



City of Alameda

**Island City Landscaping and
Lighting Maintenance District No. 84-2
Zone 8 (Webster Street)
Fiscal Year 2014/15 Engineer's Report**

May 2014

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1. ENGINEER'S LETTER

The City of Alameda (the "City") has engaged NBS to prepare and file an Engineer's Report. The purpose of the this Engineer's Report is to present the need for the increased assessments and for the consolidation and change of boundaries of the existing Island City Landscaping and Lighting District No. 84-2, Zone 8 (the "Zone"), for the Fiscal Year 2014/15 and all subsequent years.

This Engineer's Report presents the plans and specifications describing the improvements, services and activities, an estimate of the costs of the improvements, services and activities for the Zone for the 2014/15 Fiscal Year, a diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, services and activities, assessing the net amount upon all assessable lots and/or parcels within the Zone in proportion to the special benefit received. If the levy of the proposed increase in assessments within the Zone is not approved by the property owners, the existing Zone and assessments shall remain in place.

The following maximum allowable assessment is proposed to be authorized in order to pay the estimated costs of the improvements, services and activities to be paid by the assessable real property within the boundaries of the Zone in proportion to the special benefit received. The following table summarizes the assessment within the Zone:


Description	FY 2014/15 Maximum Budget	FY 2015/16 Maximum Budget	FY 2016/17 Maximum Budget	FY 2017/18 Maximum Budget	FY 2018/19 Maximum Budget
Annual Maintenance	\$2,000	\$2,400	\$5,400	\$6,400	\$6,400
Tree Trimming	6,500	6,500	6,500	6,500	6,500
Irrigation – Water	2,800	2,800	2,800	2,800	2,800
Irrigation – Electric	316	316	316	316	316
Litter and Graffiti Removal and Sidewalk Cleaning	35,700	35,700	35,700	35,700	35,700
Public Litter Can Management	1,000	1,200	3,100	4,800	8,000
Sidewalk Washing	1,000	1,200	3,000	5,950	7,000
Accounting, Engineering & Admin Costs	4,952	5,035	5,736	6,311	6,736
Contingencies and Reserves	200	240	540	640	655
General Benefit Contribution	(1,781)	(1,811)	(2,063)	(2,270)	(2,423)
<u>Other Contribution</u>	<u>(8,403)</u>	<u>(440)</u>	<u>0</u>	<u>0</u>	<u>0</u>
Estimated Costs and Expenses	\$44,284	\$53,140	\$61,029	\$67,147	\$71,684
Total Zone Special Benefit Points	13,838.58	13,838.58	13,838.58	13,838.58	13,838.58
Maximum Allowable Assessment Per BP	\$3.20	\$3.84	\$4.41	\$4.85	\$5.18

In making the assessments contained herein pursuant to Chapter 3 Article V of The City of Alameda Municipal Code (the "Alameda Municipal Code"), Article XIID, section 4 of the Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus Implementation Act ("Proposition 218") (California Government Code section 53750 *et seq.*), (the Alameda Municipal Code, Article XIID, and Proposition 218 are collectively referred to as the "Assessment Law"):

1. I identified all parcels which will have a special benefit conferred upon them from the improvements described in this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in this Engineer's Report.

- a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements was determined in relationship to the entirety of the maintenance costs of the improvements;
- b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the improvements; and
- c. Any general benefits from the improvements have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Alameda and the Assessment Law.



Brian K. Thomas, PE
Assessment Engineer



2. INTRODUCTION

2.1. Background

The Island City Landscaping and Lighting District No. 84-2 (the “District”) was formed in 1984 to finance the maintenance and servicing of various landscaping improvements located within the boundaries of the District. The District is currently made up of 7 distinct benefit zones. The assessment rates within the current Zones 2 and 3 of the District have not been increased since the implementation of Proposition 218 in 1997, and currently do not have sufficient revenue to keep up with the costs of the improvements. Additionally, Zone 2 and 3 are proposed to be combined to unify the north and south ends of Webster Street into a single benefit zone. This combined benefit zone will be called Zone 8 (Webster Street), (the “Zone”).

2.2. Reason for Proposed Assessment

Approval of the proposed increase in assessments covered by this Engineer's Report will generate the revenue necessary for the cleaning, safety, economic development, beautification, and management activities more fully described in Section 3.2. The Zone's improvements, services and activities include all necessary services, operations and administration required to keep the Zone improvements and area in an operational and satisfactory condition as well as provide for the ongoing services and activities. The increase will also add an annual cost of living inflator beginning July 1, 2019. Currently, the existing Zones do not have an annual cost of living inflator included in the method of assessment. The establishment of an annual escalation clause for inflation is necessary in order to help ensure that the Zone can continue the level of maintenance and servicing of the improvements in future years as costs increase due to inflation or due to the increased cost of utilities beyond the City's control.

2.3. Process for Proposed Assessment Increase

The City cannot increase assessments within the Zone without complying with the procedures specified in Article XIID of the California Constitution and the Proposition 218 Omnibus Implementation Act (California Government Code Section 53750 *et seq.*). In November 1996, the voters in the State of California added Article XIID to the California Constitution imposing, among other requirements, the necessity for the City to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be enacted or increased, the opportunity to express their support for, or opposition to, the proposed assessment or increase in such assessment. The basic steps of the assessment ballot procedure are outlined below.

The City must prepare a Notice of Public Hearing (“Notice”), which describes, along with other mandated information, the reason for the proposed assessments or increase and provide a date, time and location of a public hearing to be held on the matter. The City must also prepare an assessment ballot, which clearly gives the property owner the ability to sign and mark their assessment ballot either in support of, or in opposition to, the proposed assessment or increase. The Notice and assessment ballot are mailed to each affected property owner within the Zone a minimum of 45 days prior to the public hearing date as shown in the Notice.

After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, stated in the Notice, to return their signed and marked assessment ballot. During the public hearing, property owners are given the opportunity to address the City Council and ask questions or voice their concerns. After the public hearing, the returned assessment ballots received prior to the close of the public hearing are tabulated and the results are announced by the City Council.

Article XIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the City Council shall not have the authority to enact or increase the assessments as proposed. A majority protest exists if the assessments represented by ballots submitted in opposition exceed those submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel.

