



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 12/12/06

AGENDA ITEM 3

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Benefit District 411-06 – Saklan Road Unincorporated Island Water, Sewer, and Storm Drain Benefit District – Adopt a Resolution of Intention, Preliminarily Approve the Engineer’s Report and Set January 16, 2007, as the Public Hearing Date for the Formation of the Benefit District

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution that:

1. Approves the attached Engineer’s Report;
2. Declares its intention to form Benefit District 411-06; and
3. Sets January 16, 2007, as the hearing date on the proposed district.

**BACKGROUND:**

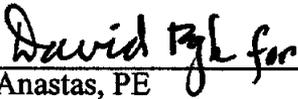
On December 5, 2006, the City Council initiated proceedings and appointed the engineer of work to perform the requisite analysis and prepare the engineer’s report for the district.

As indicated in the agenda report, the proposed Saklan Road Island Benefit District will provide a mechanism for funding the specified improvements within the Saklan Road Island. The total cost of improvements for water, sewer, and storm drains is estimated at \$3,936,600. KB Homes, the developer of Tract 7657, is responsible for installing a portion of these improvements, estimated at \$1,684,800, as a condition of the development. The remainder, \$2,251,800, will be financed by the developer and will be subject to reimbursement from future benefiting development within the district. The attached engineer’s report identifies a total of 225 additional potential dwelling units within the Benefit District boundaries. Accordingly, the proposed benefit district establishes a per dwelling fee of \$10,008.

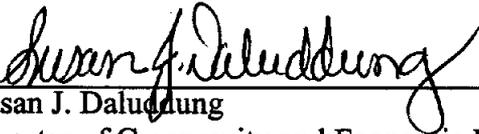
It is proposed that the resulting benefit district fee apply to only future development or additional units on any parcel. Existing homes and other uses will be afforded the benefit of these improvements including connections to the City water and sewer systems subject only to payment of normal connection fees in the City. This is consistent with what county property owners were told during meetings regarding the Mt Eden Annexation.

If Council approves the attached resolutions, staff will schedule a community meeting to inform affected property owners of the proposed district and report back to Council at the public hearing on January 16, 2007.

Prepared by:

  
\_\_\_\_\_  
Bashir Anastas, PE  
Development Review Services Engineer

Recommended by:

  
\_\_\_\_\_  
Susan J. Daludung  
Director of Community and Economic Development

Approved by:

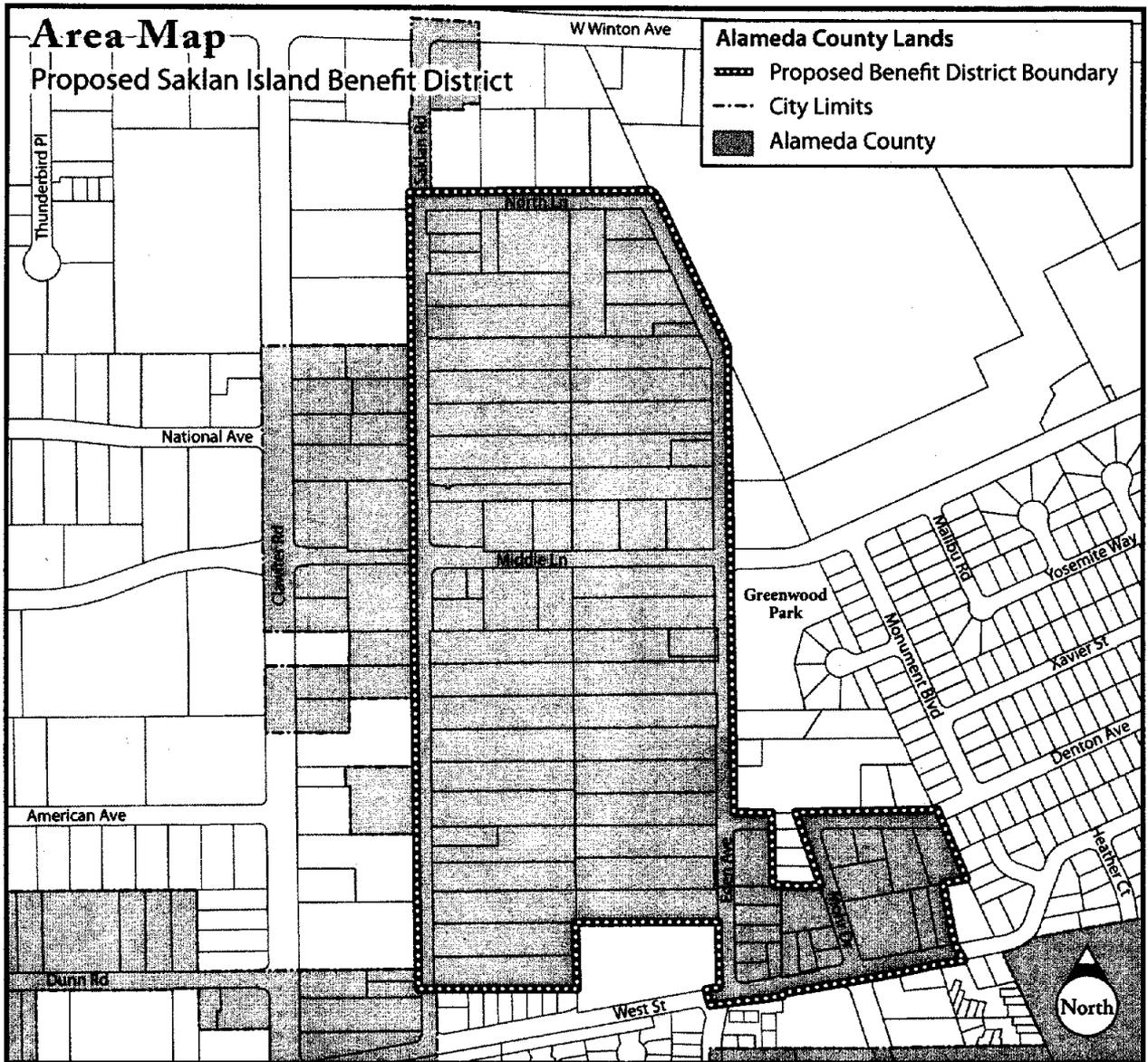
  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments:

