

CITY OF ALAMEDA

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

Zone 4 (Park Street)

Fiscal Year 2019/20 Engineer's Report

April 2019

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1
2. INTRODUCTION	3
2.1 Background.....	3
2.2 Reason for Proposed Assessment	3
2.3 Process for Proposed Assessment Increase	3
3. PLANS AND SPECIFICATIONS	5
3.1 Description of the Boundaries	5
3.2 Description of the Improvements and Services	5
3.3 Overhead	6
4. ESTIMATE OF COSTS	8
4.1 Zone 4 (Park Street) Cost Estimate Budget	8
5. SPECIAL AND GENERAL BENEFIT	9
5.1 Introduction.....	9
5.2 Identification of Benefit	9
5.3 Separation of General Benefit.....	12
5.4 Quantification of General Benefit	13
6. APPORTIONING OF SPECIAL BENEFIT.....	15
6.1 Parcel Characteristics	15
6.2 Land Use Types.....	16
6.3 Total Benefit Points	17
6.4 Data Considerations and Parcel Changes.....	17
7. METHOD OF ASSESSMENT	18
7.1 Assessment Budget	18
7.2 Maximum Assessment Rate per Special Benefit Point	18
7.3 Method of Assessment Spread	19
7.4 Applying the Method of Assessment Spread	19
7.5 Cost of Living Inflator	20
8. ASSESSMENT DIAGRAM.....	22
9. ASSESSMENT ROLL.....	23
10. REFERENCES	24

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 within the existing Island City Landscaping and Lighting District No. 84-2, Zone 4 (the "Zone"), for the Fiscal Year 2019/20 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 2019/20 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 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 2019/20 Estimated Maximum Budget ⁽¹⁾	FY 2020/21 Estimated Maximum Budget ⁽¹⁾	FY 2021/22 Estimated Maximum Budget ⁽¹⁾
District Maintenance ⁽²⁾	\$10,000.00	\$10,000.00	\$10,000.00
Landscape Maintenance	11,530.00	11,530.00	11,530.00
Irrigation – Electric	1,500.00	1,500.00	1,500.00
Irrigation – Water	7,000.00	7,000.00	7,000.00
Seasonal Decoration Installations	8,480.00	8,480.00	8,480.00
Public Litter Can Management	2,450.00	2,450.00	2,450.00
Sidewalk Pressure Washing	10,000.00	10,000.00	10,000.00
Incidental/Misc. Expenses	1,748.00	1,748.00	1,748.00
<u>Capital Improvements</u>			
Landscape Capital Improvements ⁽³⁾	15,640.00	15,640.00	15,640.00
Beautification/Districtwide Improvements ⁽⁴⁾	20,529.00	20,529.00	20,529.00
Tree Trimming and Treatment ⁽⁵⁾	2,590.00	2,590.00	2,590.00
Accounting, Engineering & Admin Costs	13,857.48	14,273.20	14,701.40
Reserve Fund Collection	5,266.22	7,287.01	8,808.42
<u>General Benefit Contribution</u>	(3,338.79)	(4,619.96)	(5,584.54)
Estimated Costs and Expenses	\$107,251.91	\$148,407.25	\$179,392.28
Total Zone Special Benefit Points	1,820.66	1,820.66	1,820.66
Maximum Allowable Assessment Per BP	\$58.91	\$81.51	\$98.53

(1) Actual total amounts may vary slightly due to rounding and changes to total benefit points.

(2) Includes litter and debris clean up on sidewalks and graffiti removal.

(3) Maintenance will occur every five years (includes demolition, irrigation, and new plantings)

(4) Ongoing yearly costs to support various beautification improvements.

(5) Maintenance will occur every five years, annual treatment cost of \$4,930 included in landscape maintenance.

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.
2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:
 - 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.

John G. Egan
Assessment Engineer
R.C.E. 14853

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 currently made up of six distinct benefit zones. The assessment rates within current Zone 4 (the “Zone”) 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.

