



# **CITY OF ALAMEDA**

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*Fiscal Year 2022/23 Engineer's Report For:*

**Island City Landscaping and Lighting  
Assessment District No. 84-2**

April 2022

**City of Alameda**  
**Island City Landscaping and Lighting**  
**Assessment District No. 84-2**  
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**CITY COUNCIL**

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Erin Smith, Public Works Director

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# 1. ENGINEER'S LETTER

**WHEREAS**, on February 15, 2022, the City Council of the City of Alameda (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), adopted its Resolution Appointing an Engineer and an Attorney for the Island City Landscaping and Lighting Assessment District No. 84-2 (the "District");

**WHEREAS**, said Resolution directed the City Engineer to prepare and file a report (the "Report");

**WHEREAS**, pursuant to the Act, the Report is required to present plans and specifications describing the general nature, location and extent of the improvements to be maintained, a diagram for the District, showing the area and properties to be assessed, and an estimate of the costs to maintain and service the improvements for the referenced fiscal year, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

**NOW THEREFORE**, the following assessment is proposed to be authorized in order to pay for the estimated costs of maintenance, operation and servicing of improvements to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received.

## FISCAL YEAR 2022/23 SUMMARY

Zone No.	Zone Description	Fiscal Year 2022/23 Net Amount to Levy
1	Lincoln Avenue between Sherman and St. Charles Streets	\$4,800.00
4	Park Street from the Bridge to San Jose Avenue, including areas of Webb, Santa Clara, and Central	189,412.66
5	Harbor Bay Business Park	1,059,349.87
6	Alameda Marina Village Commercial Areas	493,792.47
7 <sup>(1)</sup>	1100 and 1200 blocks of Bay Street	0.00
8	Webster Street between Central and Atlantic	81,595.55
Total <sup>(2)</sup>		\$1,828,950.55

<sup>(1)</sup> For Fiscal Year 2022/23, Zone 7 will not be assessed.

<sup>(2)</sup> Differences in actual levy amounts compared to budgeted net to levy amount is due to rounding

I, the undersigned, respectfully submit the enclosed Report and, to the best of my knowledge, information and belief, the Report, assessments, and the assessment diagram herein have been prepared and computed in accordance with the order of the City Council of the City.

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City Engineer

## 2. PLANS AND SPECIFICATIONS

The District provides for and ensures the continued maintenance and servicing of landscaping and lighting improvements within the boundaries of the District, which provide a special benefit to the parcels within the District.

The plans and specifications for the District, which are combined with the diagram for the District, have been separately bound and are incorporated herein by reference.

### 2.1 Boundaries

The District is located in the City of Alameda. The boundaries of each zone are generally described as follows:

**Zone 1:** Lincoln Avenue between Sherman Street and St. Charles Street

**Zone 4:** Park Street from the bridge to San Jose Avenue

**Zone 5:** Harbor Bay Business Park

**Zone 6:** Alameda Marina Village commercial areas

**Zone 7:** The 1100 and 1200 blocks of Bay Street

**Zone 8:** Webster Street between Central Avenue and Atlantic Avenue

### 2.2 Description of Improvements and Services

The improvements provided within the District include, but are not limited to, the operation, maintenance, 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, and water required for all necessary maintenance, replacement, and repair required to keep the above-mentioned improvements in a healthy, vigorous and satisfactory condition.

In Fiscal Year 2020/21 the improvements in Zone 5 were changed to remove the improvements along Harbor Bay Parkway between Doolittle Drive and Maitland Drive. The City has agreed to take over responsibility for this area and Zone 5 assessments will no longer be used to fund ongoing maintenance. As the maintenance of this area will no longer be funded by Zone 5, the City cannot guarantee this area will be maintained to the same standard as it has historically experienced while funded by assessments.

## **3. ESTIMATE OF COSTS**

### **3.1 Budgets**

The estimated Fiscal Year 2022/23 costs of servicing, maintaining, repairing and replacing the improvements as described in the Plans and Specifications, the fund balances, and any Capital Improvement Plans are summarized in the following tables:

## ZONE 1

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
Median Maintenance	\$1,034.00
Electrical	200.00
Water	800.00
Misc. Expenses	0.00
Landscape Reserves	0.00
Administration	3,946.00
County Fees	82.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$6,062.00</b>
<b>Capital Improvement Costs</b>	
Capital Improvement Collection	\$0.00
Capital Improvement Projects	0.00
<b>Total Capital Improvement Costs</b>	<b>\$0.00</b>
<b>Subtotal of Annual Costs</b>	<b>\$6,062.00</b>

City Contribution	\$0.00
Operating Reserve Allocation/Collection	(1,262.00)
Capital Improvement Reserve Allocation/Collection	0.00
<b>Subtotal of Contributions</b>	<b>(1,262.00)</b>

<b>Net Amount to Levy <sup>(1)</sup></b>	<b>\$4,800.00</b>
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(1) Differences in actual levy amounts compared to budgeted Net Amount to Levy is due to rounding.

Estimated Capital Fund Balance as of 6/30/2022	\$20,199.35
Estimated Capital Use	(1,262.22)
Estimated Capital Collection	0.00
Estimated Capital Fund Balance as of 6/30/2023	\$18,937.13

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$3,031.00
Estimated Operating Reserve Use	0.00
Estimated Operating Reserve Collection	0.00
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$3,031.00

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year.

Capital Improvement Budget	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	Total
Tree Trimming	\$9,930.60	\$0.00	\$9,930.60	\$0.00	\$9,930.60	\$29,791.80
<b>Total By Fiscal Year</b>	<b>\$9,930.60</b>	<b>\$0.00</b>	<b>\$9,930.60</b>	<b>\$0.00</b>	<b>\$9,930.60</b>	<b>\$29,791.80</b>

## ZONE 4

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
District Maintenance	\$50,809.00
Electrical	1,700.00
Water	6,200.00
Seasonal Decoration Installation	9,000.00
Public Litter Can Management	1,000.00
Sidewalk Pressure Washing	50,809.00
Tree Grate Adjustment	5,100.00
Node Controllers	1,200.00
Tree Growth Regulator Treatments	4,277.61
Pest Control	4,200.00
Tree Trimming	6,900.00
Accounting, Engineering, and Admin Cost	32,864.00
County Fees	3,120.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$177,179.61</b>
<b>Other Costs</b>	
1/3 of Balloting Repayment	\$3,333.00
<b>Capital Improvements Costs</b>	
Holiday Decorations	50,000.00
<b>Total Capital Improvements Costs</b>	<b>\$50,000.00</b>
<b>Subtotal of Annual Costs</b>	<b>\$230,512.61</b>

General Benefit Contribution <sup>(1)</sup>	(\$5,616.59)
Operating Reserve Allocation/Collection	0.00
Capital Improvements Reserve Allocation/Collection	(35,483.41)
<b>Subtotal of Contributions</b>	<b>(\$41,100.00)</b>

<b>Net Amount to Levy <sup>(2)</sup></b>	<b>\$189,412.61</b>
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<sup>(1)</sup> General Benefit Contribution is 3.17% of Annual Costs. Ballot repayment is not included in the calculation.

<sup>(2)</sup> Differences in actual levy amounts compared to budgeted Net Amount to Levy is due to rounding.

Estimated Capital Improvements Fund Balance as of 6/30/2022	\$103,746.61
Estimated Capital Improvements Use	(35,483.41)
Estimated Capital Improvements Collection	0.00
Estimated Capital Improvements Fund Balance as of 6/30/2023	\$68,263.20

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$88,589.81
Estimated Operating Reserve Use	0.00
Estimated Operating Reserve Collection	0.00
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$88,589.81

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year.