Exhibit A: Area Map  
Exhibit B: Engineer's Report  
Draft Resolutions

12.7.06

**EXHIBIT A**



**CITY OF HAYWARD**

**BENEFIT DISTRICT 411-06  
SAKLAN ROAD UNINCORPORATED ISLAND  
WATER, SEWER AND STORM DRAIN  
BENEFIT DISTRICT**

**ENGINEER'S REPORT**

***December 12, 2006***

**EXHIBIT B**

**CITY OF HAYWARD**  
**BENEFIT DISTRICT 411-06**  
**SAKLAN ROAD UNINCORPORATED ISLAND**  
**WATER, SEWER AND STORM DRAIN**  
**BENEFIT DISTRICT**

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Exhibits

Exhibit A – Boundary Diagram

Exhibit B – Benefit District Map

Exhibit C – Unit Summary by Parcel

**BENEFIT DISTRICT REPORT  
BENEFIT DISTRICT 411-06 (SAKLAN ROAD UNINCORPORATED ISLAND WATER,  
SEWER AND STORM DRAIN BENEFIT DISTRICT)**

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**I. INTRODUCTION**

**A. Project Development Background**

The City Council of the City of Hayward approved Tentative Tract Map Application No. PL-2005-0303 TTM 7657 that would allow the development of 149 homes on approximately 12.5 acres within the Saklan Island area of the Mt. Eden annexation project. As a condition of approval of the Tentative Tract Map, the applicant and property owners are conditioned to construct and install utility (water, sewer and storm drainage) improvements that would be adequate to serve the development, as well as other parcels within the annexation area, since City utilities are currently not available to parcels in the unincorporated areas proposed to be annexed.

The principal property owner, Dutra Enterprises, Inc., has agreed to provide the financing for the construction of the required improvements including the extension of new water and sewer mains and the installation of new storm drain facilities. The City of Hayward has agreed to form a Benefit District to provide for the reimbursement of the costs of constructing those utility improvements that are, in addition to the improvements, required to be constructed as a Condition of Approval for TTM 7657. Benefit Fees would be collected as additional homes are developed on parcels within the Benefit District. It is proposed that the Benefit Fee apply only to the construction of additional homes or units on any parcel. Existing homes and other existing uses will be afforded the benefit of these improvements, including connection to the City of Hayward water and sewer system subject only to the normal connection fees paid by any other property in the City.

The Benefit District will be formed pursuant to Chapter 8, Article 16 of the Hayward Municipal Code.

**BENEFIT DISTRICT REPORT  
BENEFIT DISTRICT 411-06 (SAKLAN ROAD UNINCORPORATED ISLAND WATER,  
SEWER AND STORM DRAIN BENEFIT DISTRICT)**

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**BENEFIT DISTRICT No. 411-06  
SAKLAN ROAD UNINCORPORATED WATER, SEWER AND STORM DRAIN  
BNEEFIT DISTRICT**

**II. CERTIFICATIONS**

I, the City Clerk of the City of Hayward, California, hereby certify that the Engineer's Report for the subject Benefit District was filed with this office on \_\_\_\_\_, 2006

Dated: \_\_\_\_\_

\_\_\_\_\_  
Angelina Reyes, City Clerk

I have prepared this Engineer's Report and do hereby certify that the amounts set forth herein and the Method of Determination of Benefit Fee Obligations outlined in this report have been set forth in accordance with the order of the City Council of said City, as expressed by its Resolution No. \_\_\_\_\_, duly adopted by said City Council on \_\_\_\_\_, 2006.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Bauman, P.E.  
Public Works Director