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, 2022. Currently, the Zone does 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 XIII D 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 XIII D 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 increase in assessments for the Zone. If there is a majority protest, as described above, the City will continue to levy the existing Zone 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 4 (Park Street)

Zone 4 of the Island City Landscaping and Lighting Maintenance District 84-02 is located in the City of Alameda in the area generally located along Park Street southwest of the City limits to the intersection at San Jose Avenue and includes whole or partial blocks immediately east and west of Park Street along Lincoln Avenue, Santa Clara Avenue, Central Avenue, Alameda Avenue, and Encinal Avenue. The specific areas included in the boundaries are:

- Park Street from Blanding Ave to San Jose Avenue
- Blanding Avenue from Oak Street to Park Street (North side only)
- Lincoln Avenue from Oak Street to Everett Street
- Webb Avenue from Park Street to Everett Street
- Santa Clara Avenue from Oak Street to Broadway
- Central Avenue from Oak Street to Broadway
- Alameda Avenue from Oak Street to Park Street
- Encinal Avenue from Oak Street to Park Avenue
- Park Avenue from Santa Clara Avenue to Central Avenue
- Everett Street from Santa Clara Avenue to 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.

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 with crushed granite replenishment, as well as other related activities.

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

3.2.1 CLEANING AND MAINTENANCE

Services will be provided seven days a week, Monday through Sunday with the following frequencies:

DAILY:

- Removal of litter and trash from sidewalks and street furniture including recycling and disposal at proper facilities.
- Proper maintenance of public litter cans to include: tops and sides, space between litter can and internal liner, and any materials that may surround a litter can.
- Monitor public litter cans and remove excess waste from litter cans to prevent overflowing. Monitor waste hauler to ensure high level of service.
- Sidewalk sweeping with sweeping machine.
- Removal of graffiti from public property. Reporting of graffiti to private property owners.
- Removal of illegal signage.
- Removal and return of shopping carts.
- Monitor maintenance of landscaping and report any problems to the City.
- Remove weeds from sidewalks and other areas, as needed.
- Ensure staff is visible and present on the street, especially for visitors and business association members.

WEEKLY (AND/OR AS NEEDED):

- Recycling and Organics disposal at the proper facilities.
- Clean corners, steps, and drains at amenity plazas and bus stops.
- Sweep bus stops, wipe down street furniture and news racks.
- Maintain hanging flower baskets (Park Street).
- Installation and maintenance of seasonal decorations.
- 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.
- Parking lot sweeping and litter removal at the parking lot on Central Avenue located across from the Alameda Theater & Cineplex and "Parking Lot A" on Park Avenue.

ANNUAL/SPECIAL EVENTS:

As directed, special signage will be prepared and posted for the following special events on Park Street:

- Spring Festival, second full weekend of May (Mother's Day Weekend).
- Art & Wine Faire, last full weekend of July.
- Classic Car Show, second Saturday of October.
- Free Parking every Saturday between Thanksgiving and Christmas.

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 4 (Park Street) Cost Estimate Budget

The estimated cost budget for Fiscal Year 2019/20 through Fiscal Year 2021/22 for the installation, implementation and maintenance of the improvements, services and activities is as follows:

Description	2019/20 Maximum Budget ⁽¹⁾	2020/21 Maximum Budget ⁽¹⁾	2021/22 Maximum Budget ⁽¹⁾
District Maintenance ⁽²⁾	\$10,000.00	\$30,000.00	\$50,000.00
Landscape Maintenance	11,530.00	11,530.00	11,530.00
Irrigation – Electric	1,500.00	1,500.00	1,500.00
Irrigation – Water	7,000.00	7,000.00	7,000.00
Seasonal Decoration Installations	8,480.00	8,480.00	8,480.00
Public Litter Can Management	2,450.00	2,450.00	2,450.00
Sidewalk Pressure Washing	10,000.00	30,000.00	40,000.00
Incidental/Misc. Expenses	1,748.00	1,748.00	1,748.00
<u>Capital Improvements</u>			
Landscape Capital Improvements ⁽³⁾	15,640.00	15,640.00	15,640.00
Beautification/Districtwide Improvements ⁽⁴⁾	20,529.00	20,529.00	20,529.00
Tree Trimming and Treatment ⁽⁵⁾	2,590.00	2,590.00	2,590.00
Accounting, Engineering & Admin Costs	13,857.48	14,273.20	14,701.40
Reserve Fund Collection	5,266.22	7,287.01	8,808.42
<u>General Benefit Contribution</u>	<u>(3,338.79)</u>	<u>(4,619.96)</u>	<u>(5,584.54)</u>
Estimated Costs and Expenses	\$107,251.91	\$148,407.25	\$179,392.28
Total Benefit Points	1,820.66	1,820.66	1,820.66
Maximum Assessment Per Benefit Point	\$58.91	\$81.51	\$98.53
Annual Percent Increase⁽⁶⁾	-	38.37%	20.88%

