenance activities that were performed once a week were reduced to once a month. If this increase is also opposed, further reductions will be undertaken so that expenses meet revenues. A public meeting was held March 26, 2002, to provide information to owners within this zone, but only one resident attended. The notices and ballots mailed to the 38 property owners within Zone No. 5 asked property owners to support/not support an increase in the maximum annual assessment to \$199.12 per parcel, and to authorize future automatic adjustments reflecting CPI changes each year.

At the conclusion of the City Council public hearing for this item, ballots will be tabulated to determine whether property owners support or oppose the proposed changes in Zones 4 and 5. If the ballot tabulation, weighted by assessment amount, is even (50% support and 50% oppose) the City Council has the authority to levy the increased assessments. If a majority of the votes received, again weighted by assessment amount, oppose the proposed increase and/or CPI adjustment, City Council cannot levy the increase in assessments, but can continue the base assessments.

Prepared by:



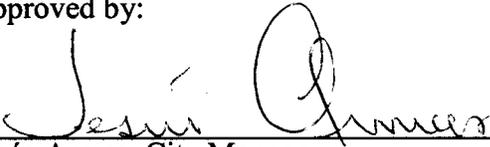
Andrew S. Gaber, P.E.
Development Review Engineer

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Exhibits:

- Engineer's Report
- Draft Resolutions

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

*ml
7/3/02*

Introduced by Council Member _____

A RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT AND ORDERING LEVY OF ASSESSMENT FOR FISCAL YEAR 2002-2003 FOR ZONES 1 THROUGH 4 AND 6 THROUGH 9 OF THE CONSOLIDATED LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-1

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

WHEREAS, by its Resolution No. 02-064, the City Council considered and preliminarily approved the Engineer's Report for Landscape and Lighting Assessment District No. 96-1 (the "District"), declared its intention to levy assessments for fiscal year 2002-2003, and set July 9, 2002, at the hour of 8:00 o'clock p.m. in the City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, as the time and place for the public hearing by this Council on the question of the levy of the proposed assessments for Zones 1 through 9 of the District, in accordance with and pursuant to the provisions of the Landscape and Lighting Act of 1972 (the "Act"); and

WHEREAS, assessments for the District are indicated in the appendix attached hereto and made a part hereof; and

WHEREAS, at the appointed time and place the hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the levy were fully heard and considered by this Council, and all oral statements and all written protests or communications were duly heard, considered and determined to comprise a protest by less than a majority and wherefore this Council thereby acquired jurisdiction to confirm the diagram and assessment which are a part of the Engineer's Report, and to order the levy of assessments for fiscal year 2002-2003 to pay the costs and expenses thereof.

NOW, THEREFORE, THE CITY COUNCIL FINDS, DETERMINES AND ORDERS, as follows:

1. The protests submitted by the owners of property in Zones 1-4 and 6-9 within the District in opposition to the assessment constitute less than a majority protest in each zone. Accordingly, any protests to the proposed assessments for fiscal year 2002-2003 are hereby overruled.

2. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

3. The public interest, convenience and necessity require that the levy be made.

4. The District benefitted by the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by a map thereof filed in the office of the City Clerk, which map is made a part hereof by reference thereto.

5. The Engineer's Report as a whole and each part thereof, to wit:

- (a) the Engineer's estimate of the itemized and total costs and expenses of maintaining the improvements and of the incidental expenses in connection therewith;
- (b) the diagram showing the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District; and
- (c) the assessment of the total amount of the cost and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in the District in proportion to the estimated benefits to be received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto; is approved and confirmed and incorporated herein.

6. The assessments to pay the costs and expenses of the maintenance of the improvements in the District, Zones 1-4 and 6-9, for fiscal year 2002-2003 are hereby levied.

7. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Clerk shall file a certified copy of the diagram and assessment and a certified copy of this resolution with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the County

assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the City's Finance Director.

8. Upon receipt of moneys representing assessments collected by the County, the Finance Director shall deposit the moneys in the City Treasury to the credit of the improvement fund previously established under the distinctive designation of the Consolidated Landscaping Assessment District No. 96-1. Moneys in the improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

M.A.C.
7/13/02

Introduced by Council Member _____

**RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT,
ORDERING LEVY OF ASSESSMENT FOR FISCAL YEAR 2002-03
AND AUTHORIZING AUTOMATIC CONSUMER PRICE INDEX
ADJUSTMENT FOR ZONE 5 OF THE CONSOLIDATED
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
NO. 96-1**

WHEREAS, by its Resolution No. 02-064, the City Council considered and preliminarily approved the Engineer's Report for Landscape and Lighting Assessment District No. 96-1 (the "District"), declared its intention to levy assessments for fiscal year 2002-2003, and set July 9, 2002, at the hour of 8:00 o'clock p.m. in the City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, as the time and place for the public hearing by this Council on the question of the levy of the proposed assessments for Zones 1 through 9 of the District, in accordance with and pursuant to the provisions of the Landscape and Lighting Act of 1972 (the "Act"); and

WHEREAS, notice of the proposed assessments and assessment ballots were mailed to each property owner or record owner of each parcel in Zone 5, indicating that a public hearing, including an assessment ballot proceeding pursuant to the provisions of Article XIID of the California Constitution, was scheduled at the appointed time and place of said hearing; and

WHEREAS, at the appointed time and place said hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said levy were fully heard and considered by this City Council, and all oral statements and all written protests or communications were duly heard, and, at the appointed time and place, the City Clerk tabulated the weighted assessment ballots which were received and determined that there was not a majority protest concerning either the proposed increase in the fiscal year 2002-2003 assessment or the proposed automatic allowance to reflect any adjustment in the prior year's Consumer Price Index; and

WHEREAS, this City Council thereby confirmed the diagram and assessment for Zone 5, prepared by and made a part of the report of said engineer to pay the costs and expenses thereof, and acquired the ability to order said levy and automatic allowance for Zone 5 to reflect any annual adjustment in the prior year's Consumer Price Index.

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

1. The protests submitted by the owners of property within Zone 5 of the District in opposition to the assessments constitute less than a majority protest. Accordingly, any protests to the proposed assessments for fiscal year 2002-2003 are hereby overruled.

2. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

3. The public interest, convenience and necessity require that a levy on each lot in Zone 5, Soto Road and Plum Tree Street, the exterior boundaries of which are shown by a map thereof filed in the office of the City Clerk and made a part hereof by reference, which is benefitted by the proposed assessment, be made in the amount of \$199.12 per lot to pay the costs and expenses of LLD 96-1, Zone 5, and

4. Said Engineer's Report, as a whole and each part thereof, to-wit:
- (a) the Engineer's estimate of the itemized and total costs and expenses of maintaining said improvements, and of the incidental expenses in connection therewith; and
 - (b) the diagram showing the zones of the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District, including Zone 5; and
 - (c) the assessment of the total amount of the cost and expenses of the proposed maintenance of said improvements upon the lots in said zone of the district be made in proportion to the estimated benefits to be received by such lot, respectively, from said maintenance and of the expenses incidental thereto; and
 - (d) an adjustment in the annual assessment for Zone 5 based upon any change in the prior year's Consumer Price Index;

is approved and confirmed and incorporated herein.

5. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram and the assessments, as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this City Council.
6. The assessments to pay the costs and expenses of the maintenance of said improvements in the District, including Zone 5, for fiscal year 2002-03, are hereby levied.
7. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Clerk shall file a certified copy of this resolution, the diagram, and the assessments with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.
8. Upon receipt of monies representing assessments collected by the County, the Director of Finance of the City of Hayward shall deposit the monies in the City Treasury to the credit of an improvement fund, which improvement fund the Director of Finance is hereby directed to establish under the distinctive designation of said Consolidated Landscaping and Lighting Assessment District 96-1, Zone 5. Monies in said improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

mre
7/3/02

RESOLUTION AUTHORIZING AUTOMATIC ANNUAL
ALLOWANCE FOR CONSUMER PRICE INDEX ADJUSTMENT
FOR ZONE 4 OF THE CONSOLIDATED LANDSCAPING AND
LIGHTING ASSESSMENT DISTRICT
NO. 96-1

WHEREAS, by its Resolution No. 02-064, the City Council considered and preliminarily approved the Engineer's Report for Landscape and Lighting Assessment District No. 96-1 (the "District"), declared its intention to levy assessments for fiscal year 2002-2003, and set July 9, 2002, at the hour of 8:00 o'clock p.m. in the City Council Chambers, 777 B Street, 2nd Floor, Hayward, California, as the time and place for the public hearing by this Council on the question of the levy of the proposed assessments for Zones 1 through 9 of the District, in accordance with and pursuant to the provisions of the Landscape and Lighting Act of 1972 (the "Act"); and

WHEREAS, notice of the proposed automatic allowance for Consumer Price Index adjustment and assessment ballot was mailed to each property owner or record owner of each parcel in Zone 4, indicating that a public hearing, including an assessment ballot proceeding pursuant to the provisions of Article XIID of the California Constitution, was scheduled at the appointed time and place of said hearing; and

WHEREAS, at the appointed time and place said hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said levy were fully heard and considered by this City Council, and all oral statements and all written protests or communications were duly heard, and, at the appointed time and place, the City Clerk tabulated the weighted assessment ballots which were received and determined that there was not a majority protest concerning the proposed automatic allowance to reflect any adjustment in the prior year's Consumer Price Index; and

WHEREAS, this City Council thereby confirmed the diagram and assessment for Zone 4, prepared by and made a part of the report of said engineer to pay the costs and expenses thereof, and acquired the ability to order the automatic allowance for Zone 4 to reflect any annual adjustment in the prior year's Consumer Price Index.