I, the City Clerk of the City of Hayward, California, hereby certify that Exhibit A, the Benefit District Boundary Diagram, Exhibit B, the Benefit District Map and the Method of Determination of Benefit Fee Obligations thereto attached were approved and confirmed by the City Council of said City on \_\_\_\_\_, 2006, Resolution No. \_\_\_\_\_, subject documents are a part of the Engineer's Report of subject district which is on file in this office.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Angelina Reyes, City Clerk

I, the City Clerk of the City of Hayward, California, hereby certify that a certified copy of the Benefit District Boundary Diagram was filed in the office of the County Recorder of the County of Alameda, California \_\_\_\_\_, 2006

Dated: \_\_\_\_\_

\_\_\_\_\_  
Angelina Reyes, City Clerk

**BENEFIT DISTRICT REPORT  
BENEFIT DISTRICT 411-06 (SAKLAN ROAD UNINCORPORATED ISLAND WATER,  
SEWER AND STORM DRAIN BENEFIT DISTRICT)**

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**III. ESTABLISHMENT OF BEBENEFIT FEE OBLIGATIONS**

WHEREAS, on \_\_\_\_\_, 2006, by Resolution No. \_\_\_\_\_, the City Council of the City of Hayward, California, pursuant to the provisions of the City of Hayward Municipal Code, Chapter 8, Article 16, adopted its Resolution to establish a Benefit District to provide a method whereby development of subsequent homes exceeding the original number of homes on each parcel at the time the Benefit District was established will pay their fair share of the costs of installation of the water, sewer and storm drain facilities installed within the Benefit District.

The monies collected will be payable to \_\_\_\_\_ according to the formula contained in this report.

WHEREAS, said Resolution No. \_\_\_\_\_ directs the undersigned to prepare an Engineer's Report pursuant to said Municipal Code;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said City ordinance and the order of the City Council, hereby assign the Benefit District monetary obligations to the properties within the boundaries of said Benefit District as indicated herein and as per Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, 2006.

A Boundary Diagram, Exhibit A, is hereto attached and made a part of this Engineer's Report. Each of the parcels is assigned a number for benefit purposes. For the lines and dimensions of each parcel in the Boundary Diagram, reference is made to the County Assessor's maps for 2006-07.

Also attached hereto is a Benefit District Map, Exhibit B, on file in the Office of the City Engineer, which therein indicates the parcels within the boundaries of the district including various instructional and record keeping information, and which will serve as the map to be utilized in administration of the Benefit District.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Bauman, P.E.  
Public Works Director

**BENEFIT DISTRICT REPORT  
BENEFIT DISTRICT 411-06 (SAKLAN ROAD UNINCORPORATED ISLAND WATER,  
SEWER AND STORM DRAIN BENEFIT DISTRICT)**

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**IV. DETERMINATION OF BENEFIT DISTRICT FEES**

**A. Basis for Action**

It is envisioned that the installation of water, sewer and storm drain improvements within the Saklan Island Annexation Area to meet City standards will be funded by Dutra, Enterprises, Inc., in conjunction with the development of Tract 7657 by KB Homes. These improvements would serve not only the 149 single family homes to be constructed by KB Homes on 12.5 acres of land purchased by Dutra Enterprises, Inc. but would also serve all parcels within the boundaries of the Benefit District by providing City operated and maintained water, sewer and storm drain utilities to all parcels. These utilities would be available to the existing homes or other existing uses within the boundaries of the Benefit District and would accommodate additional development of homes or units on parcels within the Benefit District.

To provide for a method of collection and reimbursement of monies to Dutra Enterprises, Inc., which represent the "fair share" of the costs for the water, sewer and storm drain improvements that are, in addition to those that would be required to only serve the development of Tract 7657, this Benefit District is being established pursuant to City of Hayward Municipal Code, Chapter 8, Article 16.

The Benefit District fees required to be paid will be collected in cash prior to issuance of a building permit for any additional homes or units to be constructed on parcels within the Benefit District.

**B. Subsequent Units and Collection of Monies**

An estimate was made of the number of additional homes or units that could be constructed on each parcel within the boundaries of the Benefit District. This estimate was done on a parcel by parcel basis to determine the likely development which could occur within the Benefit District based upon the pre-zoning designation of Residential – Medium Density and is shown in Exhibit C along with the number of existing homes on each parcel. Nothing herein shall preclude the development of a greater or lesser number of homes on any parcel consistent with City's development standards and zoning.

If additional units are constructed on any parcel that exceed the number of existing units shown in Exhibit 1, a Benefit District fee shall be collected for each additional unit. The Benefit District fee shall be collected by the City Finance Department prior to issuance of a building permit for any additional unit(s).