(1) Actual total amounts may vary slightly due to rounding and changes in total Benefit Points.

(2) Includes litter and debris clean up on sidewalks and graffiti removal.

(3) Maintenance will occur every five years (includes demolition, irrigation, and new plantings)

(4) Ongoing yearly costs to support various beautification improvements.

(5) Maintenance will occur every five years, annual treatment cost of \$4,930 included in landscape maintenance.

(6) Beginning in Fiscal Year 2022/23 the Annual Percent Increase will be equal to the Consumer Price Index as described in Section 7.5 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 Park Street Pedestrian Districts are considered a high-priority in the City's Pedestrian Plan, representing their importance to the community as an area of pedestrian needs. These areas are 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's 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 District benefit categories are further expanded upon in each section below.

5.2.1 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 improvements, services and activities in the Zone:

- Maintained sidewalks will enhance the identity of the area, which will lead to a stronger and healthier corridor. The overall appeal of the Zone is enhanced when improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, 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 building and lot area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the boundary of the Zone.
- 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 Zone.

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.

5.2.2 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 improvements, services and activities in the Zone:

- 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 Zone 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 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.

5.2.3 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:

- 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 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's 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.

The Zone encompasses the Park Street Business District, which offers shopping and dining experiences, professional services, and fun things to do including: car shows, music festivals, art faires, holiday festivities, theaters and the Cineplex.

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 Park Street business district is on 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 shop or dine in 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 (2017) determined that there is an average of 2.52 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 boundary.

Number of Households ⁽¹⁾	Neighborhood Population
1,916	4,836

(1) Based upon land use and units from the 2018 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 one 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.

Employed Population	Population Estimated to Commute to Work
1,916	307

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.

Neighborhood Population ⁽¹⁾	Population Estimated to Commute to Work ⁽²⁾	Percent of Neighborhood Population Commuting ⁽³⁾
4,836	307	6.35%

(2) Estimate of households within a quarter-mile radius of the Zone multiplied by the 2.52 persons per household according to the 2017 U.S. Census.

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

(4) 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 3.17 percent of the surrounding populations will receive benefit from the improvements, and is therefore considered to be general benefit.

General Benefit
3.17%

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 3.17 percent and the special benefit is estimated to be 96.83 percent.

6. APPORTIONING OF SPECIAL BENEFIT

As described in the Introduction, once special benefits are identified, they must be assigned based on the estimated proportionate special benefit derived by each parcel. This section describes the assignment of special benefit to each parcel.

6.1 Parcel Characteristics

The method of apportioning benefit to parcels within the Zone 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.

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage

It is believed parcels of the same use will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. For example, a parcel with a large building will experience greater special benefit than a parcel with a small building. Accordingly, as lot size, building size, and linear frontage increase, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

In order to relate differing parcel characteristics to one another, a relative factor is determined for each.

6.1.1 LOT FACTOR

The average lot size in Zone 4 is approximately 9,783 square feet. Each parcel's actual lot size was divided by Zone 4's average lot size to determine a Lot Factor.

Parcel's Lot Sq Ft	/	Zone 4 Average Lot Sq Ft	=	Parcel's Lot Factor
-----------------------	---	--------------------------------	---	------------------------

6.1.2 BUILDING FACTOR

The average building size in Zone 4 is approximately 6,066 square feet. Each parcel's actual building size was divided by Zone 4's average building size to determine a Building Factor.