If there is no majority protest as described above, the City Council may approve the proposed assessments for the Zone. If there is a majority protest, as described above, the City will continue to levy the existing Zone 2 and 3 assessments.

3. PLANS AND SPECIFICATIONS

The Zone will provide for the ongoing cleaning, maintenance, safety, beautification, and management activities all located within the boundaries of the Zone.

3.1. Description of the Boundaries

Zone 8 (Webster Street) of the Island City Landscaping and Lighting Maintenance District No. 84-2 was previously known as Zones 2 and 3 and is located in the City of Alameda in the area generally located along Webster Street south of Atlantic Avenue and north of Central Avenue.

3.2. Description of the Improvements and Services

The improvements provided within the Zone include, but are not limited to, the operating, maintaining, and servicing of all public landscaping improvements, consisting of trees, medians, refuse containers, sidewalks, plant materials, pathways, irrigation systems, lighting systems, and associated appurtenant facilities. Services include, but are not limited to, personnel, materials, contracting services, electrical energy, water required for all necessary maintenance, replacement, repair and administration, required to keep the above mentioned improvements in a healthy, vigorous and satisfactory condition.

Additionally, the City plans to implement a comprehensive program that aims to ensure owner, merchant, resident, and visitor safety while providing for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the Zone's boundaries. Through the utilization of managed services, the Maintenance and Cleaning program will strive for a safe, clean, and litter-free area that is absent of graffiti or other signs of decay. The goal is for property owners, merchants and residents alike to maintain a sense of pride in the Webster Zone areas. Cleanliness is crucial to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

The Maintenance and Cleaning Program includes regular sidewalk sweeping, alley cleaning, refuse removal, regularly scheduled steam cleanings, pressure washing, graffiti removal, tree pruning and watering, tree well weeding, as well as other related activities.

A team of maintenance workers will carry out the following tasks:

Cleaning and Maintenance

Daily:

- Removal of litter and trash from sidewalks and street furniture including recycling and disposal at proper facilities.
- Monitor public litter cans and remove excess waste from cans to prevent overflowing.
- Sweep sidewalks with sweeping machine.
- Removal of graffiti from public property. Reporting of graffiti to private property owners.
- Removal of illegal signage.
- Monitor maintenance of landscaping and report any problems to the City.
- Weed tree wells and sidewalks.
- Ensure staff is visible and present on the street, especially for visitors and business association members.

Weekly (and/or as needed):

- Clean corners, steps, and drains at amenity plazas and bus stops.
- Sweep bus stops; wipe down street furniture and news racks.
- Trim Sidewalk Trees.
- Power Washing and Steam Cleaning of sidewalks and alleys. Spot power washing as needed to removes grime, gum, gum stains, and discoloration from the sidewalks and public litter cans.

3.3. Overhead

In addition to the hard costs of maintaining the improvements mentioned above, the City will incur costs for staff time and expenses related to the management and maintenance of the improvements within the Zone. Staff time includes oversight and coordination of both City and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the improvements, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

4. ESTIMATE OF COSTS

The estimated costs of installation, implementation and maintenance of the improvements, services and activities as described in Section 3 are outlined below. Each year, as part of the assessment levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

4.1. Zone 8 (Webster Street) Estimated Cost Budget

The estimated cost budget for the Fiscal Year 2014/15 through Fiscal Year 2018/19 for the installation, implementation and maintenance of the improvements, services and activities is as follows:

Description	2014/15 Maximum Budget	2015/16 Maximum Budget	2016/17 Maximum Budget	2017/18 Maximum Budget	2018/19 Maximum Budget
Annual Maintenance	\$2,000.00	\$2,400.00	\$5,400.00	\$6,400.00	\$6,400.00
Tree Trimming	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00
Irrigation – Water	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00
Irrigation – Electric	316.00	316.00	316.00	316.00	316.00
Litter and Graffiti Removal and Sidewalk Cleaning	35,700.00	35,700.00	35,700.00	35,700.00	35,700.00
Public Litter Can Management	1,000.00	1,200.00	3,100.00	4,800.00	8,000.00
Sidewalks Pressure Washing	1,000.00	1,200.00	3,000.00	5,950.00	7,000.00
Accounting, Engineering & Admin Costs	4,951.60	5,035.60	5,735.60	6,310.60	6,735.60
Contingencies and Reserves	200.00	240.00	540.00	640.00	655.00
Total Estimated Cost Budget	\$54,467.60	\$55,391.60	\$63,091.60	\$69,416.60	\$74,106.60

The cost estimate for the 2014/15 through Fiscal Year 2018/19 will be funded as follows:

Description of Revenue Source	2014/15 Maximum Revenue Amount	2015/16 Maximum Revenue Amount	2016/17 Maximum Revenue Amount	2017/18 Maximum Revenue Amount	2018/19 Maximum Revenue Amount
Assessment Revenue	\$44,283.46	\$53,140.14	\$61,028.50	\$67,146.68	\$71,683.80
General Benefit Contribution	1,781.09	1,811.31	2,063.10	2,269.96	2,422.80
Reserve Fund Contribution	8,403.05	440.15	0.00	0.00	0.00
Total Annual Revenue	\$54,467.60	\$55,391.60	\$63,091.60	\$69,416.64	\$74,106.60

The Maximum and Actual Assessment per Benefit Point is as follows:

Description of Assessment Amount	2014/15 Maximum Revenue Amount ⁽¹⁾	2015/16 Maximum Revenue Amount ⁽¹⁾	2016/17 Maximum Revenue Amount ⁽¹⁾	2017/18 Maximum Revenue Amount ⁽¹⁾	2018/19 Maximum Revenue Amount ⁽¹⁾
Total Estimated Cost Budget	\$54,467.60	\$55,391.60	\$63,091.60	\$69,416.64	\$74,106.60
General Benefit Contribution	(1,781.09)	(1,811.31)	(2,063.10)	(2,269.96)	(2,422.80)
Reserve Fund Contribution	(8,459.05)	(507.34)	0.00	0.00	0.00
Total Actual Assessment	\$44,283.46	\$53,140.14	\$61,028.50	\$67,146.68	\$71,683.80
Total Benefit Points	13,838.58	13,838.58	13,838.58	13,838.58	13,838.58
Maximum Assessment Per Benefit Point	\$3.20	\$3.84	\$4.41	\$4.85	\$5.18
Annual Percent Increase ⁽²⁾		20%	15%	10%	7%

(1) Actual total amounts may vary slightly due to rounding.