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

1. The protests submitted by the owners of property within Zone 4 of the District in opposition to the assessments constitute less than a majority protest. Accordingly, any protests to the proposed assessment is hereby overruled.

2. Said Engineer's Report, as a whole and each part thereof, to-wit:

- (a) the Engineer's estimate of the itemized and total costs and expenses of maintaining said improvements, and of the incidental expenses in connection therewith; and
- (b) the diagram showing the zones of the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the District, including Zone 4; and
- (c) the assessment of the total amount of the cost and expenses of the proposed maintenance of said improvements upon the lots in said zone of the district be made in proportion to the estimated benefits to be received by such lot, respectively, from said maintenance and of the expenses incidental thereto; and
- (4) an adjustment in the annual assessment for Zone 4 based upon any change in the prior year's Consumer Price Index;

is approved and confirmed and incorporated herein.

3. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram and the assessments, as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this City Council.

4. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Clerk shall file a certified copy of this resolution, the diagram, and the assessments with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws

providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.

5. Upon receipt of monies representing assessments collected by the County, the Director of Finance of the City of Hayward shall deposit the monies in the City Treasury to the credit of an improvement fund, which improvement fund the Director of Finance is hereby directed to establish under the distinctive designation of said Consolidated Landscaping and Lighting Assessment District 96-1, Zone 4. Monies in said improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

FINAL ENGINEER'S REPORT

CITY OF HAYWARD

LANDSCAPE & LIGHTING
ASSESSMENT DISTRICT No. 96-1

Fiscal Year 2002-03



Prepared for:
City of Hayward

Prepared by:
Francisco & Associates, Inc.
130 Market Place, Suite 160
San Ramon, CA 94583

July 9, 2002

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CITY COUNCIL MEMBERS AND CITY STAFF

Roberta Cooper
Mayor

Kevin Dowling
Council Member

Olden Henson
Council Member

Joseph Hilson
Council Member

Matt Jimenez
Council Member

Doris Rodriquez
Council Member

William Ward
Council Member

Jesus Armas
City Manager

Michael O'Toole
City Attorney

Angelina Reyes
City Clerk

Dan Nagle
Landscape Manager

Joseph A. Francisco, P.E.
Francisco & Associates, Inc.
Consultant Engineer

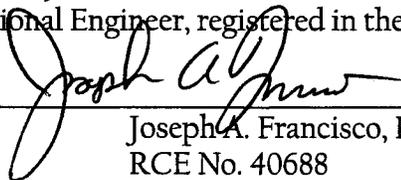
ENGINEER'S REPORT

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

FY 2002-03

The undersigned, acting of 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 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. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: 6/19/02

By: 
Joseph A. Francisco, P.E.
RCE No. 40688

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 _____, 2002.

Angelina Reyes
City Clerk
City of Hayward
Alameda County, California

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 _____, 2002.

Angelina Reyes
City Clerk
City of Hayward
Alameda County, California

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 _____, 2002.

By: _____
Barbara Neufeld
Francisco & Associates, Inc.

ENGINEER'S REPORT

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

FY 2002-03

The undersigned, acting of 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 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. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____

Joseph A. Francisco, P.E.
RCE No. 40688

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 _____, 2002.

Angelina Reyes
City Clerk
City of Hayward
Alameda County, California

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 _____, 2002.

Angelina Reyes
City Clerk
City of Hayward
Alameda County, California

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 _____, 2002.

By: _____

Barbara Neufeld
Francisco & Associates, Inc.

SECTION I

INTRODUCTION
ENGINEER'S REPORT

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

FISCAL YEAR 2002-03

Background Information

In 1996 there were six (6) separate Landscape & Lighting Districts throughout the City of Hayward. On May 7, 1996, Landscape & Lighting Assessment District No. 96-1 was formed which consolidated each of the districts but allowed for six (6) separate zones of benefit. Subsequently in 1998, 1999 and 2000, Benefit Zones 7, 8 and 9 were respectively annexed to Assessment District No. 96-1. By consolidating the Districts, each zone of benefit has a separate budget pertaining to their respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared among the zones.

To insure the proper flow of funds for the ongoing operation, maintenance and servicing of specific 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 Landscape 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 has approved the formation of nine (9) benefit zones as described below.

TABLE 1: DESCRIPTION OF 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	152
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	1995	Residential	175
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6 ⁽¹⁾	Peppertree Park	1982	Industrial	11 ⁽¹⁾
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
Total				937

Notes:

⁽¹⁾ Zone 6 is in the industrial district and is comprised of 11 industrial parcels.

Improvements, which may be constructed, operated, maintained and serviced by the Assessment Districts, include, but are not limited to:

Landscaping, street lighting, parks, trails, open space facilities, bus shelters, walls, pest or rodent control and associated appurtenant facilities.

The formation of this Assessment District ensures that the operation, maintenance and servicing of the improvements are specifically paid for by those property owners who directly benefit from the improvements.

Proposition 218 Compliance

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

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if 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 the assessments did not exceed the assessment formula.

For Fiscal Year 2002-03, the City is proposing to increase the base assessment for Benefit Zone No. 5 from \$139.12 to \$199.12 per parcel. In addition, the City is proposing to modify the assessment formula for Benefit Zones No. 4 and 5 by allowing the base assessment to be increased annually based upon the change in the prior year's Consumer Price Index.

Benefit Zone No. 4 is proposed to have its assessment formula modified to provide an allowance for an annual increase based upon the prior year's change in the Consumer Price Index because expenditures are exceeding revenues.

Benefit Zone No. 5 is proposed to have its assessment formula modified because expenditures are exceeding revenues. The proposed annual assessment increase is \$60.00 per single family parcel. The current maximum annual assessment is \$139.12 per single family parcel which is proposed to be increased to \$199.12 for FY 2002-03. In future years the annual assessment may be increased above the \$199.12 amount based upon the prior year's change in the Consumer Price Index.

In order to comply with the provisions of Proposition 218 for increasing assessments the City mailed notices and ballots to the affected property owners within Benefit Zones No. 4 and 5 in order to obtain their approval to modify the assessment formulas and increase assessments. The notices and ballots were mailed May 24, 2002. At the close of the Public Hearing which is scheduled for July 9, 2002 ballots will be tabulated to determine if the modified assessments for each affected Benefit Zone receives a majority protest by the property owners weighted by assessment amount. If a majority of the ballots received do not oppose the increased assessments then City Council may approve the change in the assessment formula for increasing assessments.

There are no proposed increases in assessments for Benefit Zones No. 1, 2, 3, 6, 7, 8 and 9, therefore Proposition 218 proceedings are not needed for these zones. The annual protest hearing permitting protests will be conducted on July 9, 2002 under the implementing legislation.

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 assessments to be levied upon each assessable lot or parcel.

The City of Hayward will hold a public hearing on July 9, 2002, 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 FY 2002-03 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
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1

FISCAL YEAR 2002-03

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. 02-_____, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on May 21, 2002, and in connection with the proceedings for:

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

Herein after referred to as the "Assessment District", I, Joseph A. Francisco, 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 DIAGRAM

This part incorporates by reference a diagram of the Assessment District showing the exterior boundaries of the District, the boundaries the nine (9) 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 2002-03. 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
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1

FISCAL YEAR 2002-03

The improvements consist of the, operation, maintenance 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, masonry 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 man made 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.

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

- Surface maintenance of the street side of a 600-foot masonry wall along Huntwood Avenue, this maintenance includes painting, cleaning 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.

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

Formed: July 25, 1991
Resolution Number: 91-137
85 parcels

- 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 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.

- Due to the Harder Road underpass project, the landscaped areas which were previously maintained in FY 2000-01 will be reduced the same amount as in FY 2001-02. Thus, the collection per parcel will also continue to be reduced in FY 2002-03. After the underpass project has been completed, the landscaped areas will be restored. Thus, an increase in the base assessments will follow at that time.
- Zone 3 (Hayward Boulevard & Fairview Avenue) - Tract 4007

Formed: June 23, 1992
Resolution Number: 92-174
152 parcels

- Surface maintenance of the street side of a mile-long masonry wall along Hayward Boulevard and Fairview Avenue. This maintenance includes painting, cleaning 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.
 - A capital project is being considered to enhance the landscaping in this benefit zone. If consensus is achieved, a possible increase will be considered and the proper balloting procedures will accompany the increase at that time.
- Zone 4 (Pacheco Way, Stratford Road, Ruus Land, Ward Creek) - Tracts 6472, 6560, 6682 & 6683

Formed: May 23, 1995
Resolution Number: 95-96
175 parcels
Annexed Tract 6682: January 23, 1996

- 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 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;
- 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 assessment formula is being proposed in FY 2002-03 because expenditures are exceeding revenues. A public meeting was held on March 25, 2002 to discuss the proposed assessment increase with the property owners. On or about May 24, 2002 the City will mail notices and ballots to the affected property owners. On July 9, 2002, after the close of the public input portion of the Public Hearing ballots will be tabulated by the City Clerk to determine if a majority protest against the assessment exists. If a majority of the ballots received, weighted by assessment amount do not oppose increasing assessments, the City Council may approve the increase in assessments.