Capital Improvement Budget	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	Total
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Holiday Decorations	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
<b>Total By Fiscal Year</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>

## ZONE 5

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
Electrical	\$50,000.00
Water	275,000.00
Trip Hazards	38,000.00
Removal and Replace Trip Hazards	15,000.00
Tree Trimming	30,000.00
District Landscaping	208,000.00
Pond/Fountain Maintenance	25,000.00
Day Porter Service	70,000.00
Monument Sign Demo	5,500.00
Install New Directional Sign	16,000.00
Administrative Expenses	217,995.00
County Fees	15,550.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$966,045.00</b>
<b>Capital Improvement Costs</b>	
Capital Improvement Collection	\$0.00
Capital Improvement Projects	0.00
<b>Total Capital Improvement Costs</b>	<b>\$0.00</b>
<b>Subtotal of Annual Costs</b>	<b>\$966,045.00</b>

City Contribution	(\$15,000.00)
Operating Reserve Allocation/Collection	108,304.87
Capital Improvement Reserve Allocation/Collection	0.00
<b>Subtotal of Contributions</b>	<b>\$93,304.87</b>

<b>Net Amount to Levy <sup>(1)</sup></b>	<b>\$1,059,349.87</b>
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<sup>(1)</sup> Differences in actual levy amounts compared to budgeted Net Amount to Levy is due to rounding.

Estimated Capital Fund Balance as of 6/30/2022	0.00
Estimated Capital Use	0.00
Estimated Capital Collection	0.00
Estimated Capital Fund Balance as of 6/30/2023	0.00

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$309,302.77
Estimated Operating Reserve Use	0.00
Estimated Operating Reserve Collection	108,304.87
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$417,607.64

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year.

## ZONE 6

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
Landscape Maintenance	\$200,000.00
Street Light Maintenance	0.00
Parking Lot Maintenance	0.00
Electrical	60,000.00
Water	150,000.00
Day Porter Services	80,500.00
Property Management Contract	55,165.47
Contract Management	0.00
Misc. Expenses	0.00
Administration Fees	145,287.00
County Fees	8,279.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$699,231.47</b>
<b>Capital Improvement Costs</b>	
Capital Improvement Collection	\$0.00
Capital Improvement Projects	408,741.00
<b>Total Capital Improvement Costs</b>	<b>\$408,741.00</b>
<b>Subtotal of Annual Costs</b>	<b>\$1,107,972.47</b>

City Contribution	\$0.00
Operating Reserve Allocation/Collection	0.00
Capital Improvement Reserve Allocation/Collection	(614,180.00)
<b>Subtotal of Contributions</b>	<b>(614,180.00)</b>

<b>Net Amount to Levy <sup>(1)</sup></b>	<b>\$493,792.47</b>
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(1) Differences in actual levy amounts compared to budgeted Net Amount to Levy is due to rounding.

Estimated Capital Fund Balance as of 6/30/2022	\$641,624.48
Estimated Capital Use	(614,180.00)
Estimated Capital Collection	0.00
Estimated Capital Fund Balance as of 6/30/2023	\$27,444.05

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$349,615.74
Estimated Operating Reserve Use	0.00
Estimated Operating Reserve Collection	0.00
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$349,615.74

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year.

Capital Improvement Budget	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	Total
Replace Wood Decking	\$308,741.00	\$0.00	\$0.00	\$0.00	\$0.00	\$308,741.00
Median Landscape Upgrades	0.00	112,500.00	112,500.00	0.00	0.00	225,000.00
Trip Hazards	100,000.00	0.00	0.00	\$0.00	\$0.00	100,000.00
<b>Total by Fiscal Year</b>	<b>\$408,741.00</b>	<b>\$112,500.00</b>	<b>\$112,500.00</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>\$633,741.00</b>

## ZONE 7

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
Insecticide Injections on Redmond Lindens	\$1,000.00
Pest Control	3,500.00
Replace 2 Silver Lindens	2,500.00
Upgrade two existing Tress	1,000.00
Adminsitration	4,624.00
County Fees	0.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$12,624.00</b>
<b>Capital Improvement Costs</b>	
Capital Improvement Collection	\$0.00
Capital Improvement Projects	37,594.37
<b>Total Capital Improvement Costs</b>	<b>\$37,594.37</b>
<b>Subtotal of Annual Costs</b>	<b>\$50,218.37</b>

(1)

City Contribution	(\$3,000.00)
Reserve Allocation/Collection	0.00
Capital Improvement Reserve Allocation/Collection	(47,218.37)
<b>Subtotal of Contributions</b>	<b>(\$50,218.37)</b>

<b>Net Amount to Levy</b>	<b>\$0.00</b>
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Estimated Capital Fund Balance as of 6/30/2022	\$97,573.00
Estimated Capital Use	(47,218.37)
Estimated Capital Collection	0.00
Estimated Capital Fund Balance as of 6/30/2023	\$50,354.63

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$6,312.00
Estimated Operating Reserve Use	0.00
Estimated Operating Reserve Collection	0.00
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$6,312.00

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year. For Fiscal Year 2022/23, Zone 7 will not be assessed.

Capital Improvement Budget	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	Total
Removal of (9) Old Elms	\$16,783.20	\$0.00	\$0.00	\$0.00	\$0.00	\$16,783.20
Replant (9) Old Elms with new Trees	20,811.17	0.00	0.00	0.00	0.00	20,811.17
<b>Total By Fiscal Year</b>	<b>\$37,594.37</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$37,594.37</b>

## ZONE 8

Budget Item	Amount
<b>Annual Maintenance Costs</b>	
Annual Maintenance	\$0.00
Tree Trimming	0.00
Water	1,703.55
Day Porter Services	63,330.00
Public Litter Can Management	7,000.00
Sidewalk Washing Deep Clean	12,000.00
Accounting, Engineering & Admin Fees	15,000.00
County Fees	1,262.00
<b>Subtotal of Annual Maintenance Costs</b>	<b>\$100,295.55</b>
<b>Capital Improvement Costs</b>	
Capital Improvement Collection	\$0.00
Capital Improvement Projects	0.00
<b>Total Capital Improvement Costs</b>	<b>\$0.00</b>
<b>Subtotal of Annual Costs</b>	<b>\$100,295.55</b>

General Benefit Contribution <sup>(1)</sup>	(\$3,279.66)
Operating Reserve Allocation/Collection	(15,420.34)
Capital Improvement Reserve Allocation/Collection	0.00
<b>Subtotal of Contributions</b>	<b>(\$18,700.00)</b>

<b>Net Amount to Levy <sup>(2)</sup></b>	<b>\$81,595.55</b>
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<sup>(1)</sup> General Benefit Contribution is 3.27% of Annual Costs.

<sup>(2)</sup> Differences in actual levy amounts compared to budgeted Net Amount to Levy is due to rounding.

Estimated Capital Improvement Fund Balance as of 6/30/2022	\$0.00
Estimated Capital Improvement Use	0.00
Estimated Capital Improvement Collection	0.00
Estimated Capital Fund Balance as of 6/30/2023	\$0.00

Estimated Operating Reserve Fund Balance as of 6/30/2022	\$47,501.45
Estimated Operating Reserve Use	(15,420.34)
Estimated Operating Reserve Collection	0.00
Estimated Operating Reserve Fund Balance as of 6/30/2023	\$32,081.11

Note: The City intends to keep an operating reserve of at least 50% of the annual maintenance costs per Streets and Highway Code 22569. The current fund balances are projected as of the current fiscal year.