(2) Beginning in Fiscal Year 2019/2020 the Annual Percent Increase will be equal to the Consumer Price Index as described in Section 6.4 of this Report.

5. SPECIAL AND GENERAL BENEFIT

The improvements proposed in Section 3 are expected to confer certain special benefits to parcels within the Zone. The special benefits are described below.

5.1. Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the installation, implementation and maintenance of the improvements, services and activities shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the installation, implementation and maintenance of the improvements, services and activities.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 requires that the City separate the general benefit from special benefit, so that only special benefit may be assessed to properties within the Zone. Furthermore, Article XIID also 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.

5.2. Identification of Benefit

The Webster Street Pedestrian District is considered a high-priority in the City's Pedestrian Plan, representing their importance to the community as an area of pedestrian needs. The area is designated as pedestrian districts/corridors due in part to their mix of land uses that encourage walking (Pedestrian Plan, 2009). In addition to providing a basic transportation route, sidewalks and pathways that are kept clean and free of litter and graffiti create appealing public spaces that reflect community pride and invite people to walk.

Landscaping was installed along the roadways and sidewalks within the Zone in order to enhance the overall visual appearance for adjacent parcels. According to City staff, this includes ground cover, turf and mulch. Trees and shrubs were included as part of the landscaping as well as sprinkler, irrigation and drainage systems. In addition, aesthetically pleasing landscaping welcomes users to walkways, and street and shade tree canopies encourages use even during the hottest times of the year. According to the City's Master Street Tree Plan (2009), street trees are one of the key factors making Alameda a desirable place to shop, work, visit, and live.

The ongoing maintenance, servicing and operation of the Zone improvements, services, and activities will provide benefits to both those properties within the Zone boundaries and to the community as a whole. The benefit conferred to property within the Zone can be grouped into three primary benefit categories; aesthetic benefit, safety benefit and economic activity benefit. The three Zone benefit categories are further expanded upon in each section below.

Aesthetic Benefit

The aesthetic benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, servicing and operation of the improvements, services and activities provided to the Zone. The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the Zone. The following aesthetic benefits will be provided as a result of the Zone's improvements, services and activities:

- Maintained sidewalks will enhance the identity of the area, which will lead to a stronger and healthier corridor. The overall appeal of the District is enhanced when improvements are in

place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, are unsafe, or destroyed by the elements or vandalism.

- Street landscaping improvements improve the “livability”, commercial activity, appearance and desirability for properties within the Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within the Zone.
- Litter removal and graffiti abatement are important for the aesthetics and preservation of community property and the well-being of the public.
- Uniform and well-maintained improvements, services and activities will create cohesion throughout the Zone. This cohesion will enhance the retail and residential experience as well as encourage maximum use of the area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the Zone’s boundaries.
- Upgraded sidewalk amenities and other improvements, services and activities will enhance the appearance, desirability and “livability” of the property directly fronting the improvements provided throughout the District.

As a result of the Aesthetic benefit conferred by the continued maintenance of the improvements, services and activities, the overall “livability” of the Zone will increase. “Livability” encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (VTPI, 2011) expands on the concept of “livability” and the various benefits associated with that designation. The Victoria Transport Policy Institute indicates that the “livability” of an area increases property desirability and business activity. “Livability” is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. “Livability” also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.

Safety Benefit

The maintained improvements within the Zone will provide an increased level of safety to the property, businesses, residents, and visitors to the Zone.

The following safety benefits will be provided as a result of the Zone’s improvements, services and activities:

- The improvements, services and activities will provide for clear and safe access to and from properties, as well as provide for safe pedestrian passage throughout the Zone.
- Well-maintained sidewalks, free of trash, provide a separation between vehicle and pedestrian as well as property and pedestrian, which provides a safety benefit for both property and pedestrian. In the City of Alameda between 2002 and 2007 there were an average of 40 pedestrian-involved motor vehicle collisions per year and pedestrian-involved motor vehicle collisions equaled five percent of total collisions (Pedestrian Plan, 2009). The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that roadways without sidewalks are more than twice as likely to have pedestrian involved accidents compared to sites with sidewalks on both sides of the street.
- Regular maintenance to the District improvements ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the sidewalks.
- Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well monitored areas mitigate crime, especially vandalism, and enhance pedestrian safety.

- Landscape improvements not only contribute to a decrease in crash rates 46 percent across urban arterial and highway sites, there is also less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces (Wolf, 2010).
- According to the National Crime Prevention Council (NCPC, 2009) a climate of safety in a community can be created by designing a physical environment that positively influences human behavior and prevents crime. Picking up trash and the removal of graffiti deters crime and promotes more vibrant communities.

Economic Activity Benefit

The economic activity benefit relates to the increase in the Zone's economic activity and future property development potential as a result of the Zone's improvements, services and activities. The economic activity for property within the Zone can best be described as the ability for the property within the Zone to develop, redevelop and operate at the property's highest and best use. Properties within the Zone will receive the following economic activity benefits as a result of the Zone's improvements, services and activities:

- The Zone will provide a cleaner more inviting environment to residents and consumers which will attract, retain and expand the retail and business climate throughout the Zone.
- The effort will reduce vacancy rates and increase lease rates and utilization of property within the Zone.
- Well-maintained and safe Zone areas will encourage an increase in the overall pedestrian activity. The Zone's area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the Zone boundaries.
- Well maintained street landscape improvements not only make adjacent properties appear more stable and prosperous but can spur investment in the property. According to the FHWA, landscaped sidewalks create an inviting place for customers to shop and do business (FHWA, 2001).