## **BENEFIT DISTRICT REPORT**

### **BENEFIT DISTRICT 411-06 (SAKLAN ROAD UNINCORPORATED ISLAND WATER, SEWER AND STORM DRAIN BENEFIT DISTRICT)**

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#### **C. City Fee**

For each additional home for which a Benefit Fee is due, the City shall collect \$300 per additional home to cover the cost of collecting and administering the Benefit Fee. This charge is over and above the money collected as reimbursement to Dutra Enterprises, Inc. This cost may be adjusted by the City Council as an amendment to the City Master Fee Resolution if the costs of service increases or decreases.

The money to cover the City administration shall be deposited in the General Fund 100 – Object 4896.

#### **D. Reimbursement to Dutra Enterprises, Inc.**

Monies collected for reimbursement shall initially be deposited in an interest bearing account. Disbursement of collected funds to Dutra Enterprises, Inc., shall be made pursuant to a time schedule as determined by the City Finance Director, but at least once per year. The maximum amount that may be reimbursed shall not exceed the amount determined by the City's Director of Public Works, based upon the completion of cost verification to include a review of as-built engineering plans and cost documentation after the reimbursable public improvements have been constructed and accepted by the City. The purpose of the documentation review is to verify the actual cost of the public improvements for which Benefit Fees will be collected. The Benefit Fee will be recalculated and the engineer's report will be updated based on the results of the cost verification.

The maximum Benefit Fee to be collected per additional home or unit shall not be greater than \$10,008 based upon the estimated number of additional homes or units which could be developed on the parcels of land within the Benefit District and a maximum reimbursement of \$2,252,000 based estimated construction costs of \$3,937,000.

#### **E. Value Adjustment**

Consistent with the City's Benefit District ordinance, Dutra Enterprises, Inc., is entitled to receive interest from the date improvements are complete until benefit fees are paid. The interest rates will be those rates earned by the City on deposits in financial institutions, as averaged and determined by the City Finance Director on a fiscal year basis (HMC, Chapter 8, Article 16, Section 8-16.01)

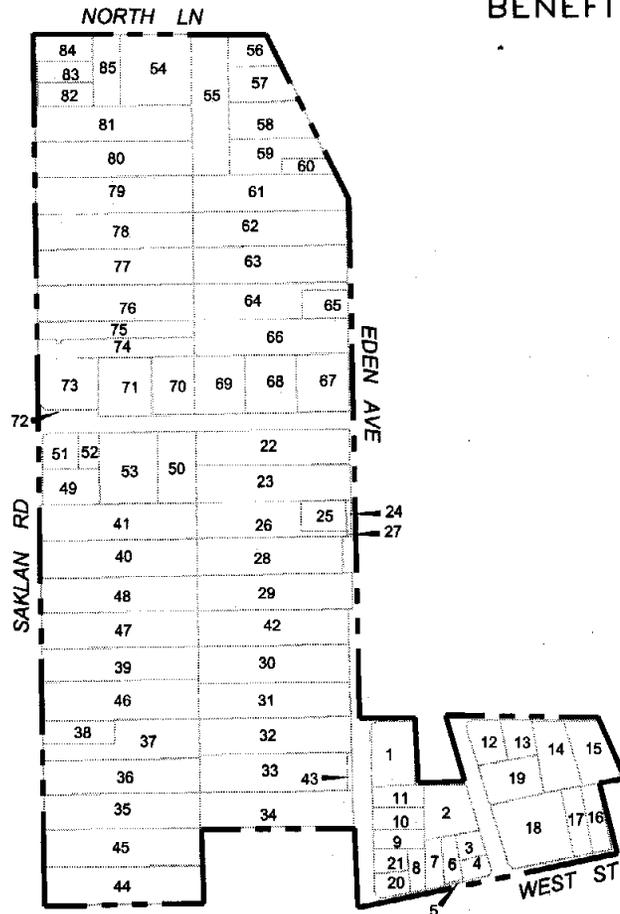
Interest added to the fees collected during the fiscal year shall be calculated on a monthly basis, based on the last day of the preceding month, at the interest rate set at the end of the preceding fiscal year.

**Exhibit A**  
**Boundary Diagram**

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NOT TO SCALE

BOUNDARY DIAGRAM  
BENEFIT DISTRICT 411-06 MAP

CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF HAYWARD THIS \_\_\_\_ DAY OF  
2006.

ANGELINA REYES, CITY CLERK  
CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

RECORDED IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AS THE SUPERINTENDENT OF  
STREETS OF THE CITY OF HAYWARD THIS \_\_\_\_ DAY OF \_\_\_\_ 2007.

ROBERT A BAUMAN, DIRECTOR OF PUBLIC WORKS  
CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL ON THE LOTS, PIECES, AND PARCELS OF  
LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_  
DAY OF \_\_\_\_ THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE  
RECORDED IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AS THE SUPERINTENDENT OF  
STREETS OF THAT CITY ON THE \_\_\_\_ DAY OF \_\_\_\_ REFERENCE IS MADE TO  
THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AS THE  
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED  
AGAINST EACH PARCEL OF LAND SHOWN ON THIS DIAGRAM.