Parcel's Building Sq Ft	/	Zone 4's Average Building Sq Ft	=	Parcel's Building Factor
-----------------------------------	---	--	---	------------------------------------

6.1.3 FRONTAGE FACTOR

The average linear frontage in Zone 4 is approximately 75.74 feet. Each parcel's actual linear frontage was divided by the Zone's average linear frontage to determine a Frontage Factor.

Parcel's Frontage Ft	/	Zone 4's Average Frontage Ft	=	Parcel's Frontage Factor
--------------------------------	---	---	---	------------------------------------

6.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in Section 5.

Each parcel within the proposed District is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type categories to be assessed within the proposed District.

- **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, hotel property, or paid parking lot. Properties that have residential units but have a primary commercial use are also considered Non-Residential Property.
- **Parking Lot Property:** Parking lot properties consist of parking lots that serve a neighboring residential or non-residential property. The intended use is not as a commercial parking lot or structure and as such does not receive economic benefit.
- **Residential Property:** Residential Property consists of single family dwellings, duplexes, triplexes, condominiums, and apartment units used exclusively for residential purposes.
- **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.
- **Special Use Property:** There is a church property and two non-profit organizations, Masonic Hall Association of Alameda and Fraternal Order of Eagles that are similar in usage and traffic pattern to Public Property and will therefore be included into the Public Property category for the purpose of assigning special benefit. Should ownership and or land use change, the classification of the property will be changed accordingly.

- **Exempt Property:** There are three parking lots that are included as part of the improvements and are therefore exempt from the assessment as they do not receive special benefit. Additionally, there is one common area parcel that is exempt due to the surrounding residential parcels being assessed individually.

By adjusting the assigned special benefit points assigned for each property land use category based on parcel characteristics, a more complete picture of the proportional special benefits received by each parcel within the Zone is presented.

6.2.1 LAND USE BENEFIT POINT SUMMARY

The table below summarizes the Land Use Benefit Points:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Land Use Benefit Points
Non-Residential Property	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 Property	0.25	0.25	0.25	0.75

6.3 Total Benefit Points

The calculation of Total Benefit Points for each parcel takes into account each component analyzed and described above, parcel characteristics and land use. The formula for determining each parcel's Total Benefit Points is as follows:

(Lot Factor	+	Building Factor	+	Frontage Factor)	X	Land Use Benefit Points	=	Total Benefit Points
---	------------	---	-----------------	---	-----------------	---	---	-------------------------	---	----------------------

The Total Benefit Points computed for each parcel in Zone 4 are 1,820.66.

6.4 Data Considerations and Parcel Changes

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

7. METHOD OF ASSESSMENT

7.1 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 3.17%. Accordingly, 96.83% 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 2019/20 cost estimate.

Zone 4 (Park Street)

Description of Assessment Amount	Amount
Total 2019/20 Zone Improvements, Services and Activities Cost Estimate	\$110,590.70
Less: General Benefit Contribution	(3,338.79)
Total 2019/20 Assessment	\$107,251.91
Total Zone 4 Benefit Points	1,820.66
2019/20 Assessment Per Benefit Point	\$58.91

7.2 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:

$$\text{Total 2019/20 Cost Estimate} / \text{Total Special Benefit Points} =$$

$$\text{Maximum Assessment Rate per Special Benefit Point}$$

$$\$107,251.91 / 1,820.66 = \$58.91$$

Each parcel's 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 9 of this Engineer's Report.

7.3 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 characteristics and land use as described in Section 6. The formula bellows provides a summary of the annual assessment calculation for each parcel in the Zone.

((A) Lot Factor	+	(B) Building Factor	+	(C) Frontage Factor)	X	(D) Parcel's Land Use Benefit Points	=	(E) Parcel's Total Benefit Points
---	----------------------	---	---------------------------	---	---------------------------	---	---	---	---	---

Parcel's Aesthetic Benefit Points	+	Parcel's Safety Benefit Points	+	Parcel's Economic Activity Benefit Points	=	(D) Parcel's Land Use Benefit Points
---	---	--------------------------------------	---	--	---	---

Parcel's Lot Sq Ft	/	Zone 4's Average Lot Sq Ft	=	(A) Lot Factor
Parcel's Building Sq Ft	/	Zone 4's Average Building Sq Ft	=	(B) Building Factor
Parcel's Linear Frontage	/	Zone 4's Average Frontage Sq Ft	=	(C) Frontage Factor

7.4 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 land use benefit points based on the following table:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Activity Benefit Points	Total Land Use Benefit Points
Non-Residential Property	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 Property	0.25	0.25	0.25	0.75

Step 3: Sum the aesthetic benefit points, safety benefit points and economic benefit points for each parcel.