Well-maintained and safe sidewalks and public right-of-ways not only make adjacent properties appear more stable and prosperous, but can spur investment in the property. The National Complete Streets Coalition (NCSC, n.d.) notes that street design that is inclusive of all modes of transportation, where appropriate, not only improves conditions for existing businesses, but also is a proven method for revitalizing an area and attracting new development. Washington, DC's Barracks Row was experiencing a steady decline of commercial activity due to uninviting sidewalks, lack of streetlights, and speeding traffic. After many design improvements, which included new patterned sidewalks, more efficient public parking, and new traffic signals, Barrack's Row attracted 44 new businesses and 200 new jobs. Economic activity on this three-quarter mile strip (measured by sales, employees, and number of pedestrians) has more than tripled since the inception of the project.

5.3. Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the installation, implementation and maintenance of the Zone's improvements, services and activities to be provided by the assessments levied. The installation, implementation and maintenance of assessment funded Zone improvements, services and activities provided by the Zone will be located within the Zone boundaries only. There will be no installation, implementation and maintenance of assessment funded improvements, services and activities located outside of the Zone boundaries.

The ongoing installation, implementation and maintenance of Zone improvements, services and activities will provide aesthetic, safety and economic activity benefits to the property within the Zone. However, it is recognized that the ongoing installation, implementation and maintenance of Zone improvements, services and activities will also provide a level of benefit to some property and businesses within proximity to the Zone, as well as visitors and individuals passing through the Zone. Pedestrian traffic from property within and outside of the Zone as well as individuals passing through the Zone area will be able to utilize the safe and maintained sidewalks to not only access property located within the Zone, but also to access public transportation at the bus stops within the Zone. Therefore, the general benefit created as a result of the Zone improvements, services and activities has been considered.

5.4. Quantification of General Benefit

As a result of the maintenance and operation of the improvements, there will be a level of general benefit to people that do not live in or intend to conduct business within the Zone. In order for property within the Zone to be assessed only for that portion of special benefits received from the Zone's maintenance activities, general benefits provided by the ongoing maintenance of the improvements needs to be quantified. The amount of general benefit that is provided from the Zone's maintenance activities cannot be funded via property owners' assessments.

There will be pedestrian traffic generated from property outside of the Zone that will utilize the maintained sidewalks in order to pass through the Zone and access property located outside of the Zone boundaries. In addition to accessing property located outside of the Zone, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the Zone sidewalks serve as a pass through portion of their overall route traveled. The benefit provided to property and pedestrians, as a result of the maintained sidewalks serving as a pass through corridor, needs to be quantified.

Today, the west side of Alameda is ripe with diverse businesses; from long time-established enterprises, which are expanding, to a fresh new crop of retail shops, restaurants, services, and other businesses. Zone 8 which encompasses the Webster Street area is a hub of movement and enterprise, attracting locals and visitors from around the bay area and California. Alameda has a collection of traditional and diverse community events. The Webster Street area is the host to a variety of events; such as, Alameda's Earth Day Festival, Concerts at the Cove, the Mayor's 4th of July Parade, the Neptune Beach Community Celebration, Halloween on Webster and Santa on Webster. The Alameda Farmer's market is held on Webster Street every Saturday.

The primary reason persons living outside the Zone would enter the Zone would be to access the commercial or entertainment properties within the Zone. The Webster Street business district included in the Zone is one of the City's primary commercial and entertainment districts. Even those individuals looking to use public transportation for the purpose of commuting out of Alameda will likely still shop or dine within the Zone. Additionally, the presence of the improvements will act as a magnet to tourists or commuters traveling to the City who would otherwise just pass-through the areas.

While the improvements within the Zone are primarily a benefit to the properties within the Zone we must recognize the benefit received by those individuals just that may be just passing through with no intentions of utilizing the properties within the Zone. It is possible that people living in the neighborhoods around the Zone will walk into the Zone strictly for the purpose of commuting to work in a location outside the Zone.

The U.S. Census Bureau (2010) determined that there is an average of 2.45 persons per household in Alameda. The commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile (Walkscore, 2014). In order to determine the total number of persons

who are within close proximity to the improvements, a quarter-mile radius of the Zone's boundaries is used.

Zone	Number of Households⁽¹⁾	Neighborhood Population
Zone 8 (Webster Street)	1,357	3,325

(1) Based upon land use and units from the 2013 Alameda County Secured Property Roll.

According to the City's Pedestrian Plan, approximately 16 percent of Alameda's employed residents utilize public transit to commute to work (Pedestrian Plan, 2009). In order to determine the number of persons that will enter the Zone walking with a purpose to access public transit for their commute to work in a location outside the Zone, the employed population of residents must be determined. If it is assumed that at least 1 person per household will be employed accounting for small children, retired, and unemployed residents, the number of households is equal to the employed population. To find the number of persons utilizing public transit for their commute, 16 percent is applied to the employed population residing within a quarter-mile radius of the Zone boundaries.

Zone	Employed Population	Population Estimated to Commute to Work
Zone 8 (Webster Street)	1,357	217

After applying 16 percent to the number of employed residents within a quarter-mile of the Zone, the result is that an estimated 6.5 percent of the people residing in the areas surrounding the Zone will commute to work utilizing public transit.

Zone	Neighborhood Population⁽¹⁾	Population Estimated to Commute to Work⁽³⁾	Percent of Neighborhood Population Commuting
Zone 8 (Webster Street)	3,325	217	6.5%

(1) Estimate of households within a quarter-mile radius of the Zone multiplied by the 2.45 persons per household according to the 2010 U.S. Census.

(2) Estimated commuters assuming a minimum of 1 employed person per household within a quarter-mile radius of the Zone.

(3) Percent of employed persons estimated to use public transit to commute to work.

It is likely that many of those people will utilize the commercial, dining and entertainment services within the Zone on the way to and from the use of public transit. However, if we use a very conservative estimate that 50 percent of those commuters will never utilize the shops, restaurants or services provided by the properties within the Zone and will only ever pass through the Zone, then we can assume 3.27 percent of the surrounding populations will receive benefit from the improvements, and is therefore considered to be general benefit.

Zone	General Benefit
Zone 8 (Webster Street)	3.27%

As such, the general benefit portion of the improved aesthetics, increase safety, and economic activity benefits resulting from improvements within the Zone is estimated to be 3.27 percent and the special benefit is estimated to be 96.73 percent.