- 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

- Surface maintenance of the street side of a masonry wall along Soto Road. This maintenance includes painting, cleaning 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 increase in the base assessment is being proposed in FY 2002-03 because expenditures are exceeding revenues. The proposed annual assessment increase is \$60.00 per single family parcel. The current maximum annual assessment is \$139.12 per single family parcel which is proposed to be increased to \$199.12 for FY 2002-03. In future years the annual assessment may be increased above the \$199.12 amount based upon the prior year's change in the Consumer Price Index. A public meeting was held on March 26, 2002 to discuss the proposed assessment increase with the property owners. On or about May 24, 2002 the City will mail notices and ballots to the affected property owners. On July 9, 2002, after the close of the public input portion of the Public Hearing ballots will be tabulated by the City Clerk to determine if a majority protest against the assessment exists. If a majority of the ballots received, weighted by assessment amount do not oppose increasing assessments, the City Council may approve the increase in assessments.
- Zone 6 (Peppertree Park) - Tracts 4420 & Lot 2 of Tract 3337

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

- Landscaping and decorative paving within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street; and
- The identification sign, fountain, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- In FY 2002-03 the assessment rates will be reduced \$0.50 per lineal foot to \$2.11 per lineal foot. In FY 2001-02 due to the energy crisis there was a need to conserve power within California. Therefore, the fountain located at the south end of Pepper

Tree Park was turned off. In addition the needed repairs to the fountain were put on hold until the power crisis was resolved. City staff plans to restore and operate the fountain in FY 2002-03. Since additional revenues have accumulated over the past year due to the non-use of the fountain, the proposed assessment amount has been reduced to \$2.11 per linear foot in FY 2002-03.

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

Formed: July 28, 1998
Resolution Number: 98-153
348 parcels

- 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 neighborhood park.

- Zone 8 (Capitola Street) – Tract 7033

Formed: March 2, 1999
Resolution Number: 99-030
24 parcels

- An 8-foot-high decorative concrete wall along the tract's Hesperian Boulevard frontage including graffiti removal;
- The ownership and responsibility of the wall as a structure remains with the individual property owners;
- 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; and

- Zone 9 (Orchard Avenue) – Tract 7063

Formed: April 25, 2000
Resolution Number: 00-050
74 parcels

- A 10-foot-high decorative concrete wall along the railroad and along the south property line abutting Lot 40 including graffiti removal;
- The ownership and responsibility of the wall as a structure remains with the individual property owners.
- For FY 2002-03 the assessments have been reduced to \$15.00 per parcel due to the fact that there are now sufficient reserves for future maintenance. In the event that additional funds are needed for maintenance purposes the assessments may be increased up to their maximum level which is \$126.42 per parcel with an automatic increase allowance based upon the change in the Consumer Price Index each fiscal year. Future increases in assessment up to the maximum assessment level would not require the noticing and balloting of property owners as noted under 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 and maintenance and servicing of the District can also be included.

TABLE 2: FY2002-03 REVENUE BY BENEFIT ZONE		
Zone Number	Name/Location	Estimated Revenue for 2002-03
1	Huntwood Ave. & Panjon St.	\$4,405.20
2	Harder Rd. & Mocine Ave.	\$5,525.00
3	Hayward Blvd. & Fairview Ave.	\$49,980.64
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	\$21,175.00
5	Soto Rd. & Plum Tree St.	\$7,566.56
6	Peppertree Pk.	\$10,537.28
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$121,800.00
8	Capitola St.	\$2,640.00
9	Orchard Ave.	\$1,110.00
	TOTAL:	\$224,739.68

The estimated Fiscal Year 2002-03 expenditures for the proposed District facilities have been provided by the City of Hayward and are itemized by zone as follows:

For a detailed breakdown on the operation, maintenance and servicing costs for each Benefit Zone, please 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 purpose 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 Landscape & Lighting District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram for the nine zones is on file in the Office of the City Clerk of the City of Hayward and shown on the following page 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.

**APPROVED
ENGINEER OF WORK**

BY: **DANIEL R. GARCIA** DATE: _____
 Filed in the Office of the City Clerk of the City of Hayward, County of Alameda, State of California,
 this _____ Day of _____, 2001.

**CITY CLERK, CITY OF HAYWARD
 COUNTY OF ALAMEDA, CALIFORNIA**

An Assessment Roll Certificate and a Parcel Map for the City of Hayward, California, on the Lots, Pieces and Tracts of Land shown on the Assessment Diagram and the Assessment Diagram and the Assessment Roll filed in the Office of the City Clerk, City of Hayward on the _____ Day of _____, 2001. Reference is made to said Assessment Roll for the exact amount of each Assessment and the amount of each Parcel shown on the Assessment Diagram.

CITY CLERK, CITY OF HAYWARD, CA.

COUNTY AUDITOR'S CERTIFICATE:

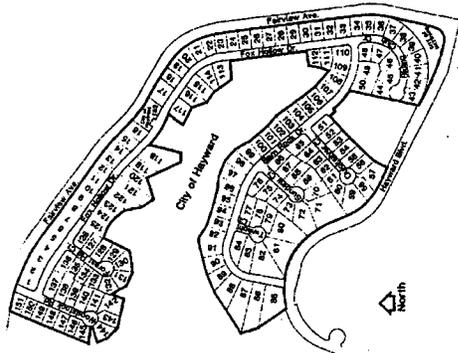
On this _____ Day of _____, 2001, this Assessment Diagram and the Accompanying Assessment Roll have been filed in the Office of the Auditor of Alameda County.

**AUDITOR OF THE COUNTY OF ALAMEDA,
 STATE OF CALIFORNIA**

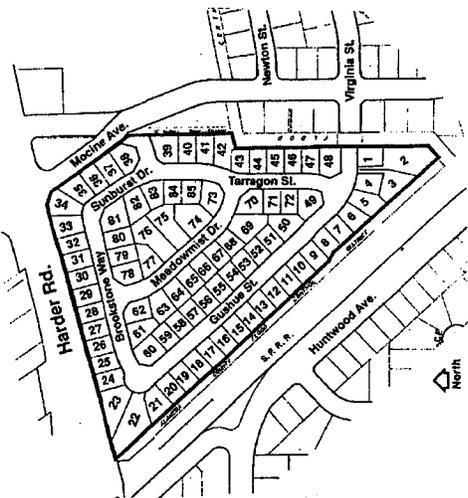
COUNTY RECORDER'S CERTIFICATE:

Received this _____ Day of _____, 2001, in the Office of the County Recorder of the County of Alameda, in Book _____ of Maps of Assessment Districts at _____ thereof.

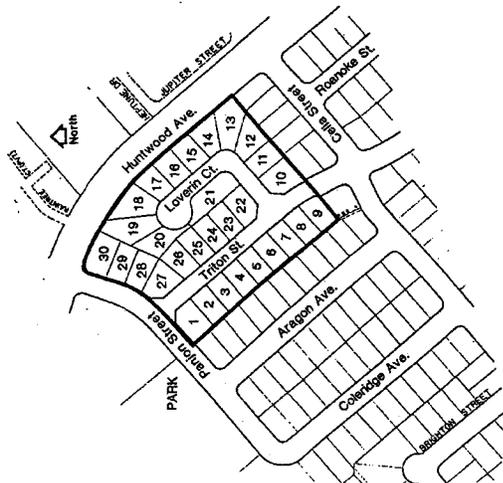
**COUNTY RECORDER,
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA**



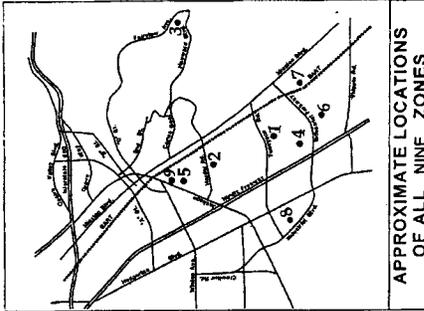
ZONE 3: Hayward Blvd. and Fairview Ave.



ZONE 2: Harder Rd. and Macine Ave.



ZONE 1: Huntwood Ave. And Parjon St.

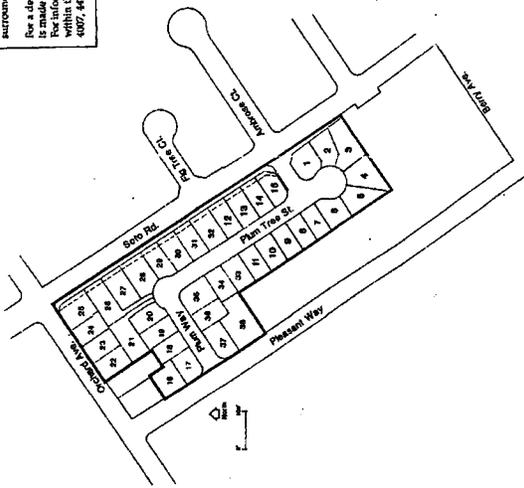


**APPROXIMATE LOCATIONS
 OF ALL NINE ZONES**

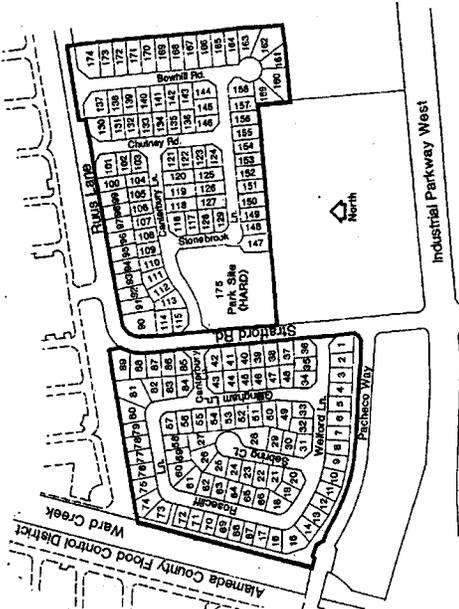
**ASSESSMENT DIAGRAM
 CONSOLIDATED LANDSCAPING AND LIGHTING
 ASSESSMENT DISTRICT NO. 96-1**

City of Hayward, Alameda County, California
 FISCAL YEAR _____

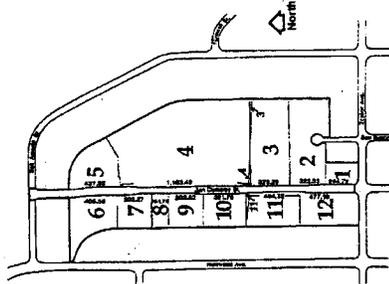
NOTE:
 This diagram is only for the purpose of indicating the lots being assessed, the assessor's assessment number for each lot and the relationship to the surrounding streets.
 For a detailed description of the lines and dimensions of the lots, reference is made to the Alameda County Assessor's Maps for the fiscal year 2001. 2002. For information on the streets and other appropriate information, reference is made to the filed final map of Tracts 4097, 4200, 4901, 4942, 4772, 4500, 4582, 4583 and 4754.



