

CITY OF
HAYWARD
HEART OF THE BAY

**Landscape & Lighting Assessment
District No. 96-1**

FY 2011

Development Services Department
John Nguyen, DRS Engineer

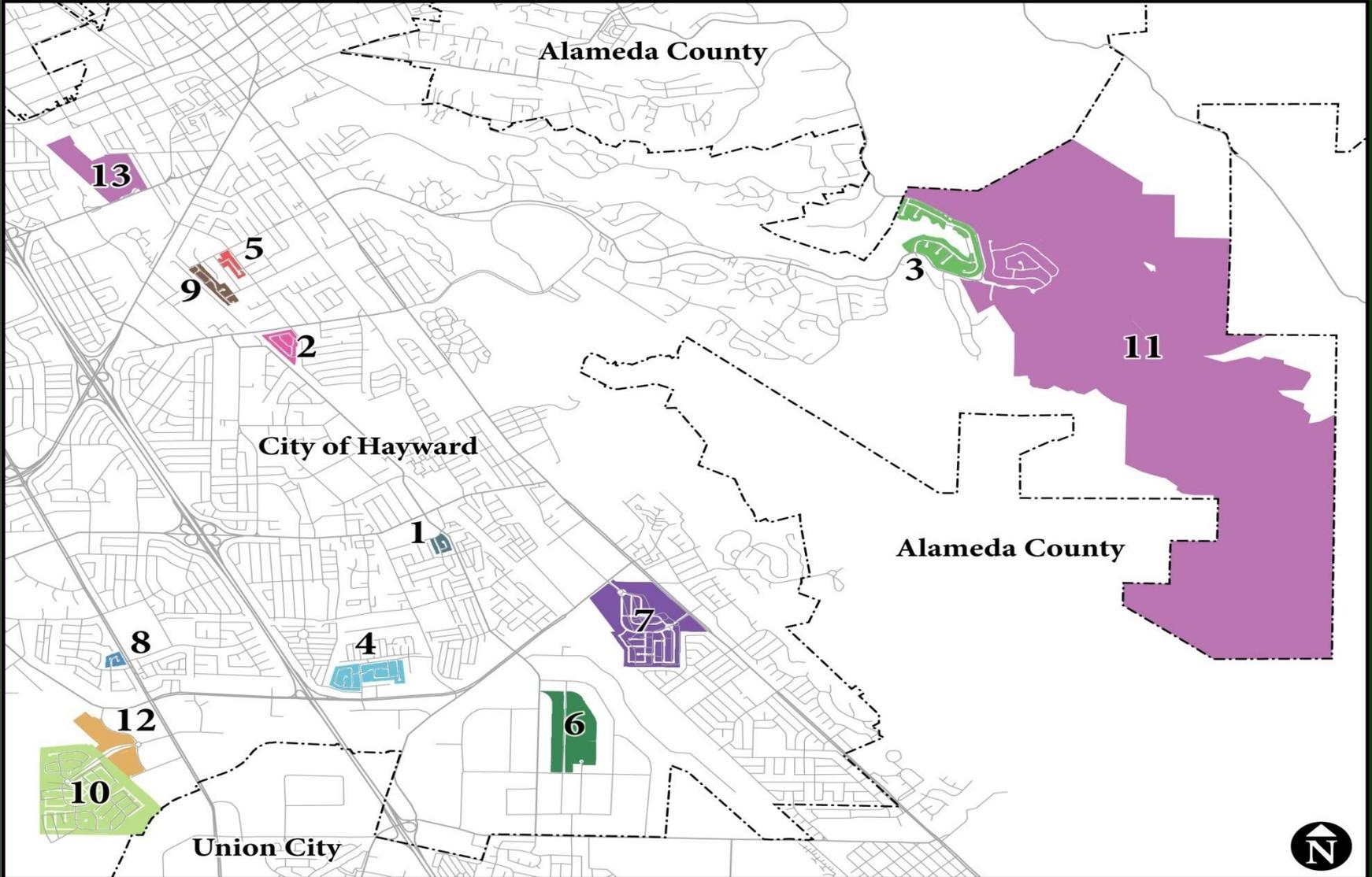


Regulation:

- Landscaping & Lighting Act of 1972:
- The Engineer's Report must be reviewed annually,
- City Council must determine the assessments, order the levy and collection of assessments for the forthcoming fiscal year.
- Consolidated Landscape & Lighting District 96-1
- 13 zones,
- FY 2011 Assessments presented in the Engineer's Report are equal or less than the base assessment rates,
- Public meeting was held on June 24, 2010. One property owner from Zone 3 attended.