Capital Improvement Budget	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	Total
Replanting Bulb outs	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$20,000.00
<b>Total By Fiscal Year</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$20,000.00</b>

## 4. ASSESSMENTS

The Fiscal Year 2022/23 assessments are apportioned to each parcel as shown on the latest equalized roll at the County of Alameda (the "County") Assessor's office. The description of each lot or parcel is part of the records of the County Assessor and such records are, by reference, made part of this Report.

### 4.1 Method of Assessment

Pursuant to the Act, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of the improvements must be identified and the proportionate special benefit derived by each identified parcel must be determined in relationship to the entire costs of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

#### Zone 1

##### Assessment Methodology

Each of the subdivided units within Zone 1 is deemed to receive special benefit from the improvements. In order to determine the annual assessment rate for each unit, the frontage value is added to the acreage value for each unit.

$$\text{Frontage Value} + \text{Acreage Value} = \text{Annual Assessment per Unit}$$

The frontage value is calculated by multiplying the frontage rate by the frontage number of each unit. The acreage value is calculated by multiplying the acreage rate by the acreage number of each unit.

$$\text{Frontage Rate} \times \text{Frontage Number}^1 \text{ of Each Unit} = \text{Frontage Value}$$

$$\text{Acreage Rate} \times \text{Acreage Number}^2 \text{ of Each Unit} = \text{Acreage Value}$$

1 Assessable linear frontage of each parcel

2 Assessable acreage of each parcel

The Frontage Rate is calculated by dividing the total annual cost of maintenance and administration for the Zone by the total frontage of all assessable units within such Zone, which is then multiplied by  $\frac{1}{2}$ . The Acreage Rate is calculated by dividing the annual cost of maintenance and administration for the Zone by the total number of acres of all assessable units within such Zone, which is then multiplied by  $\frac{1}{2}$ .

$$\text{Frontage Rate} = (\text{Total Annual Costs} / \text{Total Frontage Number}) \times \frac{1}{2}$$

$$\text{Acreage Rate} = (\text{Total Annual Costs} / \text{Total Acreage Number}) \times \frac{1}{2}$$

##### Rate Inflator

There is no rate inflator for Zone 1. The maximum rates are fixed at \$1.9347 per frontage foot and \$817.6315 per acre.

## Zone 4

### Assessment Methodology

Each parcel within Zone 4 is assigned lot square footage, building square footage, and linear front footage. Those parcel-specific values are then divided by the average for each category (lot, building, and frontage) as determined during the Proposition 218 rate increase proceedings in 2019. The result is a set of three factors for each parcel; Lot Factor, Building Factor, and a Frontage Factor.

Additionally, each parcel is assigned a Land Use Type and corresponding Land Use Benefit Points as summarized in the table below:

Land Use Type	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Land Use Benefit Points
Non-Residential	1.00	1.00	1.00	3.00
Parking Lot	1.00	1.00	0.00	2.00
Residential	0.25	0.25	0.25	0.75
Public	0.25	0.25	0.25	0.75

The calculation of Total Benefit Points for each parcel is as follows:

$$\left( \text{Lot Factor} + \text{Building Factor} + \text{Frontage Factor} \right) \times \text{Land Use Benefit Points} = \text{Total Benefit Points}$$

Each parcel's Total Benefit Points value is then multiplied by the appropriate rate per benefit point. The historical rates per benefit point are shown below:

Fiscal Year	CPI Change	Maximum Rate Per Benefit Point	Actual Rate Per Benefit Point
2019/20		\$98.0596242	\$98.0596242
2020/21	2.906%	100.9092178	100.6963137
2021/22	1.567%	102.4907540	102.4907540
2022/23	3.000%	105.5654766	105.5654766

### Rate Inflator

The maximum assessment rate for Zone 4 is subject to an annual adjustment based on the percentage change in the U.S. Department of Labor, Bureau of Labor Statistics (BLS) Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-Hayward for February of each fiscal year up to 3.00%. The percentage increase applied to the maximum assessment rate for Fiscal Year 2022/23 is 3.00%.

## **Reference**

The description of the assessment methodology noted above for Zone 4 is a summary. The detailed explanation and analysis of the assessment methodology can be found in the Formation Engineer's Report prepared in 2019. That 2019 report is incorporated herein by reference.



## Zone 5

### Assessment Methodology

Each of the subdivided units within Zone 5 is deemed to receive special benefit from the improvements. In order to determine the annual assessment rate for each acre, the total estimated annual cost of maintenance and administration for Zone 5 is divided by the total number of acres of all assessable units within the Zone.

$$\text{Total Annual Costs} / \text{Total Acreage} = \text{Annual Assessment Rate per Acre}$$

The annual assessment for each unit is calculated by multiplying the Annual Assessment Rate per Acre by the number of acres for each parcel.

### Rate Inflator

The maximum assessment rate for Zone 5 is subject to an annual adjustment based on the percentage change in the U.S. Department of Labor, Bureau of Labor Statistics (BLS) Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-Hayward for February of each fiscal year. The percentage increase applied to the maximum assessment rate for Fiscal Year 2022/23 is 5.193%.

The following table shows a history of the maximum and actual assessment rates for the most recent five fiscal years:

Fiscal Year	CPI Change	Maximum Rate per Acre	Actual Rate per Acre
2018/19	3.564%	3,467.18252	3,467.18252
2019/20	3.526%	3,589.43636	3,589.43636
2020/21	2.906%	3,693.74468	3,635.08811
2021/22	1.567%	3,751.63623	3,751.63623
2022/23	5.193%	3,946.47328	3,946.47328

## Zone 6

### Assessment Methodology

Each of the subdivided units within Zone 6 is deemed to receive special benefit from the improvements. In order to determine the annual assessment rate for each acre, the total estimated annual cost of maintenance and administration for Zone 6 is divided by the total number of acres of all assessable units within the Zone.

$$\text{Total Annual Costs} / \text{Total Acreage}^1 = \text{Annual Assessment Rate per Acre}$$

<sup>1</sup> City has historically used weighted acreage values

The annual assessment for each unit is calculated by multiplying the Annual Assessment Rate per Acre by the number of acres for each parcel.

### Rate Inflator

The maximum assessment rate for Zone 6 is subject to an annual adjustment based on the percentage change in the U.S. Department of Labor, Bureau of Labor Statistics (BLS) Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-Hayward for February of each fiscal year. The percentage increase applied to the maximum assessment rate for Fiscal Year 2022/23 is 5.193%.

The following table shows a history of the maximum and actual assessment rates for the past most recent fiscal years:

Fiscal Year	CPI Change	Maximum Rate per Acre	Actual Rate per Acre
2018/19	3.564%	1,214.19016	1,214.19016
2019/20	3.526%	1,256.92873	1,256.92873
2020/21	2.906%	1,293.45483	1,293.45100
2021/22	1.567%	1,313.72697	1,313.72697
2022/23	5.193%	1,381.95391	1,381.95391

## Zone 7

### Assessment Methodology

Each of the subdivided units within Zone 7 is deemed to receive special benefit from the improvements. To determine the annual assessment rate for each unit, the total annual cost of maintenance and administration is divided by the total number of units within the Zone.

$$\text{Total Annual Costs} / \text{Total Number of Units} = \text{Annual Assessment Rate per Unit}$$

### Rate Inflator

There is no rate inflator for Zone 7. The maximum rate is fixed at \$150.00 per unit. For Fiscal Year 2022/23, Zone 7 will not be assessed.