5.5. Apportioning of Special Benefit

As outlined above, each of the parcels within the Zone receives a special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

The primary purpose of the improvements, services and activities within the Zone is for the benefit of the commercial properties. The Zone is first and foremost one of the City's primary business and entertainment districts. In recognition that there are other property types that receive benefit from the improvements but at a reduced level, benefit points will be assigned to each parcel based upon its primary land use. As further detailed, the following components are used to assign special benefit to each parcel:

Benefit Points Assignment

The Zone is an established, mixed-use use area that features a blend of non-residential, residential, and public property. The Zone's improvements, services and activities will be provided uniformly throughout the Zone's boundaries. These clean and safe areas create an aesthetically pleasing and safe environment for Zone properties, and those individuals utilizing Zone property, whether it is to shop, dine, live or visit. An area with a variety of non-residential activity contained within a thriving economic area will encourage individuals to stay within the area to shop, dine and take part in other commercial activities instead of seeking similar activities outside of the area.

To determine the assigned aesthetic benefit points and safety benefit points for each property land use category within the District, the special benefit population was then categorized as follows:

Property Land Use
Non-Residential Property
Residential Property
Public Property

Utilizing the Non-Residential Property land use as the base land use category, an aesthetic benefit point and a safety benefit point of 1.00 is assigned. The Zone's activities will primarily benefit the non-residential property within the Zone, but there are some benefits provided to public and residential properties within the Zone. To account for the reduced benefit public and residential properties are assigned 0.25 aesthetic and safety benefit points. The aesthetic benefit points and safety benefit points are assigned as follows:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points
Non-Residential Property	1.00	1.00	1.00
Residential Property	0.25	0.25	0.25
Public Property	0.25	0.25	0.25

Parcel Factors

The method of apportioning benefit to parcels within the Zone's reflects the proportional special benefit assigned to each property from the Zone's improvements, services and activities based upon the various property characteristics for each parcel as compared to other properties within the Zone. As part of the special benefit analysis various property characteristics were analyzed including parcel size, street frontage, building size, land use, etc. Given that the special benefits provided by the

Zone's improvements, services and activities focus on aesthetic benefit, safety benefit and economic activity benefit, it was determined that linear street frontage and land use are the most appropriate parcel factors. Each parcel's linear frontage along maintained streets, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors.

Land Use

Properties in the Zone are assigned a land use categories, as further outline below, and may be reassigned if the property's land use changes.

Non-Residential Property: Non-Residential Property consists of parcels owned by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, or hotel property. Properties that have residential units but have a primary commercial use are also considered Non-Residential Property.

Public Property: Public Property consists of parcels owned by a state, regional, or city government entity; for example, police or fire stations, schools, libraries and government-owned office buildings.

Non-Profit properties such as churches have a similar use and traffic pattern as Public Property and therefore have equivalent benefit factors to property classified as Public.

Residential Property: Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.

By adjusting the assigned special benefit points assigned for each property land use category by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the Zone's is presented. Therefore, benefit factors were calculated and assigned for each parcel in the Zone according to the formulas below:

Linear Factor

Given the linear nature of the improvements, services and activities, each parcel within the Zone is assigned a linear factor that is equal to the parcel's linear street frontage along the streets that receive ongoing Zone improvements, services and activities. The linear frontage for corner lots will be determined by adding the frontage along the streets that receive ongoing Zone improvements, services and activities.

Linear Factor	=	Parcel's Assigned Linear Street Frontage
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Parcel's Land Use Special Benefit Points Calculation

The formula below shows the parcel's land use special benefit points calculation for each parcel within the Zone:

Parcel's Land Use Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Safety Benefit Points	+	Parcel's Economic Benefit Points
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Parcel's Total Special Benefit Points Calculation

The formula below shows the parcel's total special benefit points calculation for each parcel within the Zone:

Parcel's Total Special Benefit Points	=	Linear Factor	X	Parcel's Land Use Special Benefit Points
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Data Considerations and Parcel Changes

The use of the latest Assessor's Secured Roll and Assessor's Parcel Map information has been and shall be used in the future as the basis in determining each parcel's land use and linear street frontage unless better data was or is available to the City. In addition, if any parcel within the District is determined by the Assessment Roll to be an invalid parcel number, the land use and linear street frontage of the subsequent valid parcels shall serve as the basis in assigning special benefit points.

Total Special Benefit Points

The total special benefit points for the Zone at this time are included in the table below.

Zone	Special Benefit Points
Zone 8 (Webster Street)	13,692.31

6. METHOD OF ASSESSMENT

6.1. Assessment Budget

In order to assess the parcels within the Zone for the special benefits received from the ongoing Zone improvements, services and activities, the general and special benefits must be separated. As previously quantified in Section 5.4 of this Engineer's Report, the general benefit received from the Zone improvements, services and activities is 3.27%. Accordingly, 96.73% of the benefits from the Zone improvements, services and activities are considered to provide special benefits to the properties within the Zone and thus could be subject to assessment therein.

Below is the calculation for the assessments utilizing the proposed Fiscal Year 2014/15 cost estimate.

Zone 8 (Webster Street)

Description of Assessment Amount	Amount
Total Maximum District Improvements, Services and Activities Cost Estimate	\$54,468.60
Less: General Benefit Contribution	(1,781.09)
Less: Funds available from Reserves	(8,403.05)
Total 2014/15 Maximum Assessment Revenue	\$44,283.46
Total Zone 8 (Webster Street) Benefit Points	13,838.58
2014/15 Maximum Allowable Assessment Per Benefit Point	\$3.20

Maximum Assessment Rate per Special Benefit Point

The maximum assessment rate per special benefit point is calculated by dividing the total cost estimate by the total special benefit points assigned. The following formula provides the maximum assessment rate per special benefit point calculation:

$$\text{Total 2014/15 Cost Estimate} / \text{Total Special Benefit Points} = \text{Maximum Assessment Rate per Special Benefit Point}$$

$$\mathbf{\$44,283.46 / 13,838.58 = \$3.20}$$

Each parcels actual assessment is determined by multiplying the actual assessment rate by the parcels total special benefit points. If the total special benefit points change in future years, the maximum allowable annual assessment rate will not be recalculated. The maximum allowable annual assessment rate, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate will be calculated by dividing the fiscal year's net cost estimate to be assessed by the fiscal year's total special benefit points, not to exceed the maximum allowable annual assessment rate for that fiscal year.