Location Map



Zone 1 – Huntwood Ave & Panjon St

Zone 2 – Harder Rd



HAYWARD



Zone 3 – Prominence



Zone 4 Pacheco, Stratford & Ruus

Zone 5 Soto Rd & Plum Tree St



Zone 6 Peppertree Business Park

Zone 8 Capitola St & Hesperian Blvd



HAYWARD



Zone 7 Twin Bridges



HAYWARD



Zone 9 Orchard Ave

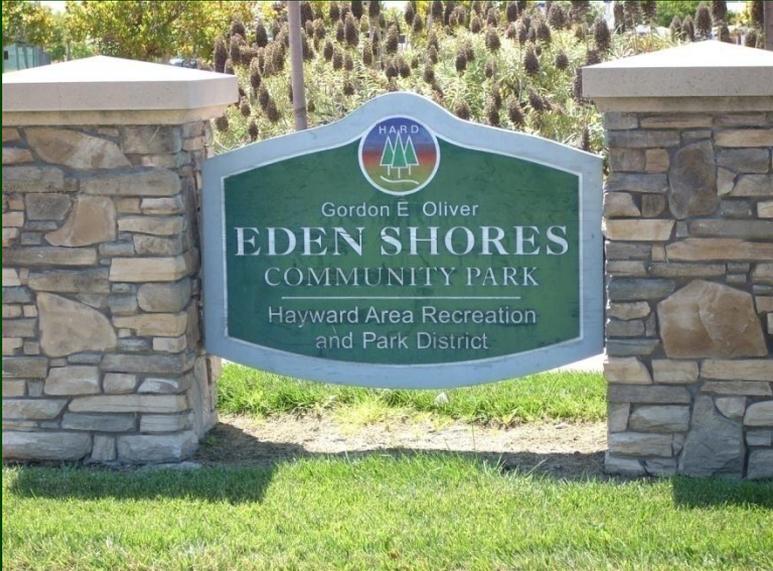
Zone 12 Eden Shores East



HAYWARD



Zone 10 Eden Shores



Zone 11 Stonebrae

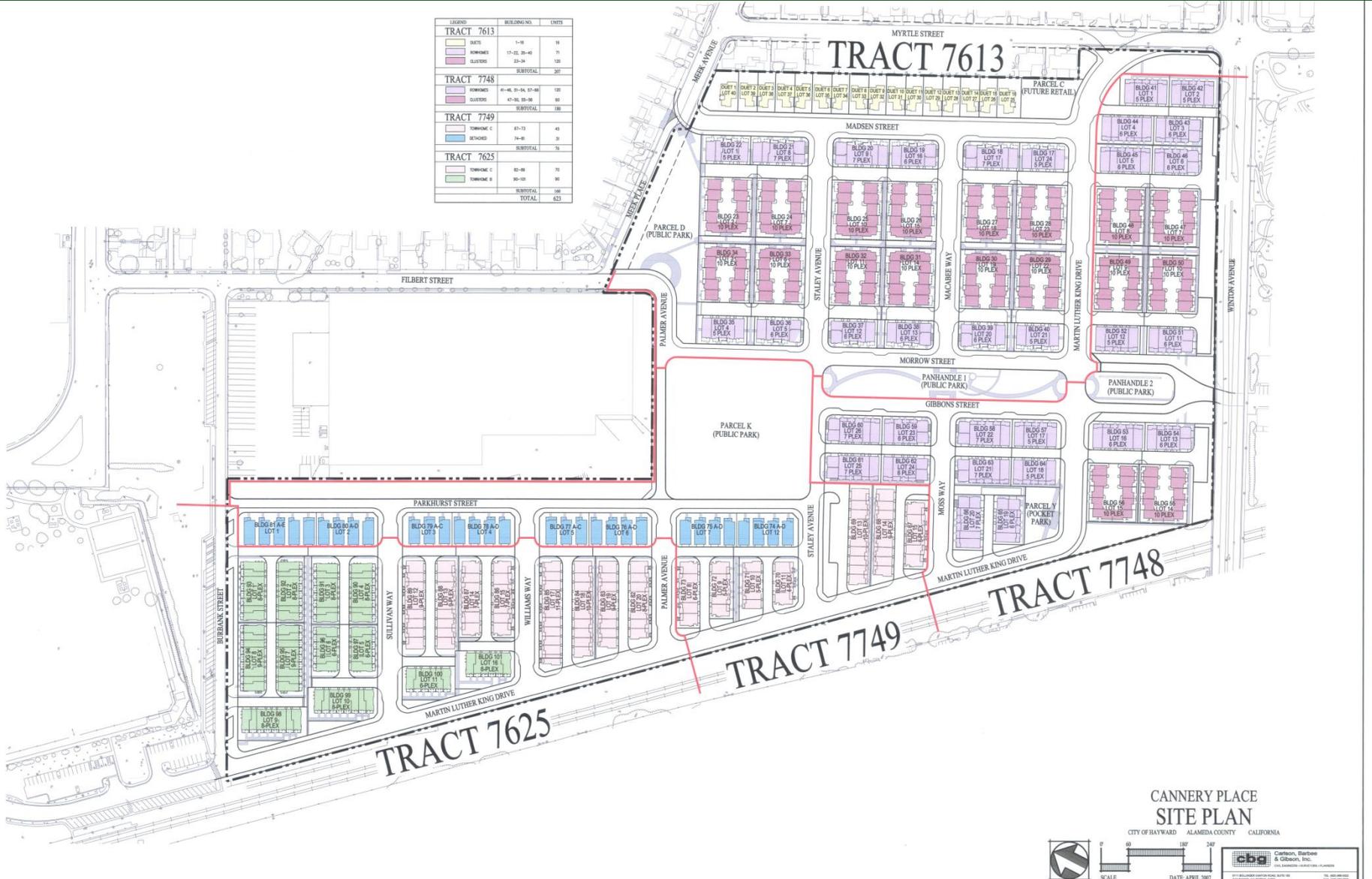


HAYWARD



Zone 13 Cannery Place

LEGEND	BUILDING NO.	UNITS
TRACT 7613		
[Pink Box]	APTS	1-10 10
[Light Purple Box]	ROWHOMES	11-22, 23-40 70
[Dark Purple Box]	CLUSTERS	25-30 100
SUBTOTAL 180		
TRACT 7748		
[Light Purple Box]	ROWHOMES	41-46, 51-54, 57-66 120
[Dark Purple Box]	CLUSTERS	47-50, 53-56 60
SUBTOTAL 180		
TRACT 7749		
[Light Blue Box]	TOWNHOME C	67-73 45
[Dark Blue Box]	DETACHED	74-80 30
SUBTOTAL 75		
TRACT 7625		
[Light Green Box]	TOWNHOME C	82-90 70
[Dark Green Box]	TOWNHOME B	91-98 80
SUBTOTAL 150		
TOTAL 623		



CANNERY PLACE SITE PLAN

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 0 60 120 240
 DATE: APRIL 2007

 Cartoon, Barbee & Gibson, Inc.
 1000 BAYVIEW AVENUE, SUITE 100
 OAKLAND, CALIFORNIA 94612
 TEL: 510-885-8800
 FAX: 510-885-8801



Landscape & Lighting Assessment District No. 96-1 – FY 2011

TABLE 2: ASSESSMENT RATES PER BENEFIT ZONE

Zone Number	Name/Location	FY 2010 Collection Amount	FY 2011 Collection Amount	Base Assessment Amount	CPI Index Adjustment