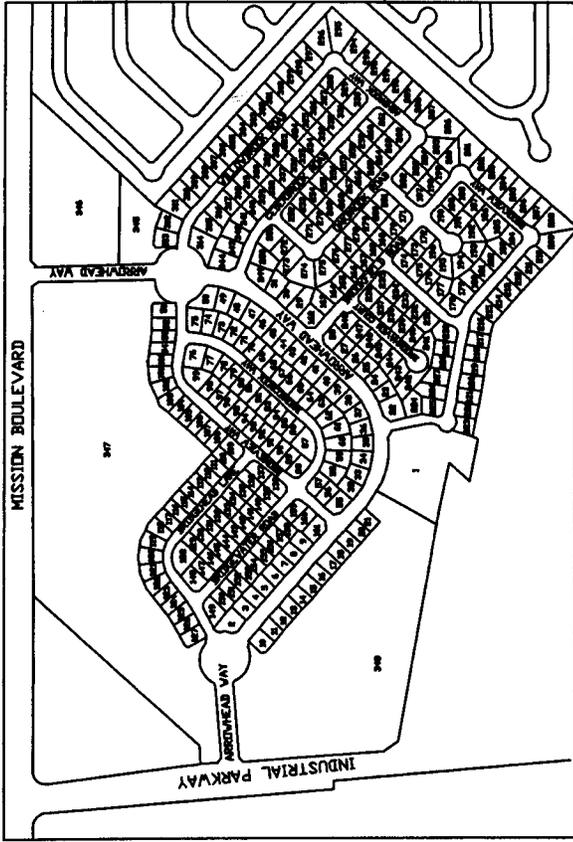
ZONE 5: Soto Rd. and Plum Tree St.



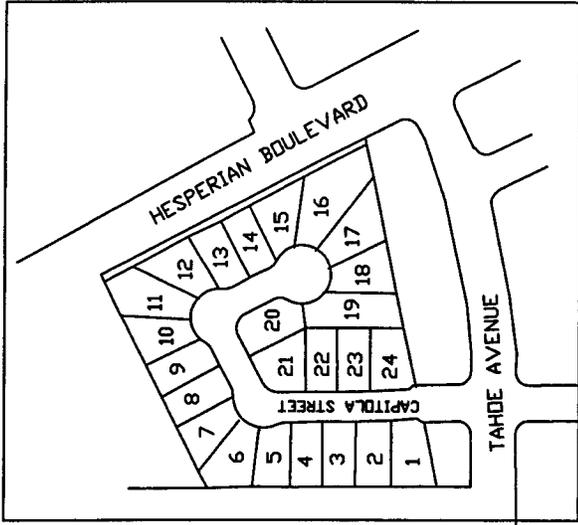
**ZONE 4: Pacheco Way, Stratford Rd.,
 Riuis Ln, Ward Creek**



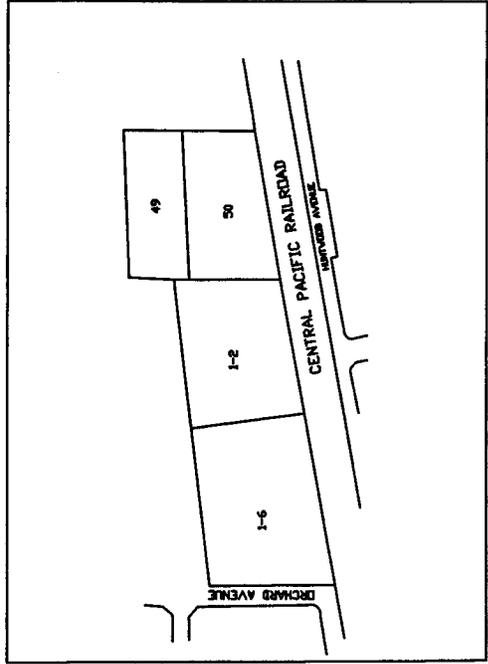
ZONE 6: San Clemente St.



ZONE 7: Mission Blvd. and Industrial Pkwy.



ZONE 8: Capitola Street



ZONE 9: Orchard Avenue

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 Landscape 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]."

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.

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 XIIIID 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 assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$4,405.20. This results in the following collections that will be levied:

\$146.84 per parcel

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

This zone was established in 1991 and the maximum assessment rate was set at \$93.09 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. Due to the Harder Road underpass project, the landscaped areas which were previously maintained in FY 2000-01 have been reduced, therefore the collection per parcel will also continue to be reduced in FY 2002-03. After the underpass project has been completed, the landscaped areas will be restored and the assessments may be increased up to the maximum amount of \$93.09 per single-family parcel. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$5,525.00. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 85 parcels shall be assessed an equal share of the total assessment for this zone. This results in the following collections that will be levied:

\$65.00 per parcel

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

This zone was established in 1992 and the maximum assessment rate was set at \$328.83 per parcel with no automatic allowance for CPI increase each fiscal year. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 152 parcels shall be assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$49,980.64. This results in the following collections that will be levied:

\$328.82 per parcel

- Zone 4 (Pacheco Way, Stratford Road, Ruus Lane, Ward Creek) Tracts 6472, 6560, 6683 & 6682

This zone was established in 1995 and the maximum assessment rate was set at \$121.01 per parcel with no automatic allowance for CPI increase each fiscal year. This year the City will send out a notice and ballot to property owners requesting their approval to modify their maximum assessment rate to include an allowance for an automatic increase that reflects the prior years change in the Consumer Price Index. At the July 9, 2002 Public Hearing the City Clerk will tabulate the ballots to determine if a majority of the ballots received do not oppose the assessment increase. If there is no majority protest, weighted by assessment amount, the City Council may increase assessments. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 175 parcels shall be assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within zone is \$21,175.00. This results in the following collections that will be levied:

\$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. This year the City will send out a notice and ballot to property owners requesting their approval to increase the maximum assessment rate from the current base amount of \$139.12 to \$199.12 for FY 2002-03 and include an allowance for an automatic increase that reflects the prior years change in the Consumer Price Index each subsequent fiscal year. At the July 9, 2002 Public Hearing the City Clerk will tabulate the ballots to determine if a majority of the ballots received do not oppose the assessment increase. If there is no majority protest, weighted by assessment amount, the City Council may increase assessments. The special benefit derived by the individual lots is indistinguishable from each other. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within zone is \$7,566.56. Therefore, each of the 38 parcels shall be assessed an equal share of the total assessment for this zone. This results in the following collections that will be levied:

**\$60.00 increase in assessment per parcel
\$139.12 current maximum assessment 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 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$10,537.28. This results in the following collections that will be levied:

\$2.11 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 30th 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 CPI Index for April 1, 2002 is estimated to be 187.0, which translates to a 10.78% (187.0/168.8) increase since the base year. Therefore, the maximum assessment of \$662.00 per parcel could be assessed in FY 2002-03. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 343 single-family parcels and the 5 golf course and park parcels shall be assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$121,800.00. This results in the following collections that will be levied:

\$350.00 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 30th 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 CPI Index for April 1, 2002 is 187.0, which translates to a 6.92% (187.0/174.9) increase since the base year. Therefore, the maximum assessment of \$473.47 per parcel could be assessed in FY 2002-03. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 24 parcels shall be assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$2,640.00. This results in the following collections that will be levied:

\$110.00 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 30th 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 CPI Index for April 1, 2002 is 187.0, which translates to a 1.14% (187.0/184.9) increase since the base year. Therefore, the maximum assessment of \$126.42 per parcel could be assessed in FY 2002-03. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 74 parcels shall be assessed an equal share of the total assessment for this zone. In FY 2002-03, the total collection revenue needed to operate and maintain the facilities within the zone is \$1,110.00. This results in the following collections that will be levied:

\$15.00 per unit

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 Landscape & Lighting 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 2002-03 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 "B".