The individual assessments are shown on the assessment roll in Section 8 of this Engineer's Report.

6.2. Method of Assessment Spread

The method of assessment is based upon a formula that assigns the special benefits to each parcel, with special benefit points being adjusted by the parcel's linear frontage. The formula below provides a summary of the annual assessment calculation for each parcel in the Zone.

(A) Parcel's Total Special Benefit Points	=	(B) Parcel's Land Use Special Benefit Points	X	(C) Linear Factor
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(B) Parcel's Land Use Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Safety Benefit Points	+	Parcel's Economic Benefit Points
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(C) Linear Factor	=	Linear Street Frontage
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6.3. Applying the Method of Assessment Spread

The maximum assessment for each parcel in the Zone has been calculated by the following procedure:

- Step 1:** Assign each parcel its appropriate land use category based on the most recent Alameda County Assessor's Secured Roll data.
- Step 2:** Determine each parcel's appropriate special benefit points based on land use. The special benefit points are shown in the following table:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points
Non-Residential Property	1.00	1.00	1.00
Residential Property	0.25	0.25	0.25
Public Property	0.25	0.25	0.25

- Step 3:** Sum the aesthetic benefit points, safety benefit points and economic benefit points for each parcel.
- Step 4:** Determine the appropriate linear factor based on the parcel's location to the improvements. The unit of measurement for each linear factor is shown in the following table:

Linear Factor	=	Parcel's Assigned Linear Street Frontage
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- Step 5:** Multiply the total special benefit points by linear factor to compute each parcel's total special benefit points.
- Step 6:** Sum the result of Step 5 for all parcels in the Zone.
- Step 7:** Separate the general benefit from the special benefit by multiplying the total Zone budget times the special benefit percentage.
- Step 8:** Divide the portion of the budget representing special benefit calculated in Step 7 by the result of Step 6 to compute the rate per special benefit point.
- Step 9:** Multiply each parcel's Total Special Benefit Points by the result of Step 8 to compute each parcel's assessment.
- Step 10:** In future years the rate per special benefit point will be adjusted by inflation. The maximum assessment amount is subject to an annual adjustment, in which the maximum assessment shall be increased by the percentage change in the February to February U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-San Jose each fiscal year.

6.4. Cost of Living Inflation

For Fiscal Year's 2015/16 through 2018/19 the maximum annual assessment rate will increase according to the following table:

Description	2015/16 Increase	2016/17 Increase	2017/18 Increase	2018/19 Increase
Annual Percent Increase	20%	15%	10%	7%
Maximum Assessment Per Benefit Point	\$3.84	\$4.41	\$4.85	\$5.18
Total Actual Assessment	\$53,140.14	\$61,028.50	\$67,146.68	\$71,683.80

Each fiscal year beginning July 1, 2019, the maximum allowable assessment amount may be increased by the annual percentage change in the February to February Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area ("CPI") each fiscal year. If for any reason the percentage change is negative the maximum allowable assessment would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any CPI adjustment. The annual assessment cannot exceed the actual costs to operate the Zone in any given year.

7. ASSESSMENT DIAGRAM

An Assessment Diagram for the Zone is shown on the following pages. The lines and dimensions of each lot or parcel within the Zone are those lines and dimensions shown on the maps of the Assessor, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

DIAGRAM OF THE ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ALAMEDA THIS ____ DAY OF ____, 2014.

CITY CLERK
CITY OF ALAMEDA
ALAMEDA COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED BOUNDARIES OF ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET), CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMEDA, AT A MEETING THEREOF, HELD ON THE ____ DAY OF ____, 2014, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF ALAMEDA
ALAMEDA COUNTY, CALIFORNIA

FILED THIS ____ DAY OF ____, 2014, AT THE HOUR OF ____ O'CLOCK __ M., IN BOOK ____ OF DIAGRAMS 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, CALIFORNIA

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE 2014 COUNTY OF ALAMEDA ASSESSOR'S DIAGRAM.

Legend

□ District Zone Boundary

Prepared by





DIAGRAM OF THE ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



Legend

 District Parcels
 District Zone Boundary

Prepared by

NBS

DIAGRAM OF THE ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

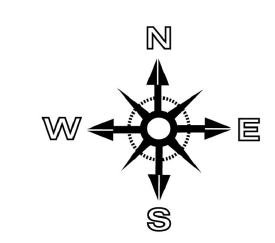


DIAGRAM OF THE ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



Legend



- District Parcels
- District Zone Boundary

Prepared by
NBS



DIAGRAM OF THE ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 8 (WEBSTER STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

Assessment ID	PropertyNo	Assessment ID	PropertyNo	Assessment ID	PropertyNo	Assessment ID	PropertyNo
1	073 041700100	21	073 042201401	41	074 042700400	61	074 043200100
2	073 041701201	22	073 042201402	42	074 042700501	62	074 043200200
3	073 041701401	23	073 042201500	43	074 042703701	63	074 043200300
4	073 041701500	24	073 042300103	44	074 042800100	64	074 043200400
5	073 041800401	25	073 042301600	45	074 042800200	65	074 043200500
6	073 041801500	26	073 042600700	46	074 042900100	66	074 043200600
7	073 041801600	27	073 042600800	47	074 042900200	67	074 043300100
8	073 041801700	28	073 042600900	48	074 042900300	68	074 043300203
9	073 041903200	29	073 042601000	49	074 042900400	69	074 043300304
10	073 041903300	30	073 042601100	50	074 042900500	70	074 043300401
11	073 041903400	31	073 042602700	51	074 042900604		
12	073 041903500	32	073 042602800	52	074 043000101		
13	073 041903600	33	073 042602900	53	074 043000301		
14	073 042002401	34	074 042600100	54	074 043000501		
15	073 042002500	35	074 042600201	55	074 043100201		
16	073 042002700	36	074 042600204	56	074 043100202		
17	073 042002801	37	074 042600205	57	074 043100203		
18	073 042002903	38	074 042600401	58	074 043100300		
19	073 042003003	39	074 042600500	59	074 043100400		
20	073 042201300	40	074 042700300	60	074 043102702		

8. ASSESSMENT ROLL

The assessment roll is a listing of the assessment apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor. The assessment roll for Fiscal Year 2014/15 for the Zone is listed on the following pages.