The following table shows a history of the maximum and actual assessment rates for the most recent five fiscal years:

Fiscal Year	Maximum Rate per Unit	Actual Rate per Unit
2018/19	150.00	100.00
2019/20	150.00	100.00
2020/21	150.00	100.00
2021/22	150.00	0.00
2022/23	150.00	0.00

## Zone 8

### Assessment Methodology

Each parcel within Zone 8 is assigned linear front footage. That value represents each parcels Frontage Factor. Additionally, each parcel is assigned a Land Use Type and corresponding Land Use Benefit Points as summarized in the table below:

Land Use Type	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Land Use Benefit Points
Non-Residential	1.00	1.00	1.00	3.00
Residential	0.25	0.25	0.25	0.75
Public	0.25	0.25	0.25	0.75

The calculation of Total Special Benefit Points for each parcel is as follows:

$$\text{Frontage Factor} \times \text{Land Use Benefit Points} = \text{Total Special Benefit Points}$$

Each parcel's Total Special Benefit Points value is then multiplied by the appropriate rate per special benefit point.

### Rate Inflation

The maximum assessment rate for Zone 8 is subject to an annual adjustment based on the percentage change in the U.S. Department of Labor, Bureau of Labor Statistics (BLS) Consumer Price Index for all Urban Consumers (CPI-U): San Francisco-Oakland-Hayward for February of each fiscal year. The percentage increase applied to the maximum assessment rate for Fiscal Year 2022/23 is 5.193%.

The following table shows a history of the maximum and actual assessment rates for the most recent five fiscal years:

Fiscal Year	Rate Change <sup>(1)</sup>	Maximum Rate Per Special Benefit Point	Actual Rate Per Special Benefit Point
2018/19	7.000%	5.1800000	5.1800000
2019/20	3.526%	5.3626483	5.3626483
2020/21	2.906%	5.5184858	5.5084944
2021/22	1.567%	5.6049763	5.6049763
2022/23	5.193%	5.8960645	5.8960645

<sup>(1)</sup> Pursuant to the 2014 Formation Engineer's Report for Zone 8, the rates for 2014/15 through 2018/19 were predetermined based on scheduled percentage increases. The rates beginning in 2019/20 are subject to annual increases based on the change in CPI noted above.

## **Reference**

The description of the assessment methodology noted above for Zone 8 is a summary. The detailed explanation and analysis of the assessment methodology can be found in the Formation Engineer's Report prepared in 2014. That 2014 report is incorporated herein by reference.

## 5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provision of the Act. The lines and dimensions shown on maps of the County Assessor of the County of Alameda for the current year are incorporated herein by reference.

## 6. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel within the District, shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor's parcels assessed within the District for Fiscal Year 2022/23, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-way including public greenbelts and parkways, utility rights-of-way, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 1**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
072 -0367-010-01	1611 SHERMAN ST	\$387.84
072 -0367-011-00	1217 LINCOLN AVE	181.12
072 -0367-012-00	1213 LINCOLN AVE	198.22
072 -0367-013-00	1209 LINCOLN AVE	183.60
072 -0367-014-00	1205 LINCOLN AVE	182.30
072 -0367-015-00	1201 LINCOLN AVE	125.78
072 -0368-001-00	1200 LINCOLN AVE	190.82
072 -0368-002-00	1204 LINCOLN AVE	95.92
072 -0368-003-00	1206 LINCOLN AVE	95.48
072 -0368-004-00	1208 LINCOLN AVE	166.14
072 -0368-005-02	1210 LINCOLN AVE	169.70
072 -0368-008-01	1214 LINCOLN AVE	301.12
072 -0368-009-00	1557 SHERMAN ST	190.58
072 -0375-001-00	1100 LINCOLN AVE	214.04
072 -0375-003-01	1102 LINCOLN AVE	214.04
072 -0375-004-00	1108 LINCOLN AVE	214.04
072 -0375-005-00	1112 LINCOLN AVE	237.50
072 -0375-006-00	1128 LINCOLN AVE	287.32
072 -0376-012-00	1127 LINCOLN AVE	359.14
072 -0376-015-02	1109 LINCOLN AVE	143.04
072 -0376-015-10	1113 LINCOLN AVE	157.28
072 -0376-015-11	1113 LINCOLN AVE	245.62
072 -0376-016-00	1107 LINCOLN AVE	80.34
072 -0376-017-00	1105 LINCOLN AVE	85.52
072 -0376-018-00	1101 LINCOLN AVE	93.28
<b>25 Accounts</b>		<b>\$4,799.78</b>



**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
070 -0169-024-00	1501 BROADWAY	\$1,183.10
070 -0169-025-00	2531 SANTA CLARA AVE	461.64
070 -0169-026-00	2527 SANTA CLARA AVE	377.68
070 -0169-027-00	2525 SANTA CLARA AVE	438.16
070 -0169-028-00	2521 SANTA CLARA AVE	396.84
070 -0169-030-00	2511 SANTA CLARA AVE	383.44
070 -0169-033-01	2501 SANTA CLARA AVE	1,062.36
070 -0169-037-01	2512 WEBB AVE	1,017.64
070 -0170-001-00	2500 SANTA CLARA AVE	676.34
070 -0170-002-00	2504 SANTA CLARA AVE	615.50
070 -0170-003-01	SANTA CLARA AVE	69.06
070 -0170-003-02	2508 SANTA CLARA AVE	320.32
070 -0170-004-00	2510 SANTA CLARA AVE	474.14
070 -0170-005-00	2514 SANTA CLARA AVE	427.98
070 -0170-006-00	2516 SANTA CLARA AVE	499.82
070 -0170-007-00	2520 SANTA CLARA AVE	625.84
070 -0170-008-00	2524 SANTA CLARA AVE	638.06
070 -0170-009-00	2528 SANTA CLARA AVE	546.96
070 -0170-010-01	2544 SANTA CLARA AVE	6,733.10
070 -0170-015-00	2507 CENTRAL AVE	336.26
070 -0170-017-05	2501 CENTRAL AVE	897.18
070 -0170-018-01	1414 EVERETT ST	631.60
070 -0170-018-02	1422 EVERETT ST	231.72
070 -0181-001-00	1198 PARK ST	422.12
070 -0184-001-02	2424 ENCINAL AVE	883.62
070 -0184-001-03	1260 PARK ST	1,963.26
070 -0184-015-00	1200 PARK ST	1,185.38
070 -0184-016-00	1212 PARK ST	82.40
070 -0184-017-00	1216 PARK ST	906.30
070 -0184-018-00	1222 PARK ST	607.68
070 -0184-019-00	1226 PARK ST	1,008.26
070 -0184-020-00	1236 PARK ST	320.90
070 -0184-023-03	1242 PARK ST	1,210.60
070 -0184-024-01	1250 PARK ST	612.76
070 -0185-002-01	2408 CENTRAL AVE	21.34
070 -0185-002-03	2412 CENTRAL AVE	3,244.46
070 -0185-003-01	2414 CENTRAL AVE	576.08
070 -0185-005-00	2418 CENTRAL AVE	1,440.82
070 -0185-022-00	2425 ENCINAL AVE	741.64
070 -0185-023-00	2421 ENCINAL AVE	714.70
070 -0185-024-00	2407 ENCINAL AVE	321.04
070 -0185-025-00	1318 PARK ST	313.06