ANGELINA REYES, CITY CLERK  
CITY OF HAYWARD  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 2007, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK  
\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN  
THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

REFERENCE IS HEREBY MADE TO THE MAPS OF RECORD IN THE OFFICE OF THE ASSESSOR OF  
THE COUNTY OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF  
ANY PARCELS SHOWN HEREIN, WHICH MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE  
LINES AND DIMENSIONS OF SUCH PARCELS.



**Berryman & Henigar**

6150 Stoneridge Mall Rd., Suite 370  
Pleasanton, CA 94588-0241  
Tel: (925) 468-7400 Fax: (925) 468-7413  
www.us.bureauveritas.com

REFERENCE THE ALAMEDA COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS.

**Exhibit B**

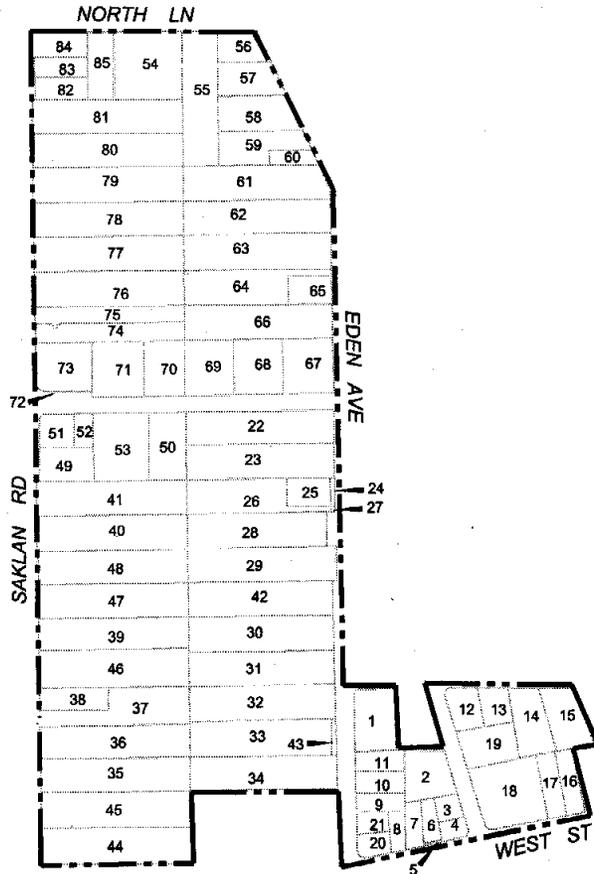
**Benefit District Map**

BENEFIT DISTRICT 411-06 MAP

CITY OF HAYWARD  
 COUNTY OF ALAMEDA  
 STATE OF CALIFORNIA

BENEFIT DISTRICT 411-06

REDUCED COPY --  
 NOT TO SCALE



Parcels within the boundaries of Benefit District 411-06, were assessed based on the potential number of units which could be developed on the parcel.

When a permit to connect to the water or wastewater system is applied for, then prior to the issuance of the permit, the benefit district charge shall be collected. Again, the charge would be levied only for the units which exceed the number of units previously assigned and for which an assessment or benefit district charge has not been paid.

Amount of Assessment

The amount to be collected is determined by method set forth in the Engineer's Report for Benefit District 411-06, Saklan Road Unincorporated Island Water, Sewer and Storm Drain Benefit District.

Deposit of Funds

The funds to be collected are to be deposited in the established separate accounts.

AUTHORITY

Chapter B, Article 16, of the City of Hayward Municipal Code.  
 City Council Resolution \_\_\_\_\_ C. S.,  
 Adopted \_\_\_\_\_

INSTALLERS

Dutra Enterprises, Inc.

AUTHORITY

Upon full repayment of the first amount advanced for Benefit District 411-06, or by January 16, 2022, which ever occurs first, after which no further collection shall be made.



**Berryman & Henigar**

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 Pleasanton, CA 94568-3211  
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 www.jeb.dutra.com

REFERENCE THE ALAMEDA COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS.