City of Alameda
Island City Landscaping and Lighting Maintenance District No. 84-2
Zone 8 (Webster Street)
Fiscal Year 2014/15 Assessment Roll

Assessor's Parcel Number	Owner	Address	Front Feet	Total Special Benefit Points	2014/15 Proposed Maximum Assessment	2015/16 Proposed Maximum Assessment	2016/17 Proposed Maximum Assessment	2017/18 Proposed Maximum Assessment	2018/19 Proposed Maximum Assessment ⁽²⁾
073 041700100	DDJ PROPERTY HOLDING INC	1720 WEBSTER ST	50.00	150.00	\$ 480.00	\$ 576.00	\$ 661.50	\$ 727.50	\$ 777.00
073 041701201	1700 WEBSTER STREET LLC	1700 WEBSTER ST	125.00	375.00	1,200.00	1,440.00	1,653.75	1,818.75	1,942.50
073 041701401	XING YI K & YI W	1712 WEBSTER ST	50.00	37.50	120.00	144.00	165.38	181.88	194.25
073 041701500	DDJ PROPERTY HOLDING INC	1716 WEBSTER ST	75.00	225.00	720.00	864.00	992.25	1,091.25	1,165.50
073 041800401	ALAMEDA HOSPITALITY LLC	1628 WEBSTER ST	156.74	470.22	1,504.70	1,805.64	2,073.67	2,280.57	2,435.74
073 041801500	CHO WOON J	1600 WEBSTER ST	43.00	129.00	412.80	495.36	568.89	625.65	668.22
073 041801600	YEUNG SONIA	1610 WEBSTER ST	72.50	217.50	696.00	835.20	959.18	1,054.88	1,126.65
073 041801700	MA CHARLIE & TRUONG LE	1616 WEBSTER ST	30.75	92.25	295.20	354.24	406.82	447.41	477.86
073 041903200	FINANCIAL BENEFITS CREDIT UNION	1528 WEBSTER ST	65.00	195.00	624.00	748.80	859.95	945.75	1,010.10
073 041903300	WEBERAW LLC	1532 WEBSTER ST	30.00	90.00	288.00	345.60	396.90	436.50	466.20
073 041903400	MA QUAN C	1536 WEBSTER ST	23.50	70.50	225.60	270.72	310.91	341.93	365.19
073 041903500	YU NORMAN K & TONNY K TRS	1540 WEBSTER ST	45.00	135.00	432.00	518.40	595.35	654.75	699.30
073 041903600	CASE STEVEN C & VERONICA K TRS	1548 WEBSTER ST	101.50	304.50	974.40	1,169.28	1,342.85	1,476.83	1,577.31
073 042002401	TIMBER DEL PROPERTIES LLC & CARNAHAN J705 SANTA CLARA AVE	50.00	150.00	480.00	576.00	661.50	727.50	777.00	
073 042002500	HACKLEMAN G A & J H & R S & MCDAMS K J	1500 WEBSTER ST	90.00	270.00	864.00	1,036.80	1,190.70	1,309.50	1,398.60
073 042002700	DO HUOT L & CHIEN C ETAL	1514 WEBSTER ST	25.00	75.00	240.00	288.00	330.75	363.75	388.50
073 042002801	1518 WEBSTER STREET LLC	1518 WEBSTER ST	25.00	75.00	240.00	288.00	330.75	363.75	388.50
073 042002903	LE CINDY	1520 WEBSTER ST	25.00	75.00	240.00	288.00	330.75	363.75	388.50
073 042003003	CITIBANK	1526 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
073 042201300	MCCARTHY JAMES J TR	1432 WEBSTER ST	53.71	161.13	515.62	618.74	710.58	781.48	834.65
073 042201401	MORSHEDIAN ALI	1440 WEBSTER ST	90.00	270.00	864.00	1,036.80	1,190.70	1,309.50	1,398.60
073 042201402	TRANS PACIFIC BANCORP	1442 WEBSTER ST	60.00	180.00	576.00	691.20	793.80	873.00	932.40
073 042201500	TRANS PACIFIC BANCORP	1442 WEBSTER ST	70.00	210.00	672.00	806.40	926.10	1,018.50	1,087.80
073 042300103	ALAMEDA FIRST NATIONAL BANK	1414 WEBSTER ST	175.62	526.86	1,685.95	2,023.14	2,323.45	2,555.27	2,729.13
073 042301600	TIMBER DELL PROPERTIES LLC & COCORES J1400 WEBSTER ST	98.08	294.24	941.57	1,129.88	1,297.60	1,427.06	1,524.16	
073 042600700	CHEVRON USA INC	1800 WEBSTER ST	20.08	60.24	192.77	231.32	265.66	292.16	312.04
073 042600800	LIEBERMAN ELENA L	1812 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
073 042600900	FOODMAKER INC	1816 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
073 042601000	FOODMAKER INC	1822 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
073 042601100	FOODMAKER INC	1826 WEBSTER ST	25.00	75.00	240.00	288.00	330.75	363.75	388.50
073 042602700	BDC ALAMEDA LP	1912 WEBSTER ST	105.76	317.28	1,015.30	1,218.36	1,399.20	1,538.81	1,643.51
073 042602800	BDC ALAMEDA LP	1912 WEBSTER ST	201.12	603.36	1,930.75	2,316.90	2,660.82	2,926.30	3,125.40
073 042602900	LIN ALLEN H & JOANNE C	1910 WEBSTER ST	150.00	450.00	1,440.00	1,728.00	1,984.50	2,182.50	2,331.00
074 042600100	KIM KYOO Y & SYLVIA TRS	1431 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
074 042600201	LI TANG G & SUN ANNA P	1423 WEBSTER ST	25.00	75.00	240.00	288.00	330.75	363.75	388.50
074 042600204	SIU VICTOR	1417 WEBSTER ST	34.50	103.50	331.20	397.44	456.44	501.98	536.13