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
070 -0185-026-00	1328 PARK ST	1,561.50
070 -0185-028-01	1332 PARK ST	2,153.42
070 -0185-029-00	1336 PARK ST	2,698.66
070 -0185-030-00	1348 PARK ST	423.02
070 -0186-001-00	2428 CENTRAL AVE	839.28
070 -0187-001-01	2424 SANTA CLARA AVE	1,230.06
070 -0187-003-00	2436 SANTA CLARA AVE	430.50
070 -0187-004-01	2440 SANTA CLARA AVE	1,016.86
070 -0187-006-00	1417 EVERETT ST	333.06
070 -0187-007-00	1413 EVERETT ST	205.56
070 -0187-008-00	1400 EVERETT ST	269.62
070 -0187-009-00	2433 CENTRAL AVE	1,132.18
070 -0187-010-00	2429 CENTRAL AVE	701.24
070 -0187-011-00	1400 PARK AVE	296.50
070 -0187-012-00	1408 PARK AVE	146.70
070 -0187-014-01	1416 PARK AVE	963.04
070 -0187-015-00	1418 PARK AVE	263.56
070 -0188-001-00	2406 SANTA CLARA AVE	1,805.92
070 -0188-002-03	2408 SANTA CLARA AVE	724.96
070 -0188-003-04	2420 SANTA CLARA AVE	1,491.92
070 -0188-010-00	2417 CENTRAL AVE	2,676.46
070 -0188-011-01	1402 PARK ST	1,361.58
070 -0188-012-01	1410 PARK ST	1,134.36
070 -0188-013-00	1416 PARK ST	686.64
070 -0188-014-02	1424 PARK ST	922.02
070 -0188-015-00	1428 PARK ST	351.98
070 -0189-004-00	2449 SANTA CLARA AVE	477.80
070 -0189-005-01	2447 SANTA CLARA AVE	1,191.26
070 -0189-006-00	2441 SANTA CLARA AVE	140.72
070 -0189-007-02	2437 SANTA CLARA AVE	283.82
070 -0189-007-05	2439 SANTA CLARA AVE	222.64
070 -0189-007-07	2425 SANTA CLARA AVE	1,313.74
070 -0189-008-00	2411 SANTA CLARA AVE	2,590.78
070 -0189-009-00	1510 PARK ST	937.06
070 -0189-010-00	1514 PARK ST	936.26
070 -0189-011-00	2414 WEBB AVE	296.74
070 -0190-001-00	1544 PARK ST	942.94
070 -0190-002-00	2410 LINCOLN AVE	748.42
070 -0190-003-00	2416 LINCOLN AVE	581.68
070 -0190-004-00	2418 LINCOLN AVE	137.12
070 -0190-005-00	2420 LINCOLN AVE	950.04
070 -0190-007-00	2436 LINCOLN AVE	98.44

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
070 -0190-018-01	2413 WEBB AVE	1,089.86
070 -0190-019-00	2411 WEBB AVE	575.30
070 -0190-020-00	1522 PARK ST	871.12
070 -0190-021-00	1526 PARK ST	584.62
070 -0190-022-00	1532 PARK ST	1,099.08
070 -0190-023-00	2426 LINCOLN AVE	127.00
070 -0190-024-00	2426 LINCOLN AVE	127.00
070 -0190-025-00	2426 LINCOLN AVE	125.76
070 -0190-026-00	2426 LINCOLN AVE	125.76
070 -0190-027-00	2426 LINCOLN AVE	125.76
070 -0190-028-00	2426 LINCOLN AVE	125.76
070 -0190-029-00	2426 LINCOLN AVE	125.76
070 -0190-030-00	2426 LINCOLN AVE	125.76
070 -0190-031-00	2426 LINCOLN AVE	125.76
070 -0190-032-00	2426 LINCOLN AVE	125.76
070 -0191-001-01	1650 PARK ST	2,317.10
070 -0191-019-01	2437 LINCOLN AVE	1,051.48
070 -0191-020-02	2431 LINCOLN AVE	120.80
070 -0191-021-00	2429 LINCOLN AVE	770.88
070 -0191-035-04	1618 PARK ST	3,283.84
070 -0191-035-05	1618 PARK ST	1,355.68
070 -0191-038-00	1646 PARK ST	289.54
070 -0191-041-00	2425 LINCOLN AVE	1,024.38
070 -0192-001-00	1726 PARK ST	713.40
070 -0192-024-01	1700 PARK ST	3,248.54
070 -0193-001-00	1828 PARK ST	678.18
070 -0193-016-00	2405 EAGLE AVE	290.88
070 -0193-017-00	1800 PARK ST	594.76
070 -0193-018-00	1812 PARK ST	526.36
070 -0193-020-01	1814 PARK ST	902.34
070 -0193-021-00	1820 PARK ST	286.10
070 -0194-001-00	1926 PARK ST	750.08
070 -0194-015-00	1900 PARK ST	755.00
070 -0194-017-04	1914 PARK ST	2,193.22
071 -0198-009-02	1825 PARK ST	1,907.84
071 -0198-011-00	1813 PARK ST	487.18
071 -0198-012-01	1801 PARK ST	914.24
071 -0199-014-01	2334 EAGLE AVE	904.14
071 -0199-016-01	1719 PARK ST	642.16
071 -0199-017-00	1717 PARK ST	718.74
071 -0199-018-02	1701 PARK ST	601.80
071 -0200-010-00	1655 PARK ST	279.48

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
071 -0200-011-00	1651 PARK ST	337.32
071 -0200-012-00	1645 PARK ST	651.40
071 -0200-013-00	1639 PARK ST	597.74
071 -0200-014-00	1629 PARK ST	1,240.86
071 -0201-009-00	1601 PARK ST	789.86
071 -0201-010-03	2319 LINCOLN AVE	1,126.58
071 -0201-011-01	2315 LINCOLN AVE	954.44
071 -0201-012-01	2305 LINCOLN AVE	1,473.86
071 -0201-014-00	2327 LINCOLN AVE	1,008.54
071 -0201-015-00	2332 PACIFIC AVE	1,866.34
071 -0202-004-00	2300 LINCOLN AVE	86.98
071 -0202-005-00	2320 LINCOLN AVE	1,128.88
071 -0202-006-00	1541 PARK ST	1,493.96
071 -0202-007-01	1527 PARK ST	688.60
071 -0202-013-00	1525 PARK ST	553.58
071 -0202-014-00	1517 PARK ST	960.14
071 -0202-015-00	1515 PARK ST	359.36
071 -0202-016-07	1513 PARK ST	488.06
071 -0202-017-00	1511 PARK ST	783.62
071 -0202-018-00	1507 PARK ST	572.88
071 -0202-019-00	2329 SANTA CLARA AVE	1,118.36
071 -0202-020-00	2325 SANTA CLARA AVE	163.92
071 -0202-021-00	2323 SANTA CLARA AVE	585.94
071 -0202-022-00	2319 SANTA CLARA AVE	661.96
071 -0202-023-00	2317 SANTA CLARA AVE	1,217.16
071 -0202-024-00	2315 SANTA CLARA AVE	376.22
071 -0202-025-00	2313 SANTA CLARA AVE	373.18
071 -0202-026-01	2309 SANTA CLARA AVE	736.64
071 -0202-026-02	2305 SANTA CLARA AVE	543.56
071 -0202-027-00	2301 SANTA CLARA AVE	591.48
071 -0202-035-01	2310 LINCOLN AVE	1,089.14
071 -0203-003-01	2314 SANTA CLARA AVE	3,079.08
071 -0203-004-00	2318 SANTA CLARA AVE	1,053.98
071 -0203-005-00	2328 SANTA CLARA AVE	984.52
071 -0203-006-00	1429 PARK ST	1,640.40
071 -0203-007-00	1427 PARK ST	662.76
071 -0203-008-00	1423 PARK ST	315.12
071 -0203-009-00	1419 PARK ST	943.96
071 -0203-010-00	1415 PARK ST	640.20
071 -0203-011-00	1413 PARK ST	970.72
071 -0203-012-00	1407 PARK ST	513.42
071 -0203-013-00	1401 PARK ST	1,014.58