**Exhibit C**

**Unit Summary by Parcel**

**BENEFIT DISTRICT 411-06  
(SAKLAN ROAD UNINCORPORATED ISLAND WATER, SEWER AND STORM DRAIN BENEFIT DISTRICT)**

**Exhibit "C"  
Unit Summary by Parcel**

No.	APN	Lot Acreage	Existing Units	Prezoning	Total Units	Likely Additional Units	Property Owner	Street Address
1	441-0080-001-02	0.46	1	Res Med Density	2	1	YEPEZ GUADALUPE O	24308 EDEN AVE
2	441-0080-003	0.43	2	Res Med Density	2	0	LAVASSANI COLLEEN R	24495 MOHR DR
3	441-0080-004	0.13	2	Res Med Density	2	0	LOVELL JAMES H & SANDRA L	24519 MOHR DR
4	441-0080-005-02	0.10	1	Res Med Density	1	0	LOVELL JAMES H & SANDRA L	24519.5 MOHR DR
5	441-0080-006-01	0.01		ROW - Exempt			CITY OF HAYWARD	WEST ST
6	441-0080-006-02	0.11	1	Res Med Density	1	0	KUMAR USHMENDRA & SUNITA	1643 WEST ST
7	441-0080-007-02	0.14	1	Res Med Density	1	0	KERNS LYN M & MARILOU J	1655 WEST ST
8	441-0080-008	0.11	1	Res Med Density	1	0	PEREZ JOSE L & CRUZ EMILIA	1677 WEST ST
9	441-0080-010-01	0.18	2	Res Med Density	2	0	YEPEZ GUADALUPE O	24486 EDEN AVE
10	441-0080-011-02	0.20	2	Res Med Density	2	0	YEPEZ GUADALUPE O	24388 EDEN AVE
11	441-0080-012	0.20	2	Res Med Density	2	0	YEPEZ GUADALUPE O	24364 EDEN AVE
12	441-0080-013	0.23	1	Res Med Density	2	1	CALING JACINTO M	24408 MOHR DR
13	441-0080-014	0.19	1	Res Med Density	2	1	HUSSAIN MOHAMMED S	1540 DENTON AVE
14	441-0080-015	0.49	2	Res Med Density	4	2	MARTINEZ MARTIN	1524 DENTON AVE
15	441-0080-016	0.46	0	Res Med Density	4	4	KALKA BEN & BECK DANIEL	1516 DENTON AVE
16	441-0080-018	0.22	1	Res Med Density	2	1	MARQUEZ GUADALUPE	1573 WEST ST
17	441-0080-019	0.22	2	Res Med Density	2	0	LAVASSANI COLLEEN R	1585 WEST ST
18	441-0080-020	0.80	3	Res Med Density	5	2	KALKA PAUL & BELLA	24524 MOHR DR
19	441-0080-021	0.44	2	Res Med Density	5	3	KALKA BEN	24488 MOHR DR
20	441-0080-027	0.12	1	Res Med Density	1	0	YEPEZ GUADALUPE O	1689 WEST ST
21	441-0080-028	0.12	1	Res Med Density	1	0	YEPEZ GUADALUPE O	24492 EDEN AVE
22	441-0087-001	0.96	2	Res Med Density	9	7	BRENKWITZ RICHARD E	1508 MIDDLE LN
23	441-0087-002	0.99	1	Res Med Density	9	8	BRENKWITZ RICHARD E	24013 EDEN AVE
24	441-0087-003-01	0.02		ROW - Exempt	0	0	CITY OF HAYWARD	EDEN AVE
25	441-0087-003-02	0.26	1	Res Med Density	4	3	PRATT ROBERT A & ROBERTA F	24019 EDEN AVE
26	441-0087-004-02	0.71	1	Res Med Density	8	7	PRATT ROBERT A & ROBERTA F	24021 EDEN AVE
27	441-0087-004-01			ROW - Exempt		0	CITY OF HAYWARD	EDEN AVE
28	441-0087-005-02	0.97	0	Res Med Density		0	DUTRA ENTERPRISES INC	24131 EDEN AVE
29	441-0087-006	1.00	0	Res Med Density		0	DUTRA ENTERPRISES INC	EDEN AVE
30	441-0087-008	0.99	0	Res Med Density		0	DUTRA ENTERPRISES INC	24243 EDEN AVE
31	441-0087-009	0.99	0	Res Med Density		0	DUTRA ENTERPRISE INC	24249 EDEN AVE
32	441-0087-010	0.99	0	Res Med Density		0	DUTRA ENTERPRISES INCORPORATED	24255 EDEN AVE
33	441-0087-011-02	0.97	1	Res Med Density	1	0	GIOSSO MICHAEL A & MARGARET R	24361 EDEN AVE
34	441-0087-012	0.99	0	Res Med Density		0	KB HOME SOUTH BAY INC	24367 EDEN AVE
35	441-0087-019	1.00	0	Res Med Density		0	DUTRA ENTERPRISES INC	24072 SAKLAN RD
36	441-0087-020	0.90	0	Res Med Density		0	DUTRA ENTERPRISES INC	24066 SAKLAN RD
37	441-0087-021	0.83	0	Res Med Density		0	DUTRA ENTERPRISES INC	24060 SAKLAN RD
38	441-0087-022	0.28	0	Res Med Density		0	DUTRA ENTERPRISES INC	23954 SAKLAN RD
39	441-0087-024	0.90	0	Res Med Density		0	DUTRA ENTERPRISES INC	23942 SAKLAN RD
40	441-0087-027-02	0.99	0	Res Med Density		0	DUTRA ENTERPRISES INC	23724 SAKLAN RD
41	441-0087-028-02	0.99	0	Res Med Density	149	0	DUTRA ENTERPRISES INC	23718 SAKLAN RD