074 042600205	MILLER R S & CATHERINE L & ALLISON S TRS	1415 WEBSTER ST	37.50	112.50	360.00	432.00	496.13	545.63	582.75
074 042600401	ISLAND CITY PROPERTIES LLC	1409 WEBSTER ST	48.00	144.00	460.80	552.96	635.04	698.40	745.92
074 042600500	LUCEY BERYL K TR	1401 WEBSTER ST	78.00	234.00	748.80	898.56	1,031.94	1,134.90	1,212.12
074 042700300	PECKHAM MARK & KEUM S TRS	1451 WEBSTER ST	40.00	120.00	384.00	460.80	529.20	582.00	621.60
074 042700400	STIER JOHN F TR	1445 WEBSTER ST	35.00	105.00	336.00	403.20	463.05	509.25	543.90
074 042700501	FARRAR GEOFFREY A & SHIRLEY M TRS & FA1435 WEBSTER ST	133.92	401.76	1,285.63	1,542.76	1,771.76	1,948.54	2,081.12	
074 042703701	LEE CHRISTINE M & HEETA E	1465 WEBSTER ST	75.00	225.00	720.00	864.00	992.25	1,091.25	1,165.50
074 042800100	TIMBER DELL PROPERTIES	1521 WEBSTER ST	70.00	210.00	672.00	806.40	926.10	1,018.50	1,087.80
074 042800200	VOLBERG C C CORP	1501 WEBSTER ST	200.00	600.00	1,920.00	2,304.00	2,646.00	2,910.00	3,108.00
074 042900100	OWYANG JULIA S TR	1545 WEBSTER ST	60.00	180.00	576.00	691.20	793.80	873.00	932.40
074 042900200	YUN LAN H TR	1543 WEBSTER ST	40.00	120.00	384.00	460.80	529.20	582.00	621.60
074 042900300	OCONNELL MICHAEL J	1537 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
074 042900400	HUANG YAN Q & CHEN FEN Y	1533 WEBSTER ST	51.52	154.56	494.59	593.51	681.61	749.62	800.62
074 042900500	WEBERAW LLC	1531 WEBSTER ST	29.00	87.00	278.40	334.08	383.67	421.95	450.66
074 042900604	WEBERAW LLC	1527 WEBSTER ST	40.00	120.00	384.00	460.80	529.20	582.00	621.60
074 043000101	KOKA SAM & MICHELLE J	650 PACIFIC AVE	84.50	253.50	811.20	973.44	1,117.94	1,229.48	1,313.13
074 043000301	CAMPOS JOSE J & SOCORRO	1619 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
074 043000501	EQUILON ENTERPRISES LLC	1607 WEBSTER ST	165.50	496.50	1,588.80	1,906.56	2,189.57	2,408.03	2,571.87
074 043100201	ELDERS INN LLC & ELDERS INN ON WEBSTER 1719 WEBSTER ST	21.67	65.01	208.03	249.64	286.69	315.30	336.75	
074 043100202	ELDERS INN LLC & ELDERS INN ON WEBSTER 1725 WEBSTER ST	21.67	65.01	208.03	249.64	286.69	315.30	336.75	
074 043100203	ELDERS INN LLC & ELDERS INN ON WEBSTER 1719 WEBSTER ST	21.67	65.01	208.03	249.64	286.69	315.30	336.75	
074 043100300	ELDERS INN LLC & ELDERS INN ON WEBSTER 1715 WEBSTER ST	35.00	26.25	84.00	100.80	115.76	127.31	135.98	
074 043100400	TIMBER DELL PROPERTIES LLC	1711 WEBSTER ST	140.00	420.00	1,344.00	1,612.80	1,852.20	2,037.00	2,175.60
074 043102702	YOUNG LOUISE J TR	1727 WEBSTER ST	50.00	150.00	480.00	576.00	661.50	727.50	777.00
074 043200100	JOHNS STUART E & MARY J TRS	1825 WEBSTER ST	78.00	234.00	748.80	898.56	1,031.94	1,134.90	1,212.12
074 043200200	LAM DE & SUSAN L ETAL	1821 WEBSTER ST	52.00	156.00	499.20	599.04	687.96	756.60	808.08
074 043200300	DUONG HUONG & LAM DE ETAL	1817 WEBSTER ST	28.00	84.00	268.80	322.56	370.44	407.40	435.12
074 043200400	EMERZIAN SCOTT & JOANN TRS & LORETTA	1809 WEBSTER ST	74.00	222.00	710.40	852.48	979.02	1,076.70	1,149.96
074 043200500	EMERZIAN SCOTT & JOANN TRS & LORETTA A1805 WEBSTER ST	38.00	114.00	364.80	437.76	502.74	552.90	590.52	
074 043200600	EMERZIAN LORETTA & SCOTT & JOANN TRS	1801 WEBSTER ST	30.00	90.00	288.00	345.60	396.90	436.50	466.20
074 043300100	KOKA MOTI	1929 WEBSTER ST	34.30	102.90	329.28	395.14	453.79	499.07	533.02
074 043300203	ROSHAN INVESTMENT COMPANY INC	1925 WEBSTER ST	72.50	217.50	696.00	835.20	959.18	1,054.88	1,126.65
074 043300304	NGUYEN TUC & NGO HANH T ETAL	1919 WEBSTER ST	110.00	330.00	1,056.00	1,267.20	1,455.30	1,600.50	1,709.40
074 043300401	STURTEVANT G A NO 1 INC	1901 WEBSTER ST	140.00	420.00	1,344.00	1,612.80	1,852.20	2,037.00	2,175.60
TOTALS⁽¹⁾			4,676.61	13,838.58	\$ 44,283.46	\$ 53,140.15	\$ 61,028.14	\$ 67,117.11	\$ 71,683.84

(1) Actual assessment totals may vary slightly from cost estimate as a result of rounding.

(2) Beginning in Fiscal Year 2019/2020 the maximum assessment will increase by the Consumer Price Index as described in Section 6.4 of this Report.

9. REFERENCES

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