1	Huntwood Ave. & Panjon St.	\$230.00	\$230.00	\$265.64	No
2 ⁽²⁾	<i>Harder Rd. & Mocine Ave.</i>	\$93.08	\$93.08	\$93.08	No
3 ⁽²⁾	<i>Hayward Blvd. & Fairview Ave.</i>	\$733.76	\$745.01	\$745.01	Yes
4 ⁽²⁾	<i>Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.</i>	\$121.00	\$121.00	\$121.00	No
5 ⁽²⁾	<i>Soto Rd. & Plum Tree St.</i>	\$139.12	\$139.12	\$139.12	No
6 ⁽¹⁾	Peppertree Park	\$2.00	\$2.00	\$2.61	No
7	Mission Blvd., Industrial Pkwy, & Arrowhead Way	\$450.00	\$480.00	\$779.25	Yes
8	Capitola St.	\$350.00	\$350.00	\$557.33	Yes
9	Orchard Ave.	\$25.00	\$25.00	\$148.81	Yes
10	Eden Shores	\$300.00	\$300.00	\$887.35	Yes
11	Stonebrae Country Club (Current Development)	\$335.00	\$335.00	\$1,258.57	Yes
11	Stonebrae Country Club (Future Development)	\$175.00	\$175.00	\$1,258.57	Yes
12 ⁽²⁾	<i>Eden Shores East - Sports Park</i>	\$164.24	\$166.76	\$166.76	Yes
13	Cannery Place (Current Development)	\$150.00	\$150.00	\$946.40	Yes
13	Cannery Place (Future Development)	\$0.00	\$0.00	\$946.40	Yes

Notes: ⁽¹⁾ Zone 6 is in the industrial district and is assessed based upon street frontage.
⁽²⁾ *Bolded italic items* reflect recommended maximum assessment rates for FY 2011.



Landscape & Lighting Assessment District No. 96-1 – FY 2011

- Recommendation:
- Approve the Engineer's Report, with revised page ii;
- Confirm the Assessment Diagrams and Assessments; and
- Order the Levy of Assessments for FY 2011