**BENEFIT DISTRICT 411-06  
(SAKLAN ROAD UNINCORPORATED ISLAND WATER, SEWER AND STORM DRAIN BENEFIT DISTRICT)**

**Exhibit "C"  
Unit Summary by Parcel**

No.	APN	Lot Acreage	Existing Units	Prezoning	Total Units	Likely Additional Units	Property Owner	Street Address
42	441-0087-007	0.99	1	Res Med Density	9	8	HIRAKAWA FUMI & MASUHO & TATSUMI	24137 EDEN AVE
43	441-0087-011-01			ROW - Exempt	0	0	CITY OF HAYWARD	EDEN AVE
44	441-0087-017-02	0.98	2	Res Med Density	9	7	DEPINA VIVIAN HEIRS OF	24180 SAKLAN RD
45	441-0087-018	1.00	1	Res Med Density	9	8	DEPINA VIVIAN HEIRS OF	24178 SAKLAN RD
46	441-0087-023	1.10	1	Res Med Density	9	8	CONTRERAS JOSE L & MARIA G	23948 SAKLAN RD
47	441-0087-025	1.00	1	Res Med Density	9	8	RAMIREZ FERNANDO	23836 SAKLAN RD
48	441-0087-026	1.00	1	Res Med Density	9	8	GUDIEL SANDRA E	23830 SAKLAN RD
49	441-0087-029-03	0.36	1	Res Med Density	4	3	ARANDA BERNABE M & CRUZ B	23612 SAKLAN RD
50	441-0087-030-10	0.47	1	Res Med Density	1	0	COELHO NELSON W & GERALDINE G	1558 MIDDLE LN
51	441-0087-030-15	0.22	1	Res Med Density	2	1	YEPEZ GUADALUPE O	23606 SAKLAN RD
52	441-0087-030-17	0.12	1	Res Med Density	2	1	DUBLIN DAN T & EDNA	1580 MIDDLE LN
53	441-0087-030-19	0.73	26	Res Med Density	26	0	DIWA MAGDALENA M	1560 MIDDLE LN
54	441-0095-001	0.98	1	Res Med Density	8	7	HAYWARD NORTH LANE LP	1450 NORTH LN
55	441-0095-002	0.99	2	Res Med Density	8	6	MATTOS FRANCES V	1430 NORTH LN
56	441-0095-003	0.29	1	Res Med Density	1	0	FULLER STEVEN D	23305 EDEN AVE
57	441-0095-004	0.41	1	Res Med Density	1	0	DEETS DAVID A & CONNIE	23413 EDEN AVE
58	441-0095-005	0.52	1	Res Med Density	4	3	OAKMAN FAMILY LIMITED PARTNERSHIP	23521 EDEN AVE
59	441-0095-006	0.48	1	Res Med Density	3	2	ARAUJO JAVIER C & LETICIA L	23529 EDEN AVE
60	441-0095-007	0.12	1	Res Med Density	1	0	ARAUJO JAVIER C & LETICIA L	23537 EDEN AVE
61	441-0095-008	0.96	1	Res Med Density	9	8	PAKDAMAN HOMER & ESTHER	23645 EDEN AVE
62	441-0095-009	0.99	1	Res Med Density	9	8	DORRIS RUBEN P & RUBY T	23653 EDEN AVE
63	441-0095-010	0.99	1	Res Med Density	9	8	TILLEY GERALD M	23761 EDEN AVE
64	441-0095-011-02	0.72		Res Med Density	6	6	TILLEY GERALD M	EDEN AVE
65	441-0095-012-01	0.27	1	Res Med Density	1	0	IGNACIO WILLIAM L & ROSITA D	23877 EDEN AVE
66	441-0095-013	0.99	2	Res Med Density	9	7	CLAY JOHN & SHARON M	23885 EDEN AVE
67	441-0095-014	0.52		Res Med Density	5	5	DANIELSEN WALTER C & CONSTANCE	23993 EDEN AVE
68	441-0095-015	0.51	1	Res Med Density	5	4	DANIELSEN WALTER C & CONSTANCE	1505 MIDDLE LN
69	441-0095-016	0.51		Res Med Density	5	5	DANIELSEN WALTER C & CONSTANCE	MIDDLE LN
70	441-0095-017	0.43	1	Res Med Density	3	2	PATTERSON TRUMAN & LORETTA	1541 MIDDLE LN
71	441-0095-018	0.50	1	Res Med Density	3	2	WOOD JOYCE K	1561 MIDDLE LN
72	441-0095-019-01			ROW - Exempt	0	0	COUNTY OF ALAMEDA	SAKLAN RD
73	441-0095-019-02	0.54	1	Res Med Density	2	1	SYLVESTER JON	23572 SAKLAN RD
74	441-0095-020-02	0.48	1	Res Med Density	5	4	CHRISTIENSEN MARC A	23464 SAKLAN RD
75	441-0095-021-02	0.49	1	Res Med Density	5	4	CHRISTIENSEN MARC A	23356 SAKLAN RD
76	441-0095-022-02	0.98		Res Med Density	9	9	CHRISTIENSEN MARC A	SAKLAN RD
77	441-0095-023-02	0.98	1	Res Med Density	9	8	CHRISTIENSEN MARC A	23348 SAKLAN RD
78	441-0095-024-02	0.97	1	Res Med Density	9	8	WINTER SUSAN A	23240 SAKLAN RD
79	441-0095-025-02	0.97	1	Res Med Density	9	8	WINTER SUSAN A	23132 SAKLAN RD
80	441-0095-026	1.00	1	Res Med Density	9	8	OKUDA MARY H BYPASS TRUST	23128 SAKLAN RD
81	441-0095-027	1.00	1	Res Med Density	9	8	SURUKI TSUNEYOSHI	23124 SAKLAN RD
82	441-0095-028-04	0.24	1	Res Med Density	2	1	GALARZA JORGE	23016 SAKLAN RD
83	441-0095-028-06	0.20	1	Res Med Density	2	1	GALARZA JORGE	SAKLAN RD