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
071 -0203-020-06	2315 CENTRAL AVE	5,186.62
071 -0204-001-00	2300 CENTRAL AVE	707.94
071 -0204-002-00	2306 CENTRAL AVE	553.64
071 -0204-005-00	2318 CENTRAL AVE	961.32
071 -0204-007-00	1353 PARK ST	591.40
071 -0204-008-00	1349 PARK ST	423.64
071 -0204-009-04	1347 PARK ST	513.38
071 -0204-010-00	1343 PARK ST	722.60
071 -0204-011-00	1339 PARK ST	1,509.44
071 -0204-014-01	2305 ALAMEDA AVE	253.82
071 -0204-015-00	2301 ALAMEDA AVE	134.18
071 -0204-018-00	1357 PARK ST	1,803.18
071 -0204-019-00	2320 CENTRAL AVE	223.56
071 -0205-001-00	2300 ALAMEDA AVE	287.98
071 -0205-002-00	2306 ALAMEDA AVE	83.72
071 -0205-003-00	2310 ALAMEDA AVE	466.46
071 -0205-004-01	2312 ALAMEDA AVE	719.30
071 -0205-004-02	1329 PARK ST	1,654.54
071 -0205-005-00	1325 PARK ST	524.74
071 -0205-006-00	1321 PARK ST	799.60
071 -0205-008-01	1313 PARK ST	791.28
071 -0205-009-00	1309 PARK ST	690.96
071 -0205-010-00	1303 PARK ST	1,151.34
071 -0205-011-00	2309 ENCINAL AVE	608.10
071 -0205-012-01	2301 ENCINAL AVE	894.12
071 -0206-001-00	2300 ENCINAL AVE	1,021.86
071 -0206-002-00	2308 ENCINAL AVE	290.44
071 -0206-005-01	1259 PARK ST	1,880.66
071 -0206-007-00	1251 PARK ST	232.72
071 -0206-008-00	1249 PARK ST	122.78
071 -0206-009-00	1247 PARK ST	453.82
071 -0206-010-00	1241 PARK ST	816.54
071 -0206-011-00	1231 PARK ST	426.26
071 -0207-004-00	1227 PARK ST	467.00
071 -0207-005-00	1223 PARK ST	308.86
071 -0207-006-00	1221 PARK ST	385.46
071 -0207-007-00	1219 PARK ST	308.10
071 -0207-008-00	1217 PARK ST	315.12
071 -0207-009-00	1215 PARK ST	698.12
071 -0207-010-00	1209 PARK ST	672.58
071 -0207-011-00	1203 PARK ST	749.12
071 -0208-006-01	1125 PARK ST	1,428.18

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 4**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
071 -0290-013-00	1903 PARK ST	589.52
071 -0290-014-00	1907 PARK ST	492.36
071 -0290-015-00	1913 PARK ST	624.28
071 -0290-016-00	1917 PARK ST	453.26
071 -0290-017-00	1919 PARK ST	487.50
071 -0290-018-00	1927 PARK ST	467.72
071 -0290-029-01	2307 BLANDING AVE	10,644.82
<b>217 Accounts</b>		<b>\$189,412.66</b>

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 5**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -1337-005-03	1501 HARBOR BAY PKWY	\$9,234.82
074 -1337-007-10	1801 HARBOR BAY PKWY	15,391.40
074 -1337-010-02	2300 N LOOP	8,248.20
074 -1337-011-03	2200 N LOOP	9,984.66
074 -1337-016-01	1755 N LOOP	23,600.12
074 -1337-026-01	2155 N LOOP	3,236.12
074 -1337-027-02	2175 N LOOP	11,050.22
074 -1337-028-01	2275 N LOOP	4,933.12
074 -1337-029-00	2331 N LOOP	1,775.90
074 -1337-038-02	1851 HARBOR BAY PKWY	14,799.40
074 -1337-039-00	1751 HARBOR BAY PKWY	18,272.34
074 -1337-040-00	1750 N LOOP	26,402.14
074 -1337-041-00	1701 HARBOR BAY PKWY	14,759.94
074 -1337-042-00	1601 HARBOR BAY PKWY	10,537.16
074 -1337-043-00	2115 N LOOP	8,331.96
074 -1337-044-00	2095 N LOOP	7,654.38
074 -1337-045-00	2065 N LOOP	9,151.36
074 -1337-046-00	1955 N LOOP	10,144.10
074 -1339-004-00	1310 HARBOR BAY PKWY	25,178.74
074 -1339-005-00	1320 HARBOR BAY PKWY	24,626.24
074 -1339-006-00	1430 HARBOR BAY PKWY	23,679.08
074 -1339-007-00	1420 HARBOR BAY PKWY	22,692.44
074 -1339-008-00	1410 HARBOR BAY PKWY	22,139.94
074 -1339-011-00	1360 S LOOP	9,747.88
074 -1339-012-00	1350 S LOOP	9,747.88
074 -1339-013-00	1360 S LOOP	9,945.20
074 -1339-014-00	1360 S LOOP	9,945.20
074 -1339-016-00	1220 HARBOR BAY PKWY	21,469.02
074 -1339-017-00	1200 HARBOR BAY PKWY	3,946.50
074 -1339-025-00	1201 HARBOR BAY PKWY	18,785.40
074 -1339-026-00	1255 HARBOR BAY PKWY	17,798.76
074 -1339-028-01	1450 S LOOP	50,475.90
074 -1339-029-03	1660 S LOOP	11,839.52
074 -1339-030-01	1640 S LOOP	11,089.70
074 -1339-031-02	1620 S LOOP	9,905.74
074 -1339-033-03	1260 S LOOP	10,852.90
074 -1339-034-03	1240 S LOOP	10,852.90
074 -1339-037-00	1301 HARBOR BAY PKWY	13,873.64
074 -1339-038-00	1311 HARBOR BAY PKWY	6,192.26
074 -1339-039-00	1321 HARBOR BAY PKWY	10,023.10
074 -1339-040-00	1351 HARBOR BAY PKWY	17,842.70
074 -1339-041-00	1401 HARBOR BAY PKWY	9,939.52