APPENDIX A

DETAILED PROJECT COST BREAKDOWN

Zone 1 - Fiscal Year 2002-03 Huntwood Avenue & Panjon Street	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$700.00
(b) Electrical energy	\$250.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$2,000.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$517.50
Total Maintenance Cost	\$3,967.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,250.00
(c) County Collection Charges (1.7%)	\$74.89
Total Incidental Costs	\$2,624.89
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$3,296.19
(b) Capital Reserves ²	\$3,999.83
Total Reserve Costs	\$7,296.02
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	\$9,483.21
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$4,405.20
Number of Assessable Parcels	30
Collection per Parcel	\$146.84
Base Assessment per Parcel	\$265.64
NOTES:	
<p>⁽¹⁾ Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.</p> <p>⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.</p>	

Zone 2 - Fiscal Year 2002-03 Harder Road & Mocine Avenue	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$800.00
(b) Electrical energy	\$150.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$2,000.00
(d) Masonry wall (surface maintenance)	\$300.00
(e) Contingency (15%)	\$487.50
Total Maintenance Cost	\$3,737.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,525.00
(c) County Collection Charges (1.7%)	\$93.93
Total Incidental Costs	\$2,918.93
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$3,328.21
(b) Capital Reserves ²	\$4,696.34
Total Reserve Costs	\$8,024.56
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$9,155.98</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$5,525.00
Number of Assessable Parcels	85
Collection per Parcel	\$65.00
Base Assessment per Parcel	\$93.09
NOTES:	
(1) Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 3 - Fiscal Year 2002-03 Hayward Boulevard & Fairview Avenue	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$17,000.00
(b) Electrical energy	\$1,500.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$26,500.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$6,825.00
Total Maintenance Cost	\$52,325.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$3,500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$5,760.00
(c) County Collection Charges (1.7%)	\$849.67
(d) Design Services	\$0.00
Total Incidental Costs	\$10,109.67
<u>III. RESERVES</u>	
(a) Operating Reserves (50.00% of Maintenance & Incidentals) ¹	\$31,217.34
(b) Capital Reserves ²	\$12,446.40
Total Reserve Costs	\$43,663.74
<u>IV. TOTAL ASSESSABLE COSTS</u>	
	\$106,098.41
Less Surplus from prior fiscal year	<u>\$56,117.77</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$49,980.64
Number of Assessable Parcels	152
Collection per Parcel	\$328.82
Base Assessment per Parcel	
	\$328.83
NOTES:	
(1) Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 4 - Fiscal Year 2002-03	
Pacheco Way, Stratford Road, Ruus Lane, Ward Creek	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$6,000.00
(b) Electrical energy	\$1,000.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$12,000.00
(d) Masonry wall (surface maintenance)	\$500.00
(d) Drainage and Access Facilities ¹	\$1,100.00
(e) Contingency (15%)	\$3,090.00
Total Maintenance Cost	\$23,690.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,975.00
(c) County Collection Charges (1.7%)	\$359.98
Total Incidental Costs	\$3,834.98
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ²	\$13,762.49
(b) Capital Reserves ³	\$9,838.50
Total Reserve Costs	\$23,600.99
<u>IV. TOTAL ASSESSABLE COSTS</u>	
	\$51,125.96
Less Surplus from prior fiscal year	<u>\$29,950.96</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$21,175.00
Number of Assessable Parcels	175
Collection per Parcel	\$121.00
Base Assessment per Parcel	\$121.01
NOTES:	
<p>⁽¹⁾ Includes maintenance of nine drainage inlets, an asphalt pathway, a 6" PVC drain pipe, pedestrian access between Rosecliff Ln and Ward Cr., and an entry gate structure (two swing and chain link gates).</p> <p>⁽²⁾ Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.</p> <p>⁽³⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.</p>	

Zone 5 - Fiscal Year 2002-03 Soto Road & Plum Tree Street	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$1,500.00
(b) Electrical energy	\$150.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$2,400.00
(d) Masonry wall (surface maintenance)	\$300.00
(e) Contingency (15.00%)	\$652.50
Total Maintenance Cost	\$5,002.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,200.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,290.00
(c) County Collection Charges (1.7%)	\$128.63
Total Incidental Costs	\$2,618.63
<u>III. RESERVES</u>	
(a) Operating Reserves (0.00% of Maintenance & Incidentals) ¹	\$14.53
(b) Capital Reserves ²	\$0.00
Total Reserve Costs	\$14.53
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$69.10</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$7,566.56
Number of Assessable Parcels	38
Collection per Parcel	\$199.12
Base Assessment per Parcel	\$199.12
<u>NOTES:</u>	
<p>⁽¹⁾ Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.</p> <p>⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.</p>	

Zone 6 - Fiscal Year 2002-03 Peppertree Park	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$5,000.00
(b) Electrical energy	\$150.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$3,500.00
(d) Contingency (15%)	\$1,297.50
Total Maintenance Cost	\$9,947.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,200.00
(c) County Collection Charges (1.7%)	\$179.13
Total Incidental Costs	\$2,679.13
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$6,313.32
(b) Capital Reserves ²	\$9,642.85
Total Reserve Costs	\$15,956.17
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$18,045.52</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$10,537.28
Number of Assessable Linear Feet	4,994
Collection per Parcel	\$2.11
Base Assessment per Linear Foot	\$2.61
NOTES:	
(1) Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 7 - Fiscal Year 2002-03	
Mission Boulevard, Industrial Parkway, Arrowhead Way	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$5,500.00
(b) Electrical energy	\$750.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$50,600.00
(d) Masonry wall (surface maintenance)	\$750.00
(e) Bus Shelters	\$750.00
(f) Street Lights	\$750.00
(g) Park Maintenance (HARD Payment)	\$60,000.00
(h) Contingency (15%)	\$8,865.00
Total Maintenance Cost	\$127,965.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$14,000.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$4,800.00
(c) County Collection Charges (1.7%)	\$2,070.60
Total Incidental Costs	\$20,870.60
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$74,417.80
(b) Capital Reserves ²	\$231,709.10
Total Reserve Costs	\$306,126.90
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$333,162.50</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$121,800.00
Number of Assessable Parcels	348
Collection per Parcel	\$350.00
Base Assessment per Parcel	\$662.00
NOTES:	
(1) Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 8 - Fiscal Year 2002-03 Capitola Street	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$500.00
(b) Electrical energy	\$250.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$1,600.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$427.50
Total Maintenance Cost	\$3,277.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,000.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,000.00
(c) County Collection Charges (1.7%)	\$44.88
Total Incidental Costs	\$2,044.88
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$2,661.19
(b) Capital Reserves ²	\$9,864.96
Total Reserve Costs	\$12,526.15
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$15,208.53</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$2,640.00
Number of Assessable Parcels	24
Collection per Parcel	\$110.00
Base Assessment per Parcel	\$473.47
NOTES:	
<p>⁽¹⁾ Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.</p> <p>⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.</p>	

Zone 9 - Fiscal Year 2002-03 Orchard Avenue	
	FY 2002-03 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$75.00
Total Maintenance Cost	\$575.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,000.00
(c) County Collection Charges (1.7%)	\$18.87
Total Incidental Costs	\$1,518.87
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$1,046.94
(b) Capital Reserves ²	\$13,841.00
Total Reserve Costs	\$14,887.93
<u>IV. TOTAL ASSESSABLE COSTS</u>	
Less Surplus from prior fiscal year	<u>\$15,871.80</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$1,110.00
Number of Assessable Parcels	74
Collection per Parcel	\$15.00
Base Assessment per Parcel	\$126.42
NOTES:	
(1) Because the City does not receive the FY 2002-03 assessment revenue from the County until January 2003, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2002 through December 31, 2002.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

APPENDIX B
FY 2002-03
ASSESSMENT ROLL

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

APPENDIX B

Zone 1

Huntwood Ave. & Panjon St.

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount
465-0005-011-00	\$146.84
465-0005-012-00	\$146.84
465-0005-013-00	\$146.84
465-0005-014-00	\$146.84
465-0005-015-00	\$146.84
465-0005-016-00	\$146.84
465-0005-017-00	\$146.84
465-0005-018-00	\$146.84
465-0005-019-00	\$146.84
465-0005-020-00	\$146.84
465-0005-021-00	\$146.84
465-0005-022-00	\$146.84
465-0005-023-00	\$146.84
465-0005-024-00	\$146.84
465-0005-025-00	\$146.84
465-0005-026-00	\$146.84
465-0005-027-00	\$146.84
465-0005-028-00	\$146.84
465-0005-029-00	\$146.84
465-0005-030-00	\$146.84
465-0005-031-00	\$146.84
465-0005-032-00	\$146.84
465-0005-033-00	\$146.84
465-0005-034-00	\$146.84
465-0005-035-00	\$146.84
465-0005-036-00	\$146.84
465-0005-037-00	\$146.84
465-0005-038-00	\$146.84
465-0005-039-00	\$146.84
465-0005-040-00	\$146.84
Total Parcels:	30
Total Assessment:	\$4,405.20

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

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

Zone 2

Harder Rd. & Mocine Ave.