Step 4: Determine the appropriate lot factor, building factor and frontage factor based on the parcel's location to the improvements. The unit of measurement for each factor is shown in the following table:

Lot Factor	=	Parcel's Assigned Lot Square Footage
Building Factor	=	Parcel's Assigned Building Square Footage
Frontage Factor	=	Parcel's Assigned Linear Street Frontage

Step 5: Multiply the total land use benefit points by the sum of lot factor, building factor and frontage factor to compute each parcel's total benefit points.

Step 6: Sum the result of Step 5 for all parcels

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 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-Hayward each fiscal year.

7.5 Cost of Living Inflation

For Fiscal Year's 2020/21 through 2021/22 the maximum annual assessment rate will increase according to the following table:

Description	2020/21 Increase	2021/22 Increase
Annual Percent Increase	38.37%	20.88%
Maximum Assessment Per Benefit Point	\$81.51	\$98.53
Total Assessment ⁽¹⁾	\$148,407.25	\$179,392.28

(1) Total Assessment amount may vary slightly due to rounding or changes in total Benefit Points.

Each fiscal year beginning Fiscal Year 2022/23, 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-Hayward area ("CPI") up to a maximum of 3.0% 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.

8. 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.

MAP OF PROPOSED BOUNDARIES OF
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK 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 ____, 2018.

CITY CLERK
CITY OF ALAMEDA
ALAMEDA COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK 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 ____, 2018, BY ITS RESOLUTION NO. ____.

CITY CLERK
CITY OF ALAMEDA
ALAMEDA COUNTY, CALIFORNIA

FILED THIS ____ DAY OF ____, 2018, AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF ALAMEDA, CALIFORNIA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE COUNTY OF ALAMEDA.



Source: Alameda County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0403 Feet



MAP OF PROPOSED BOUNDARIES OF
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



MAP OF PROPOSED BOUNDARIES OF
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



MAP OF PROPOSED BOUNDARIES OF
ISLAND CITY LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT 84-2 ZONE 4 (PARK STREET)