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 5**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -1339-042-00	1411 HARBOR BAY PKWY	6,115.92
074 -1339-043-00	1431 HARBOR BAY PKWY	13,891.86
074 -1339-044-00	1451 HARBOR BAY PKWY	17,678.64
074 -1339-048-00	1600 HARBOR BAY PKWY	11,839.52
074 -1339-049-00	1660 HARBOR BAY PKWY	14,010.10
074 -1339-050-00	1650 HARBOR BAY PKWY	14,720.48
074 -1358-002-00	2161 HARBOR BAY PKWY	616.80
074 -1358-003-00	2163 HARBOR BAY PKWY	454.98
074 -1358-004-00	2167 HARBOR BAY PKWY	481.26
074 -1358-005-00	2169 HARBOR BAY PKWY	1,012.70
074 -1358-006-00	2171 HARBOR BAY PKWY	1,103.62
074 -1358-007-00	2173 HARBOR BAY PKWY	1,122.98
074 -1358-008-00	2177 HARBOR BAY PKWY	1,122.98
074 -1358-009-00	2179 HARBOR BAY PKWY	1,067.66
074 -1358-011-00	2195 HARBOR BAY PKWY	616.80
074 -1358-012-00	2199 HARBOR BAY PKWY	454.98
074 -1358-013-00	2191 HARBOR BAY PKWY	1,103.62
074 -1358-014-00	2189 HARBOR BAY PKWY	1,122.98
074 -1358-015-00	2187 HARBOR BAY PKWY	1,122.98
074 -1358-016-00	2183 HARBOR BAY PKWY	1,103.62
074 -1358-017-00	2181 HARBOR BAY PKWY	1,067.66
074 -1359-009-02	1851 HARBOR BAY PKWY	20,230.72
074 -1359-010-00	2000 N LOOP	5,682.96
074 -1359-011-00	2020 N LOOP	5,130.46
074 -1359-012-01	2060 N LOOP	6,353.86
074 -1359-014-01	2080 N LOOP	8,090.34
074 -1359-016-00	2100 N LOOP	20,206.14
074 -1359-018-04	1951 HARBOR BAY PKWY	33,402.36
074 -1359-020-00	1930 NORTH LOOP RD	4,538.46
074 -1359-021-00	1950 NORTH LOOP RD	4,104.34
074 -1359-022-00	1960 NORTH LOOP RD	6,432.80
074 -1359-023-00	1980 N LOOP	8,445.52
074 -1359-024-00	1900 N LOOP	2,490.70
074 -1359-025-00	1910 N LOOP	2,352.72
074 -1359-026-00	1920 N LOOP	2,062.92
074 -1361-001-00	1151 HARBOR BAY PKWY	11,839.52
074 -1361-005-03	1131 HARBOR BAY PKWY	9,392.68
074 -1361-006-00	1141 HARBOR BAY PKWY	11,642.20
074 -1361-007-00	1152 HARBOR BAY PKWY	986.60
074 -1361-008-00	1150 HARBOR BAY PKWY	44,950.78
074 -1361-010-01	1074 HARBOR BAY PKWY	14,661.28
074 -1362-005-00	2350 HARBOR BAY PKWY	4,577.94

Slight variances may occur due to rounding



**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 5**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -1362-006-00	2370 HARBOR BAY PKWY	1,302.32
074 -1362-008-05	2321 N LOOP	11,129.14
074 -1362-008-08	2301 HARBOR BAY PKWY	9,353.22
074 -1362-010-00	2201 N LOOP	557.48
074 -1362-011-00	2203 HARBOR BAY PKWY	353.30
074 -1362-012-00	2205 HARBOR BAY PKWY	750.14
074 -1362-013-00	2207 HARBOR BAY PKWY	800.12
074 -1362-014-00	2209 HARBOR BAY PKWY	721.12
074 -1362-015-00	2211 HARBOR BAY PKWY	353.30
074 -1362-016-00	2213 HARBOR BAY PKWY	557.48
074 -1362-017-00	2221 HARBOR BAY PKWY	492.68
074 -1362-018-00	2223 HARBOR BAY PKWY	532.04
074 -1362-019-00	2225 HARBOR BAY PKWY	527.88
074 -1362-020-00	2227 HARBOR BAY PKWY	532.04
074 -1362-021-00	2229 HARBOR BAY PKWY	548.90
074 -1362-022-00	2231 HARBOR BAY PKWY	548.90
074 -1362-023-00	2233 HARBOR BAY PKWY	532.04
074 -1362-024-00	2235 HARBOR BAY PKWY	527.88
074 -1362-025-00	2237 HARBOR BAY PKWY	532.04
074 -1362-026-00	2239 HARBOR BAY PKWY	492.68
074 -1362-027-00	2251 HARBOR BAY PKWY	557.48
074 -1362-028-00	2253 HARBOR BAY PKWY	353.30
074 -1362-029-00	2255 HARBOR BAY PKWY	721.12
074 -1362-030-00	2257 HARBOR BAY PKWY	800.12
074 -1362-031-00	2259 HARBOR BAY PKWY	750.14
074 -1362-032-00	2261 HARBOR BAY PKWY	353.30
074 -1362-033-00	2263 HARBOR BAY PKWY	557.48
074 -1362-048-03	HARBOR BAY PKWY	10,971.28
074 -1362-048-04	HARBOR BAY PKWY	8,484.98
074 -1362-048-06	HARBOR BAY PKWY	15,391.38
074 -1362-049-02	2800 HARBOR BAY PKWY	6,472.26
074 -1362-049-05	2810 HARBOR BAY PKWY	7,575.98
074 -1362-049-09	2900 HARBOR BAY PKWY	22,299.10
074 -1362-050-00	2601 HARBOR BAY PKWY	12,640.32
074 -1362-051-00	2701 HARBOR BAY PKWY	8,571.70
074 -1362-052-00	2801 HARBOR BAY PKWY	9,796.24
074 -1362-053-00	2901 HARBOR BAY PKWY	12,403.32
<b>121 Accounts</b>		<b>\$1,059,349.14</b>

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 6**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -1334-008-00	1094 MARINA VILLAGE PKWY	\$234.88
074 -1334-009-00	1092 MARINA VILLAGE PKWY	2,819.16
074 -1334-010-00	1080 MARINA VILLAGE PKWY	15,201.50
074 -1334-011-00	1080 MARINA VILLAGE PKWY	7,849.50
074 -1334-012-04	1070 MARINA VILLAGE PKWY	3,606.86
074 -1334-015-04	1050 MARINA VILLAGE PKWY	3,993.84
074 -1334-016-07	1040 MARINA VILLAGE PKWY	6,467.52
074 -1334-018-00	1030 MARINA VILLAGE PKWY	414.56
074 -1334-019-01	1000 MARINA VILLAGE PKWY	3,261.40
074 -1334-023-02	1100 MARINA VILLAGE PKWY	8,173.58
074 -1334-024-02	1210 MARINA VILLAGE PKWY	7,976.64
074 -1334-032-01	801 MARINA VILLAGE PKWY	3,952.38
074 -1334-033-05	815 MARINA VILLAGE PKWY	15,961.60
074 -1334-034-05	817 MARINA VILLAGE PKWY	7,835.68
074 -1334-035-05	901 MARINA VILLAGE PKWY	2,390.76
074 -1334-036-04	931 MARINA VILLAGE PKWY	10,143.54
074 -1334-037-01	933 MARINA VILLAGE PKWY	2,667.12
074 -1334-038-00	951 MARINA VILLAGE PKWY	2,363.10
074 -1334-048-00	861 MARINA VILLAGE PKWY	1,796.50
074 -1334-049-00	871 MARINA VILLAGE PKWY	2,611.86
074 -1334-053-00	1001 MARINA VILLAGE PKWY	15,367.34
074 -1334-054-00	1001 MARINA VILLAGE PKWY	2,819.16
074 -1334-055-00	1001 MARINA VILLAGE PKWY	4,408.42
074 -1334-056-00	1201 MARINA VILLAGE PKWY	20,121.28
074 -1334-057-00	1201 MARINA VILLAGE PKWY	2,722.42
074 -1334-058-00	1201 MARINA VILLAGE PKWY	525.10
074 -1334-059-00	1301 MARINA VILLAGE PKWY	20,839.90
074 -1334-060-00	MARINA VILLAGE PKWY	1,022.60
074 -1334-061-00	MARINA VILLAGE PKWY	1,575.40
074 -1334-062-00	1305 MARINA VILLAGE PKWY	4,975.02
074 -1334-063-00	1151 MARINA VILLAGE PKWY	8,070.60
074 -1334-064-00	1101 MARINA VILLAGE PKWY	13,322.04
074 -1334-065-00	1101 MARINA VILLAGE PKWY	1,976.18
074 -1334-066-00	1101 MARINA VILLAGE PKWY	207.26
074 -1334-067-01	MARINA VILLAGE PKWY	23,733.00
074 -1334-072-00	1350 MARINA VILLAGE PKWY	10,945.10
074 -1334-073-00	1300 MARINA VILLAGE PKWY	3,993.84
074 -1334-074-00	1380 MARINA VILLAGE PKWY	5,873.28
074 -1334-077-01	1070 MARINA VILLAGE PKWY	23,811.12
074 -1340-005-00	1100 PACIFIC MARINA	7,372.72
074 -1340-016-00	1201 PACIFIC MARINA	1,520.12
074 -1340-017-02	1061 PACIFIC MARINA	8,208.80