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
452-0004-006-00	\$65.00	452-0004-057-00	\$65.00
452-0004-007-00	\$65.00	452-0004-058-00	\$65.00
452-0004-008-00	\$65.00	452-0004-059-00	\$65.00
452-0004-009-00	\$65.00	452-0004-060-00	\$65.00
452-0004-010-00	\$65.00	452-0004-061-00	\$65.00
452-0004-011-00	\$65.00	452-0004-062-00	\$65.00
452-0004-012-00	\$65.00	452-0004-063-00	\$65.00
452-0004-013-00	\$65.00	452-0004-064-00	\$65.00
452-0004-014-00	\$65.00	452-0004-065-00	\$65.00
452-0004-015-00	\$65.00	452-0004-066-00	\$65.00
452-0004-016-00	\$65.00	452-0004-067-00	\$65.00
452-0004-017-00	\$65.00	452-0004-068-00	\$65.00
452-0004-018-00	\$65.00	452-0004-069-00	\$65.00
452-0004-019-00	\$65.00	452-0004-070-00	\$65.00
452-0004-020-00	\$65.00	452-0004-071-00	\$65.00
452-0004-021-00	\$65.00	452-0004-072-00	\$65.00
452-0004-022-00	\$65.00	452-0004-073-00	\$65.00
452-0004-023-00	\$65.00	452-0004-074-00	\$65.00
452-0004-024-00	\$65.00	452-0004-075-00	\$65.00
452-0004-025-00	\$65.00	452-0004-076-00	\$65.00
452-0004-026-00	\$65.00	452-0004-077-00	\$65.00
452-0004-027-00	\$65.00	452-0004-078-00	\$65.00
452-0004-028-00	\$65.00	452-0004-079-00	\$65.00
452-0004-029-00	\$65.00	452-0004-080-00	\$65.00
452-0004-030-00	\$65.00	452-0004-081-00	\$65.00
452-0004-031-00	\$65.00	452-0004-082-00	\$65.00
452-0004-032-00	\$65.00	452-0004-083-00	\$65.00
452-0004-033-00	\$65.00	452-0004-084-00	\$65.00
452-0004-034-00	\$65.00	452-0004-085-00	\$65.00
452-0004-035-00	\$65.00	452-0004-086-00	\$65.00
452-0004-036-00	\$65.00	452-0004-087-00	\$65.00
452-0004-037-00	\$65.00	452-0004-088-00	\$65.00
452-0004-038-00	\$65.00	452-0004-089-00	\$65.00
452-0004-039-00	\$65.00	452-0004-090-00	\$65.00
452-0004-040-00	\$65.00	452-0004-091-00	\$65.00
452-0004-041-00	\$65.00		
452-0004-042-00	\$65.00	Total Parcels:	85
452-0004-043-00	\$65.00	Total	
452-0004-045-00	\$65.00	Assessment:	\$5,525.00
452-0004-046-00	\$65.00		
452-0004-047-00	\$65.00		
452-0004-048-00	\$65.00		
452-0004-049-00	\$65.00		
452-0004-050-00	\$65.00		
452-0004-051-00	\$65.00		
452-0004-052-00	\$65.00		
452-0004-053-00	\$65.00		
452-0004-054-00	\$65.00		
452-0004-055-00	\$65.00		
452-0004-056-00	\$65.00		

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

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

Zone 3

Hayward Blvd. & Fairview Ave.

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

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	\$328.82	425 -0490-060-02	\$328.82	425 -0490-119-00	\$328.82	425 -0490-170-00	\$328.82
425 -0490-009-00	\$328.82	425 -0490-061-01	\$328.82	425 -0490-120-00	\$328.82	425 -0490-171-00	\$328.82
425 -0490-010-00	\$328.82	425 -0490-062-00	\$328.82	425 -0490-121-00	\$328.82		
425 -0490-011-00	\$328.82	425 -0490-063-00	\$328.82	425 -0490-122-00	\$328.82		
425 -0490-012-00	\$328.82	425 -0490-064-00	\$328.82	425 -0490-123-00	\$328.82		
425 -0490-013-00	\$328.82	425 -0490-065-00	\$328.82	425 -0490-124-00	\$328.82		
425 -0490-014-00	\$328.82	425 -0490-066-00	\$328.82	425 -0490-125-00	\$328.82		
425 -0490-015-00	\$328.82	425 -0490-067-00	\$328.82	425 -0490-127-00	\$328.82		
425 -0490-016-00	\$328.82	425 -0490-068-00	\$328.82	425 -0490-128-00	\$328.82		
425 -0490-017-00	\$328.82	425 -0490-069-00	\$328.82	425 -0490-129-00	\$328.82		
425 -0490-018-00	\$328.82	425 -0490-070-00	\$328.82	425 -0490-130-00	\$328.82		
425 -0490-019-00	\$328.82	425 -0490-071-00	\$328.82	425 -0490-131-00	\$328.82		
425 -0490-020-00	\$328.82	425 -0490-072-00	\$328.82	425 -0490-132-00	\$328.82		
425 -0490-021-00	\$328.82	425 -0490-073-00	\$328.82	425 -0490-133-00	\$328.82		
425 -0490-022-00	\$328.82	425 -0490-074-00	\$328.82	425 -0490-134-00	\$328.82		
425 -0490-023-00	\$328.82	425 -0490-075-00	\$328.82	425 -0490-135-00	\$328.82		
425 -0490-024-00	\$328.82	425 -0490-076-00	\$328.82	425 -0490-136-00	\$328.82		
425 -0490-025-00	\$328.82	425 -0490-077-00	\$328.82	425 -0490-137-00	\$328.82		
425 -0490-026-00	\$328.82	425 -0490-078-00	\$328.82	425 -0490-138-00	\$328.82		
425 -0490-027-00	\$328.82	425 -0490-079-00	\$328.82	425 -0490-139-00	\$328.82		
425 -0490-028-00	\$328.82	425 -0490-080-00	\$328.82	425 -0490-140-00	\$328.82		
425 -0490-029-00	\$328.82	425 -0490-081-00	\$328.82	425 -0490-141-00	\$328.82		
425 -0490-030-00	\$328.82	425 -0490-082-00	\$328.82	425 -0490-142-00	\$328.82		
425 -0490-031-00	\$328.82	425 -0490-083-00	\$328.82	425 -0490-143-00	\$328.82		
425 -0490-032-00	\$328.82	425 -0490-084-00	\$328.82	425 -0490-144-00	\$328.82		
425 -0490-033-00	\$328.82	425 -0490-085-00	\$328.82	425 -0490-145-00	\$328.82		
425 -0490-034-00	\$328.82	425 -0490-086-00	\$328.82	425 -0490-146-00	\$328.82		
425 -0490-035-00	\$328.82	425 -0490-087-00	\$328.82	425 -0490-147-00	\$328.82		
425 -0490-037-00	\$328.82	425 -0490-088-00	\$328.82	425 -0490-148-00	\$328.82		
425 -0490-039-00	\$328.82	425 -0490-091-00	\$328.82	425 -0490-149-00	\$328.82		
425 -0490-040-00	\$328.82	425 -0490-093-00	\$328.82	425 -0490-150-00	\$328.82		
425 -0490-041-00	\$328.82	425 -0490-095-00	\$328.82	425 -0490-151-00	\$328.82		
425 -0490-042-00	\$328.82	425 -0490-097-00	\$328.82	425 -0490-152-00	\$328.82		
425 -0490-043-00	\$328.82	425 -0490-098-00	\$328.82	425 -0490-153-00	\$328.82		
425 -0490-044-00	\$328.82	425 -0490-099-00	\$328.82	425 -0490-154-00	\$328.82		
425 -0490-045-00	\$328.82	425 -0490-101-00	\$328.82	425 -0490-155-00	\$328.82		
425 -0490-046-00	\$328.82	425 -0490-102-00	\$328.82	425 -0490-156-00	\$328.82		
425 -0490-047-00	\$328.82	425 -0490-103-00	\$328.82	425 -0490-157-00	\$328.82		
425 -0490-048-00	\$328.82	425 -0490-104-00	\$328.82	425 -0490-158-00	\$328.82		
425 -0490-049-00	\$328.82	425 -0490-105-00	\$328.82	425 -0490-159-00	\$328.82		
425 -0490-050-00	\$328.82	425 -0490-106-00	\$328.82	425 -0490-160-00	\$328.82		
425 -0490-051-00	\$328.82	425 -0490-109-00	\$328.82	425 -0490-161-00	\$328.82		
425 -0490-052-00	\$328.82	425 -0490-111-00	\$328.82	425 -0490-162-00	\$328.82		
425 -0490-053-00	\$328.82	425 -0490-112-00	\$328.82	425 -0490-163-00	\$328.82		
425 -0490-054-00	\$328.82	425 -0490-113-00	\$328.82	425 -0490-164-00	\$328.82		
425 -0490-055-00	\$328.82	425 -0490-114-00	\$328.82	425 -0490-165-00	\$328.82		
425 -0490-056-00	\$328.82	425 -0490-115-00	\$328.82	425 -0490-166-00	\$328.82		
425 -0490-057-00	\$328.82	425 -0490-116-00	\$328.82	425 -0490-167-00	\$328.82		
425 -0490-058-00	\$328.82	425 -0490-117-00	\$328.82	425 -0490-168-00	\$328.82		
425 -0490-059-00	\$328.82	425 -0490-118-00	\$328.82	425 -0490-169-00	\$328.82		

Total Parcels: 152

Total Assessment: \$49,980.64

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

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

APPENDIX B

Zone 4

Pacheco Wy, Stratford Rd, Russ Ln, Ward

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

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

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

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

APPENDIX B

Zone 5
Soto Rd. & Plum Tree St.