CITY OF ALAMEDA
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

Map ID No.	APN	Map ID No.	APN	Map ID No.	APN	Map ID No.	APN	Map ID No.	APN	Map ID No.	APN	Map ID No.	APN
1	070 016902400	33	070 018402303	65	070 018801201	97	070 019002800	129	071 020001000	161	071 020300301	193	071 020500500
2	070 016902500	34	070 018402401	66	070 018801300	98	070 019002900	130	071 020001100	162	071 020300400	194	071 020500600
3	070 016902600	35	070 018500201	67	070 018801402	99	070 019003000	131	071 020001200	163	071 020300500	195	071 020500801
4	070 016902700	36	070 018500203	68	070 018801403	100	070 019003100	132	071 020001300	164	071 020300600	196	071 020500900
5	070 016902800	37	070 018500301	69	070 018801500	101	070 019003200	133	071 020001400	165	071 020300700	197	071 020501000
6	070 016903000	38	070 018500500	70	070 018801600	102	070 019003300	134	071 020100900	166	071 020300800	198	071 020501100
7	070 016903301	39	070 018502200	71	070 018900400	103	070 019100101	135	071 020101003	167	071 020300900	199	071 020501201
8	070 016903701	40	070 018502300	72	070 018900501	104	070 019101901	136	071 020101101	168	071 020301000	200	071 020600100
9	070 017000100	41	070 018502400	73	070 018900600	105	070 019102002	137	071 020101201	169	071 020301100	201	071 020600200
10	070 017000200	42	070 018502500	74	070 018900702	106	070 019102100	138	071 020101400	170	071 020301200	202	071 020600501
11	070 017000301	43	070 018502600	75	070 018900705	107	070 019103504	139	071 020101500	171	071 020301300	203	071 020600700
12	070 017000302	44	070 018502801	76	070 018900707	108	070 019103505	140	071 020200400	172	071 020301801	204	071 020600800
13	070 017000400	45	070 018502900	77	070 018900800	109	070 019103800	141	071 020200500	173	071 020301901	205	071 020600900
14	070 017000500	46	070 018503000	78	070 018900900	110	070 019104100	142	071 020200600	174	071 020302001	206	071 020601000
15	070 017000600	47	070 018600100	79	070 018901000	111	070 019200100	143	071 020200701	175	071 020400100	207	071 020601100
16	070 017000700	48	070 018700101	80	070 018901100	112	070 019202401	144	071 020201300	176	071 020400200	208	071 020700400
17	070 017000800	49	070 018700300	81	070 019000100	113	070 019300100	145	071 020201400	177	071 020400500	209	071 020700500
18	070 017000900	50	070 018700401	82	070 019000200	114	070 019301600	146	071 020201500	178	071 020400700	210	071 020700600
19	070 017001001	51	070 018700600	83	070 019000300	115	070 019301700	147	071 020201607	179	071 020400800	211	071 020700700
20	070 017001500	52	070 018700700	84	070 019000400	116	070 019301800	148	071 020201700	180	071 020400904	212	071 020700800
21	070 017001705	53	070 018700800	85	070 019000500	117	070 019302001	149	071 020201800	181	071 020401000	213	071 020700900
22	070 017001801	54	070 018700900	86	070 019000700	118	070 019302100	150	071 020201900	182	071 020401100	214	071 020701000
23	070 017001802	55	070 018701000	87	070 019001801	119	070 019400100	151	071 020202000	183	071 020401303	215	071 020701100
24	070 018100100	56	070 018701100	88	070 019001900	120	070 019401500	152	071 020202100	184	071 020401401	216	071 020800601
25	070 018400102	57	070 018701200	89	070 019002000	121	070 019401704	153	071 020202200	185	071 020401500	217	071 029001300
26	070 018400103	58	070 018701401	90	070 019002100	122	071 019800902	154	071 020202300	186	071 020401800	218	071 029001400
27	070 018401500	59	070 018701500	91	070 019002200	123	071 019801100	155	071 020202400	187	071 020401900	219	071 029001500
28	070 018401600	60	070 018800100	92	070 019002300	124	071 019801201	156	071 020202500	188	071 020500100	220	071 029001600
29	070 018401700	61	070 018800203	93	070 019002400	125	071 019901401	157	071 020202601	189	071 020500200	221	071 029001700
30	070 018401800	62	070 018800304	94	070 019002500	126	071 019901601	158	071 020202602	190	071 020500300	222	071 029001800
31	070 018401900	63	070 018801000	95	070 019002600	127	071 019901700	159	071 020202700	191	071 020500401	223	071 029002901
32	070 018402000	64	070 018801101	96	070 019002700	128	071 019901802	160	071 020203501	192	071 020500402		

9. 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 2019/20 for the Zone is listed on the following pages.