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 6**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -1340-018-00	1051 PACIFIC MARINA	2,998.82
074 -1340-023-00	1115 ATLANTIC AVE	6,122.06
074 -1340-024-00	1125 ATLANTIC AVE	6,052.94
074 -1340-025-00	1135 ATLANTIC AVE	6,771.56
074 -1340-026-00	1145 ATLANTIC AVE	8,941.22
074 -1340-027-00	1105 ATLANTIC AVE	8,968.88
074 -1340-028-00	1160 PACIFIC MARINA	2,390.76
074 -1340-029-00	1151 PACIFIC MARINA ST	6,688.64
074 -1340-031-00	1101 PACIFIC MARINA	1,022.60
074 -1340-032-00	1050 PACIFIC MARINA	5,431.06
074 -1340-059-00	1070 MARINA VILLAGE PKWY	10,820.70
074 -1341-106-00	950 MARINA VILLAGE PKWY	9,535.48
074 -1341-107-00	2060 CHALLENGER DR	7,103.24
074 -1341-108-00	2020 CHALLENGER DR	5,168.48
074 -1341-109-00	965 ATLANTIC AVE	6,467.52
074 -1343-001-00	850 MARINA VILLAGE PKWY	10,489.04
074 -1343-002-00	2061 CHALLENGER DR	8,471.38
074 -1343-003-00	2021 CHALLENGER DR	5,320.50
074 -1343-004-00	815 ATLANTIC AVE	6,191.14
074 -1343-006-00	860 ATLANTIC AVE	8,968.88
074 -1343-008-00	960 ATLANTIC AVE	8,208.80
074 -1343-009-00	980 ATLANTIC AVE	7,448.74
074 -1344-019-00	985 ATLANTIC AVE	4,214.92
074 -1344-021-00	1000 ATLANTIC AVE	11,746.60
074 -1344-087-00	1005 ATLANTIC AVE	6,191.14
074 -1344-088-00	1015 ATLANTIC AVE	5,431.06
074 -1344-089-02	1025 ATLANTIC AVE	6,039.12
074 -1344-127-00	1010 ATLANTIC AVE	9,770.40
074 -1344-128-00	1020 ATLANTIC AVE	7,683.68

**71 Accounts**

**\$493,792.04**

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 8**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
073 -0417-001-00	1720 WEBSTER ST	\$884.40
073 -0417-012-01	1700 WEBSTER ST	2,211.02
073 -0417-014-01	1712 WEBSTER ST	221.10
073 -0417-015-00	1716 WEBSTER ST	1,326.60
073 -0418-004-01	1628 WEBSTER ST	2,772.44
073 -0418-015-00	1600 WEBSTER ST	760.58
073 -0418-016-00	1610 WEBSTER ST	1,282.38
073 -0418-017-00	1616 WEBSTER ST	543.90
073 -0419-032-00	1528 WEBSTER ST	1,149.72
073 -0419-033-00	1532 WEBSTER ST	530.64
073 -0419-034-00	1536 WEBSTER ST	415.66
073 -0419-035-00	1540 WEBSTER ST	795.96
073 -0419-036-00	1548 WEBSTER ST	1,795.34
073 -0420-024-01	705 SANTA CLARA AVE	884.40
073 -0420-025-00	1500 WEBSTER ST	1,591.92
073 -0420-027-00	1514 WEBSTER ST	442.20
073 -0420-028-01	1518 WEBSTER ST	442.20
073 -0420-029-03	1520 WEBSTER ST	442.20
073 -0420-030-03	1526 WEBSTER ST	884.40
073 -0422-013-00	1432 WEBSTER ST	950.02
073 -0422-014-01	1440 WEBSTER ST	1,591.92
073 -0422-014-02	1442 WEBSTER ST	1,061.28
073 -0422-015-00	1442 WEBSTER ST	1,238.16
073 -0423-001-03	1414 WEBSTER ST	3,106.40
073 -0423-016-00	1400 WEBSTER ST	1,734.84
073 -0426-007-00	1800 WEBSTER ST	355.16
073 -0426-008-00	1812 WEBSTER ST	884.40
073 -0426-009-00	1816 WEBSTER ST	884.40
073 -0426-010-00	1822 WEBSTER ST	884.40
073 -0426-011-00	1826 WEBSTER ST	442.20
073 -0426-027-00	1912 WEBSTER ST	1,870.70
073 -0426-028-00	1912 WEBSTER ST	3,557.44
073 -0426-029-00	1910 WEBSTER ST	2,653.22
074 -0426-001-00	1431 WEBSTER ST	884.40
074 -0426-002-01	1423 WEBSTER ST	442.20
074 -0426-002-04	1417 WEBSTER ST	610.24
074 -0426-002-05	1415 WEBSTER ST	663.30
074 -0426-004-01	1409 WEBSTER ST	849.02
074 -0426-005-00	1401 WEBSTER ST	1,379.66
074 -0427-003-00	1451 WEBSTER ST	707.52
074 -0427-004-00	1445 WEBSTER ST	619.08
074 -0427-005-01	1435 WEBSTER ST	2,368.80

Slight variances may occur due to rounding

**City of Alameda**  
**Landscaping and Lighting District No. 84-2, Zone 8**  
**Final Billing Detail Report for Fiscal Year 2022/23**

APN	Address	Levy Amount
074 -0427-037-01	1465 WEBSTER ST	1,326.60
074 -0428-001-00	1521 WEBSTER ST	1,238.16
074 -0428-002-00	1501 WEBSTER ST	3,537.62
074 -0429-001-00	1545 WEBSTER ST	1,061.28
074 -0429-002-00	1543 WEBSTER ST	707.52
074 -0429-003-00	1537 WEBSTER ST	884.40
074 -0429-004-00	1533 WEBSTER ST	911.28
074 -0429-005-00	1531 WEBSTER ST	512.94
074 -0429-006-04	1527 WEBSTER ST	707.52
074 -0430-001-01	650 PACIFIC AVE	1,494.64
074 -0430-003-01	1619 WEBSTER ST	884.40
074 -0430-005-01	1607 WEBSTER ST	2,927.38
074 -0431-002-01	1719 WEBSTER ST	383.30
074 -0431-002-02	1725 WEBSTER ST	383.30
074 -0431-002-03	1719 WEBSTER ST	383.30
074 -0431-003-00	1715 WEBSTER ST	154.76
074 -0431-004-00	1711 WEBSTER ST	2,476.34
074 -0431-027-02	1727 WEBSTER ST	884.40
074 -0432-001-00	1825 WEBSTER ST	1,379.66
074 -0432-002-00	1821 WEBSTER ST	919.78
074 -0432-003-00	1817 WEBSTER ST	495.26
074 -0432-004-00	1809 WEBSTER ST	1,308.92
074 -0432-005-00	1805 WEBSTER ST	672.14
074 -0432-006-00	1801 WEBSTER ST	530.64
074 -0433-001-00	1929 WEBSTER ST	606.70
074 -0433-002-03	1925 WEBSTER ST	1,282.38
074 -0433-003-04	1919 WEBSTER ST	1,945.70
074 -0433-004-01	1901 WEBSTER ST	2,476.34
<b>70 Accounts</b>		<b>\$81,592.48</b>
<b>504 Total Accounts</b>		<b>\$1,828,946.10</b>