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount
444-0048-078-00	\$199.12
444-0048-079-00	\$199.12
444-0048-080-00	\$199.12
444-0048-081-00	\$199.12
444-0048-082-00	\$199.12
444-0048-083-00	\$199.12
444-0048-084-00	\$199.12
444-0048-085-00	\$199.12
444-0048-086-00	\$199.12
444-0048-087-00	\$199.12
444-0048-088-00	\$199.12
444-0048-089-00	\$199.12
444-0048-090-00	\$199.12
444-0048-091-00	\$199.12
444-0048-092-00	\$199.12
444-0048-097-00	\$199.12
444-0048-098-00	\$199.12
444-0048-099-00	\$199.12
444-0048-100-00	\$199.12
444-0048-101-00	\$199.12
444-0048-102-00	\$199.12
444-0048-103-00	\$199.12
444-0048-104-00	\$199.12
444-0048-105-00	\$199.12
444-0048-106-00	\$199.12
444-0048-107-00	\$199.12
444-0048-108-00	\$199.12
444-0048-109-00	\$199.12
444-0048-110-00	\$199.12
444-0048-111-00	\$199.12
444-0048-112-00	\$199.12
444-0048-113-00	\$199.12
444-0048-114-00	\$199.12
444-0048-115-00	\$199.12
444-0048-116-00	\$199.12
444-0048-117-00	\$199.12
444-0048-118-00	\$199.12
444-0048-119-00	\$199.12
Total Parcels:	38
Total Assessment:	\$7,566.56

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

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

APPENDIX B

Zone 6

Peppertree Pk

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount
475 -0174-011-05	\$1,006.92
475 -0174-014-01	\$979.78
475 -0174-017-01	\$826.68
475 -0174-019-02	\$961.32
475 -0174-022-01	\$637.82
475 -0174-025-01	\$855.78
475 -0174-027-01	\$516.38
475 -0174-033-00	\$679.92
475 -0174-034-00	\$694.80
475 -0174-042-00	\$922.80
475 -0174-043-00	\$2,455.08
Total Parcels:	11
Total Assessment:	\$10,537.28

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

APPENDIX B

Zone 7

Mission Blvd, Industrial Pkwy, Arrowhead

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

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	\$350.00	078G-2652-047-00	\$350.00	078G-2652-097-00	\$350.00	078G-2652-147-00	\$350.00
078G-2651-017-02	\$350.00	078G-2652-048-00	\$350.00	078G-2652-098-00	\$350.00	078G-2652-148-00	\$350.00
078G-2651-018-01	\$350.00	078G-2652-049-00	\$350.00	078G-2652-099-00	\$350.00	078G-2652-149-00	\$350.00
078G-2651-018-02	\$350.00	078G-2652-050-00	\$350.00	078G-2652-100-00	\$350.00	078G-2652-150-00	\$350.00
078G-2651-019-00	\$350.00	078G-2652-051-00	\$350.00	078G-2652-101-00	\$350.00	078G-2652-151-00	\$350.00
078G-2652-002-00	\$350.00	078G-2652-052-00	\$350.00	078G-2652-102-00	\$350.00	078G-2652-152-00	\$350.00
078G-2652-003-00	\$350.00	078G-2652-053-00	\$350.00	078G-2652-103-00	\$350.00	078G-2652-153-00	\$350.00
078G-2652-004-00	\$350.00	078G-2652-054-00	\$350.00	078G-2652-104-00	\$350.00	078G-2652-154-00	\$350.00
078G-2652-005-00	\$350.00	078G-2652-055-00	\$350.00	078G-2652-105-00	\$350.00	078G-2652-155-00	\$350.00
078G-2652-006-00	\$350.00	078G-2652-056-00	\$350.00	078G-2652-106-00	\$350.00	078G-2652-156-00	\$350.00
078G-2652-007-00	\$350.00	078G-2652-057-00	\$350.00	078G-2652-107-00	\$350.00	078G-2652-157-00	\$350.00
078G-2652-008-00	\$350.00	078G-2652-058-00	\$350.00	078G-2652-108-00	\$350.00	078G-2652-158-00	\$350.00
078G-2652-009-00	\$350.00	078G-2652-059-00	\$350.00	078G-2652-109-00	\$350.00	078G-2652-159-00	\$350.00
078G-2652-010-00	\$350.00	078G-2652-060-00	\$350.00	078G-2652-110-00	\$350.00	078G-2652-160-00	\$350.00
078G-2652-011-00	\$350.00	078G-2652-061-00	\$350.00	078G-2652-111-00	\$350.00	078G-2652-161-00	\$350.00
078G-2652-012-00	\$350.00	078G-2652-062-00	\$350.00	078G-2652-112-00	\$350.00	078G-2653-001-00	\$350.00
078G-2652-013-00	\$350.00	078G-2652-063-00	\$350.00	078G-2652-113-00	\$350.00	078G-2653-002-00	\$350.00
078G-2652-014-00	\$350.00	078G-2652-064-00	\$350.00	078G-2652-114-00	\$350.00	078G-2653-003-00	\$350.00
078G-2652-015-00	\$350.00	078G-2652-065-00	\$350.00	078G-2652-115-00	\$350.00	078G-2653-004-00	\$350.00
078G-2652-016-00	\$350.00	078G-2652-066-00	\$350.00	078G-2652-116-00	\$350.00	078G-2653-005-00	\$350.00
078G-2652-017-00	\$350.00	078G-2652-067-00	\$350.00	078G-2652-117-00	\$350.00	078G-2653-006-00	\$350.00
078G-2652-018-00	\$350.00	078G-2652-068-00	\$350.00	078G-2652-118-00	\$350.00	078G-2653-007-00	\$350.00
078G-2652-019-00	\$350.00	078G-2652-069-00	\$350.00	078G-2652-119-00	\$350.00	078G-2653-008-00	\$350.00
078G-2652-020-00	\$350.00	078G-2652-070-00	\$350.00	078G-2652-120-00	\$350.00	078G-2653-009-00	\$350.00
078G-2652-021-00	\$350.00	078G-2652-071-00	\$350.00	078G-2652-121-00	\$350.00	078G-2653-010-00	\$350.00
078G-2652-022-00	\$350.00	078G-2652-072-00	\$350.00	078G-2652-122-00	\$350.00	078G-2653-011-00	\$350.00
078G-2652-023-00	\$350.00	078G-2652-073-00	\$350.00	078G-2652-123-00	\$350.00	078G-2653-012-00	\$350.00
078G-2652-024-00	\$350.00	078G-2652-074-00	\$350.00	078G-2652-124-00	\$350.00	078G-2653-013-00	\$350.00
078G-2652-025-00	\$350.00	078G-2652-075-00	\$350.00	078G-2652-125-00	\$350.00	078G-2653-014-00	\$350.00
078G-2652-026-00	\$350.00	078G-2652-076-00	\$350.00	078G-2652-126-00	\$350.00	078G-2653-015-00	\$350.00
078G-2652-027-00	\$350.00	078G-2652-077-00	\$350.00	078G-2652-127-00	\$350.00	078G-2653-016-00	\$350.00
078G-2652-028-00	\$350.00	078G-2652-078-00	\$350.00	078G-2652-128-00	\$350.00	078G-2653-017-00	\$350.00
078G-2652-029-00	\$350.00	078G-2652-079-00	\$350.00	078G-2652-129-00	\$350.00	078G-2653-018-00	\$350.00
078G-2652-030-00	\$350.00	078G-2652-080-00	\$350.00	078G-2652-130-00	\$350.00	078G-2653-019-00	\$350.00
078G-2652-031-00	\$350.00	078G-2652-081-00	\$350.00	078G-2652-131-00	\$350.00	078G-2653-020-00	\$350.00
078G-2652-032-00	\$350.00	078G-2652-082-00	\$350.00	078G-2652-132-00	\$350.00	078G-2653-021-00	\$350.00
078G-2652-033-00	\$350.00	078G-2652-083-00	\$350.00	078G-2652-133-00	\$350.00	078G-2653-022-00	\$350.00
078G-2652-034-00	\$350.00	078G-2652-084-00	\$350.00	078G-2652-134-00	\$350.00	078G-2653-023-00	\$350.00
078G-2652-035-00	\$350.00	078G-2652-085-00	\$350.00	078G-2652-135-00	\$350.00	078G-2653-024-00	\$350.00
078G-2652-036-00	\$350.00	078G-2652-086-00	\$350.00	078G-2652-136-00	\$350.00	078G-2653-025-00	\$350.00
078G-2652-037-00	\$350.00	078G-2652-087-00	\$350.00	078G-2652-137-00	\$350.00	078G-2653-026-00	\$350.00
078G-2652-038-00	\$350.00	078G-2652-088-00	\$350.00	078G-2652-138-00	\$350.00	078G-2653-027-00	\$350.00
078G-2652-039-00	\$350.00	078G-2652-089-00	\$350.00	078G-2652-139-00	\$350.00	078G-2653-028-00	\$350.00
078G-2652-040-00	\$350.00	078G-2652-090-00	\$350.00	078G-2652-140-00	\$350.00	078G-2653-029-00	\$350.00
078G-2652-041-00	\$350.00	078G-2652-091-00	\$350.00	078G-2652-141-00	\$350.00	078G-2653-030-00	\$350.00
078G-2652-042-00	\$350.00	078G-2652-092-00	\$350.00	078G-2652-142-00	\$350.00	078G-2653-031-00	\$350.00
078G-2652-043-00	\$350.00	078G-2652-093-00	\$350.00	078G-2652-143-00	\$350.00	078G-2653-032-00	\$350.00
078G-2652-044-00	\$350.00	078G-2652-094-00	\$350.00	078G-2652-144-00	\$350.00	078G-2653-033-00	\$350.00
078G-2652-045-00	\$350.00	078G-2652-095-00	\$350.00	078G-2652-145-00	\$350.00	078G-2653-034-00	\$350.00
078G-2652-046-00	\$350.00	078G-2652-096-00	\$350.00	078G-2652-146-00	\$350.00	078G-2653-035-00	\$350.00