CITY OF ALAMEDA
LIGHTING MAINTENANCE DISTRICT NO 84-2
ZONE 4 (PARK STREET)
FISCAL YEAR 2019/20 ASSESSMENT ROLL

										Proposed	Proposed	Proposed
Assessor's				Total Land					Total	2019/20	2020/21	2021/22
Parcel Number	Owner	Site Address	Land Use	Use Benefit	Lot	Building	Frontage	Total	Benefit	Maximum	Maximum	Maximum
				Points	Factor	Factor	Factor	Factor	Points	Assessment	Assessment	Assessment
070 016902400	THOMPSON DAVID L & LINDA L TRS	1501 BROADWAY	NONRES	3.00	0.79	1.10	1.85	3.74	11.21	\$660.21	\$913.55	\$1,104.29
070 016902500	MITCHELL DANIEL B	2531 SANTA CLARA AVE	NONRES	3.00	0.45	0.48	0.53	1.46	4.37	257.61	356.46	430.88
070 016902600	ALONSO ALEX	2527 SANTA CLARA AVE	NONRES	3.00	0.44	0.22	0.53	1.19	3.58	210.76	291.63	352.52
070 016902700	PARKSIDE OFFICE BUILDING LLC	2525 SANTA CLARA AVE	NONRES	3.00	0.44	0.41	0.53	1.38	4.15	244.51	338.33	408.97
070 016902800	CALVARY BAPTIST CHURCH OF ALAMEDA	2521 SANTA CLARA AVE	PUBLIC	0.75	1.77	2.18	1.06	5.01	3.76	221.46	306.43	370.41
070 016903000	SMALL STEVEN P & RINGO DOLLY K ETAL	2511 SANTA CLARA AVE	NONRES	3.00	0.36	0.32	0.53	1.21	3.63	213.98	296.09	357.90
070 016903301	SHERMAN JERRY D & DARLEEN B TRS	2501 SANTA CLARA AVE	NONRES	3.00	1.33	0.28	1.74	3.35	10.06	592.83	820.31	991.58
070 016903701	SF HOTEL 447 LP	2512 WEBB AVE	NONRES	3.00	1.30	1.39	0.53	3.21	9.64	567.88	785.78	949.84
070 017000100	RUSSUM W L & SANDRA E TRS	2500 SANTA CLARA AVE	NONRES	3.00	0.77	0.68	0.69	2.14	6.41	377.42	522.25	631.29
070 017000200	TAEELS LLC	2504 SANTA CLARA AVE	NONRES	3.00	0.64	0.77	0.53	1.94	5.83	343.48	475.28	574.51
070 017000301	WAGNER JACOB R 135-1-45A-POR 1	SANTA CLARA AVE	PARKING LOT	2.00	0.33	0.00	0.00	0.33	0.65	38.54	53.33	64.46
070 017000302	WAGNER FREDERICK A & JACOB G	2508 SANTA CLARA AVE	NONRES	3.00	0.29	0.20	0.53	1.01	3.03	178.75	247.35	298.99
070 017000400	WAGNER JACOB G & FREDERICK A	2510 SANTA CLARA AVE	NONRES	3.00	0.61	0.36	0.53	1.50	4.49	264.59	366.12	442.55
070 017000500	MASON JANICE L TR	2514 SANTA CLARA AVE	NONRES	3.00	0.61	0.21	0.53	1.35	4.05	238.83	330.48	399.48
070 017000600	KELLOGG RICHARD R & CAVANAUGH CHARLOTTE L TRS	2516 SANTA CLARA AVE	NONRES	3.00	0.61	0.44	0.53	1.58	4.73	278.92	385.95	466.53
070 017000700	NG JOHN KAI TR ETAL	2520 SANTA CLARA AVE	NONRES	3.00	0.61	0.83	0.53	1.98	5.93	349.24	483.26	584.15
070 017000800	PEDERSON LANCE TR	2524 SANTA CLARA AVE	NONRES	3.00	0.61	0.87	0.53	2.01	6.04	356.06	492.69	595.55
070 017000900	TANG WAI F TR	2528 SANTA CLARA AVE	NONRES	3.00	0.61	0.59	0.53	1.73	5.18	305.23	422.35	510.53
070 017001001	1415 BROADWAY ALAMEDA HOTEL LLC	2544 SANTA CLARA AVE	NONRES	3.00	7.48	11.40	2.38	21.26	63.78	3,757.26	5,199.01	6,284.48
070 017001500	APPLEGATE WYDNER PROPERTIES LLC	2507 CENTRAL AVE	PARKING LOT	2.00	0.80	0.00	0.80	1.59	3.19	187.65	259.66	313.87