**BENEFIT DISTRICT 411-06  
(SAKLAN ROAD UNINCORPORATED ISLAND WATER, SEWER AND STORM DRAIN BENEFIT DISTRICT)**

**Exhibit "C"  
Unit Summary by Parcel**

No.	APN	Lot Acreage	Existing Units	Prezoning	Total Units	Likely Additional Units	Property Owner	Street Address
84	441-0095-029	0.28	1	Res Med Density	1	0	N. DIMENSION DELIVERANCE MINISTRIES	23008 SAKLAN RD
85	441-0095-030	0.24	1	Res Med Density	1	0	MCCAFFERY KEITH L	1470 NORTH LN

<b>Total for 85 Parcels (48.61 Acres/101 existing units)</b>	<b>475</b>	<b>225</b>
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<b>Total Estimated Costs of improvements</b>	<b>\$3,937,000</b>
<b>Less costs of improvements included in Tract 7657 conditions of approval (Approx. \$11,309 per dwelling unit)</b>	<b>\$1,685,000</b>
<b>Remaining Cost of Improvements</b>	<b>\$2,252,000</b>
<b>Remaining Development Potential</b>	<b>225</b>
<b>Benefit Fee per dwelling unit</b>	<b>\$10,008</b>

**DRAFT**

NA  
12/7/06

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION OF INTENTION TO ORDER THE  
FORMATION OF BENEFIT DISTRICT 411-06, SAKLAN  
ROAD UNINCORPORATED ISLAND WATER, SEWER AND  
STORM DRAIN BENEFIT DISTRICT, AND TO FIX AND  
COLLECT CHARGES PURSUANT TO HAYWARD  
MUNICIPAL CODE SECTION 8-16.20**

WHEREAS, by Resolution No. 06-145 dated December 5, 2006, the City Council of the City of Hayward initiated proceedings for the formation of the benefit district for purpose of providing reimbursement to property owners for construction of a water, sewer and storm drain system in the area of the Saklan Road unincorporated island and directed the preparation of an engineer's report in connection therewith; and

WHEREAS, Robert Bauman, as engineer for proceedings in Benefit District 411-06, has filed his report with the City Clerk, which is referred to for a full and detailed description of the improvements, the boundaries of the benefit district, and the proposed charges upon benefitted lots and parcels of land within the district.

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

1. The City Council hereby declares its intention to form Benefit District 411-06 and to fix and collect charges upon parcels of land within the district;
2. The benefit district is generally described as being for the purpose of providing reimbursement to property owners for construction of a water, sewer and storm drain system in the area of the Saklan Road unincorporated island and which benefits other properties within the island;
3. The district shall be known and designated as Benefit District 411-06 and is located as shown on the attached Exhibit "A";
4. Reference is hereby made to the engineer's report on file herein for a full and detailed description of the improvements, the boundaries of the district, and proposed charges upon benefitted parcels of land within the district;

5. The public hearing is set for January 16, 2007, at 8:00 p.m., in the chambers of the City Council, 777 B Street, Hayward, California, for hearing protests to the proposed allocation of costs, formation of the district, confirmation and adoption of diagram, and benefit schedule; and
6. The City Clerk is hereby directed to cause a notice of said hearing to be made in the form and manner provided by law, specifically section 54954.6 of the Government Code of the State of California and of the Hayward Municipal Code, Chapter 8, Article 16.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2006

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