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

Zone 7

Mission Blvd, Industrial Pkwy, Arrowhead

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

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-2653-036-00	\$350.00	078G-2653-086-00	\$350.00	078G-2654-049-00	\$350.00		
078G-2653-037-00	\$350.00	078G-2653-087-00	\$350.00	078G-2654-050-00	\$350.00	Total Parcels:	348
078G-2653-038-00	\$350.00	078G-2654-001-00	\$350.00	078G-2654-051-00	\$350.00	Total	
078G-2653-039-00	\$350.00	078G-2654-002-00	\$350.00	078G-2654-052-00	\$350.00	Assessment:	\$1 21 ,800.00
078G-2653-040-00	\$350.00	078G-2654-003-00	\$350.00	078G-2654-053-00	\$350.00		
078G-2653-041-00	\$350.00	078G-2654-004-00	\$350.00	078G-2654-054-00	\$350.00		
078G-2653-042-00	\$350.00	078G-2654-005-00	\$350.00	078G-2654-055-00	\$350.00		
078G-2653-043-00	\$350.00	078G-2654-006-00	\$350.00	078G-2654-056-00	\$350.00		
078G-2653-044-00	\$350.00	078G-2654-007-00	\$350.00	078G-2654-057-00	\$350.00		
078G-2653-045-00	\$350.00	078G-2654-008-00	\$350.00	078G-2654-058-00	\$350.00		
078G-2653-046-00	\$350.00	078G-2654-009-00	\$350.00	078G-2654-059-00	\$350.00		
078G-2653-047-00	\$350.00	078G-2654-010-00	\$350.00	078G-2654-060-00	\$350.00		
078G-2653-048-00	\$350.00	078G-2654-011-00	\$350.00	078G-2654-061-00	\$350.00		
078G-2653-049-00	\$350.00	078G-2654-012-00	\$350.00	078G-2654-062-00	\$350.00		
078G-2653-050-00	\$350.00	078G-2654-013-00	\$350.00	078G-2654-063-00	\$350.00		
078G-2653-051-00	\$350.00	078G-2654-014-00	\$350.00	078G-2654-064-00	\$350.00		
078G-2653-052-00	\$350.00	078G-2654-015-00	\$350.00	078G-2654-065-00	\$350.00		
078G-2653-053-00	\$350.00	078G-2654-016-00	\$350.00	078G-2654-066-00	\$350.00		
078G-2653-054-00	\$350.00	078G-2654-017-00	\$350.00	078G-2654-067-00	\$350.00		
078G-2653-055-00	\$350.00	078G-2654-018-00	\$350.00	078G-2654-068-00	\$350.00		
078G-2653-056-00	\$350.00	078G-2654-019-00	\$350.00	078G-2654-069-00	\$350.00		
078G-2653-057-00	\$350.00	078G-2654-020-00	\$350.00	078G-2654-070-00	\$350.00		
078G-2653-058-00	\$350.00	078G-2654-021-00	\$350.00	078G-2654-071-00	\$350.00		
078G-2653-059-00	\$350.00	078G-2654-022-00	\$350.00	078G-2654-072-00	\$350.00		
078G-2653-060-00	\$350.00	078G-2654-023-00	\$350.00	078G-2654-073-00	\$350.00		
078G-2653-061-00	\$350.00	078G-2654-024-00	\$350.00	078G-2654-074-00	\$350.00		
078G-2653-062-00	\$350.00	078G-2654-025-00	\$350.00	078G-2654-075-00	\$350.00		
078G-2653-063-00	\$350.00	078G-2654-026-00	\$350.00	078G-2654-076-00	\$350.00		
078G-2653-064-00	\$350.00	078G-2654-027-00	\$350.00	078G-2654-077-00	\$350.00		
078G-2653-065-00	\$350.00	078G-2654-028-00	\$350.00	078G-2654-078-00	\$350.00		
078G-2653-066-00	\$350.00	078G-2654-029-00	\$350.00	078G-2654-079-00	\$350.00		
078G-2653-067-00	\$350.00	078G-2654-030-00	\$350.00	078G-2654-080-00	\$350.00		
078G-2653-068-00	\$350.00	078G-2654-031-00	\$350.00	078G-2654-081-00	\$350.00		
078G-2653-069-00	\$350.00	078G-2654-032-00	\$350.00	078G-2654-082-00	\$350.00		
078G-2653-070-00	\$350.00	078G-2654-033-00	\$350.00	078G-2654-083-00	\$350.00		
078G-2653-071-00	\$350.00	078G-2654-034-00	\$350.00	078G-2654-084-00	\$350.00		
078G-2653-072-00	\$350.00	078G-2654-035-00	\$350.00	078G-2654-085-00	\$350.00		
078G-2653-073-00	\$350.00	078G-2654-036-00	\$350.00	078G-2654-086-00	\$350.00		
078G-2653-074-00	\$350.00	078G-2654-037-00	\$350.00	078G-2654-087-00	\$350.00		
078G-2653-075-00	\$350.00	078G-2654-038-00	\$350.00	078G-2654-088-00	\$350.00		
078G-2653-076-00	\$350.00	078G-2654-039-00	\$350.00	078G-2654-089-00	\$350.00		
078G-2653-077-00	\$350.00	078G-2654-040-00	\$350.00	078G-2654-090-00	\$350.00		
078G-2653-078-00	\$350.00	078G-2654-041-00	\$350.00	078G-2654-091-00	\$350.00		
078G-2653-079-00	\$350.00	078G-2654-042-00	\$350.00	078G-2654-092-00	\$350.00		
078G-2653-080-00	\$350.00	078G-2654-043-00	\$350.00	078G-2654-093-00	\$350.00		
078G-2653-081-00	\$350.00	078G-2654-044-00	\$350.00	078G-2654-094-03	\$350.00		
078G-2653-082-00	\$350.00	078G-2654-045-00	\$350.00	078G-2654-095-03	\$350.00		
078G-2653-083-00	\$350.00	078G-2654-046-00	\$350.00	078G-2654-096-00	\$350.00		
078G-2653-084-00	\$350.00	078G-2654-047-00	\$350.00				
078G-2653-085-00	\$350.00	078G-2654-048-00	\$350.00				

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

APPENDIX B

Zone 8
Capitola St.

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount
456-0096-002-00	\$110.00
456-0096-003-00	\$110.00
456-0096-004-00	\$110.00
456-0096-005-00	\$110.00
456-0096-006-00	\$110.00
456-0096-007-00	\$110.00
456-0096-008-00	\$110.00
456-0096-009-00	\$110.00
456-0096-010-00	\$110.00
456-0096-011-00	\$110.00
456-0096-012-00	\$110.00
456-0096-013-00	\$110.00
456-0096-014-00	\$110.00
456-0096-015-00	\$110.00
456-0096-016-00	\$110.00
456-0096-017-00	\$110.00
456-0096-018-00	\$110.00
456-0096-019-00	\$110.00
456-0096-020-00	\$110.00
456-0096-021-00	\$110.00
456-0096-022-00	\$110.00
456-0096-023-00	\$110.00
456-0096-024-00	\$110.00
456-0096-025-00	\$110.00
Total Parcels:	24
Total Assessment:	\$2,640.00

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

APPENDIX B

Zone 9

FINAL ASSESSMENT ROLL
FISCAL YEAR 2002-03

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
444-0049-001-00	\$15.00	444-0049-051-00	\$15.00
444-0049-002-00	\$15.00	444-0049-052-00	\$15.00
444-0049-003-00	\$15.00	444-0049-053-00	\$15.00
444-0049-004-00	\$15.00	444-0049-054-00	\$15.00
444-0049-005-00	\$15.00	444-0049-055-00	\$15.00
444-0049-006-00	\$15.00	444-0049-056-00	\$15.00
444-0049-007-00	\$15.00	444-0049-057-00	\$15.00
444-0049-008-00	\$15.00	444-0049-058-00	\$15.00
444-0049-009-00	\$15.00	444-0049-059-00	\$15.00
444-0049-010-00	\$15.00	444-0049-060-00	\$15.00
444-0049-011-00	\$15.00	444-0049-061-00	\$15.00
444-0049-012-00	\$15.00	444-0049-062-00	\$15.00
444-0049-013-00	\$15.00	444-0049-063-00	\$15.00
444-0049-014-00	\$15.00	444-0049-064-00	\$15.00
444-0049-015-00	\$15.00	444-0049-065-00	\$15.00
444-0049-016-00	\$15.00	444-0049-066-00	\$15.00
444-0049-017-00	\$15.00	444-0049-067-00	\$15.00
444-0049-018-00	\$15.00	444-0049-068-00	\$15.00
444-0049-019-00	\$15.00	444-0049-069-00	\$15.00
444-0049-020-00	\$15.00	444-0049-070-00	\$15.00
444-0049-021-00	\$15.00	444-0049-071-00	\$15.00
444-0049-022-00	\$15.00	444-0049-072-00	\$15.00
444-0049-023-00	\$15.00	444-0049-073-00	\$15.00
444-0049-024-00	\$15.00	444-0049-074-00	\$15.00
444-0049-025-00	\$15.00		
444-0049-026-00	\$15.00	Total Parcels:	74
444-0049-027-00	\$15.00	Total	
444-0049-028-00	\$15.00	Assessment:	\$1,110.00
444-0049-029-00	\$15.00		
444-0049-030-00	\$15.00		
444-0049-031-00	\$15.00		
444-0049-032-00	\$15.00		
444-0049-033-00	\$15.00		
444-0049-034-00	\$15.00		
444-0049-035-00	\$15.00		
444-0049-036-00	\$15.00		
444-0049-037-00	\$15.00		
444-0049-038-00	\$15.00		
444-0049-039-00	\$15.00		
444-0049-040-00	\$15.00		
444-0049-041-00	\$15.00		
444-0049-042-00	\$15.00		
444-0049-043-00	\$15.00		
444-0049-044-00	\$15.00		
444-0049-045-00	\$15.00		
444-0049-046-00	\$15.00		
444-0049-047-00	\$15.00		
444-0049-048-00	\$15.00		
444-0049-049-00	\$15.00		
444-0049-050-00	\$15.00		

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