070 017001705	APPLEGATE WYDNER PROPERTIES LLC	2501 CENTRAL AVE	NONRES	3.00	1.00	0.87	0.96	2.83	8.50	500.66	692.77	837.41
070 017001801	PRYAL GEORGIANE J TR	1414 EVERETT ST	NONRES	3.00	0.72	0.58	0.70	1.99	5.98	352.45	487.69	589.52
070 017001802	PRYAL GEORGIANE J TR	1422 EVERETT ST	NONRES	3.00	0.27	0.20	0.26	0.73	2.20	129.31	178.94	216.30
070 018100100	THOMS ARTHUR W JR & DARLENE D	1198 PARK ST	NONRES	3.00	0.35	0.61	0.37	1.33	4.00	235.56	325.96	394.01
070 018400102	HARMAN KFC INVESTMENT INC	2424 ENCINAL AVE	NONRES	3.00	1.25	0.33	1.21	2.79	8.37	493.08	682.29	824.74
070 018400103	LIAONING BENEFIT PETROLEUM US CORPORATION	1260 PARK ST	NONRES	3.00	2.10	0.27	3.83	6.20	18.60	1,095.55	1,515.95	1,832.45
070 018401500	GARFINKLE M J & BLOCK SUSAN G ETAL	1200 PARK ST	NONRES	3.00	1.29	1.04	1.42	3.74	11.23	661.48	915.30	1,106.40
070 018401600	BRUCE KARL TR	1212 PARK ST	RES	0.75	0.38	0.24	0.42	1.04	0.78	45.99	63.64	76.92
070 018401700	LEE YOUNG N & HYUN S TRUST	1216 PARK ST	NONRES	3.00	0.81	1.15	0.90	2.86	8.59	505.75	699.82	845.93
070 018401800	KANIYE KEVIN TR	1222 PARK ST	NONRES	3.00	0.60	0.66	0.66	1.92	5.76	339.11	469.24	567.20
070 018401900	BAY ISLAND PROPERTIES LLC	1226 PARK ST	NONRES	3.00	0.59	1.93	0.66	3.18	9.55	562.64	778.54	941.09
070 018402000	ON STEVEN & IVY H TRS	1236 PARK ST	NONRES	3.00	0.40	0.16	0.45	1.01	3.04	179.08	247.79	299.53
070 018402303	EUSEBIO TEODORO E & WERLA B TRS	1242 PARK ST	NONRES	3.00	1.39	0.91	1.53	3.82	11.47	675.56	934.79	1,129.95
070 018402401	FONG KENNY N & LINDA TRS	1250 PARK ST	NONRES	3.00	0.60	0.68	0.66	1.93	5.80	341.94	473.16	571.94
070 018500201	PARK STREET PROPERTIES LLC	2408 CENTRAL AVE	PARKING LOT	2.00	0.10	0.00	0.00	0.10	0.20	11.91	16.48	19.92
070 018500203	PARK STREET PROPERTIES II LLC	1364 PARK ST	NONRES	3.00	2.34	5.00	2.91	10.24	30.73	1,810.50	2,505.23	3,028.28
070 018500301	PARK STREET PROPERTIES II LLC	2414 CENTRAL AVE	NONRES	3.00	0.88	0.00	0.94	1.82	5.46	321.47	444.83	537.70
070 018500500	G & L PROPERTIES	2418 CENTRAL AVE	NONRES	3.00	0.98	2.51	1.06	4.55	13.65	804.02	1,112.54	1,344.82
070 018502200	CHRISSANTHOS ZETTA P TR & PLACOURAKIS HELEN T ETAL	2425 ENCINAL AVE	NONRES	3.00	0.81	0.33	1.20	2.34	7.03	413.86	572.66	692.23
070 018502300	NAGAREDA CATHERINE F TR & ARTIKASLAN GAIL S TR	2421 ENCINAL AVE	NONRES	3.00	0.65	0.66	0.94	2.26	6.77	398.83	551.87	667.09
070 018502400	CITY OF ALAMEDA	2407 ENCINAL AVE	PUBLIC	0.75	1.03	2.00	1.03	4.05	3.04	179.15	247.90	299.65
070 018502500	CITY OF ALAMEDA	1318 PARK ST	PUBLIC	0.75	2.06	0.30	1.60	3.95	2.97	174.70	241.74	292.21
070 018502600	PARK STREET PROPERTIES III LLC	1328 PARK ST	NONRES	3.00	1.33	2.59	1.01	4.93	14.79	871.37	1,205.73	1,457.47
070 018502801	TIMBER DELL PROPERTIES LLC & COCORES DEV CO	1332 PARK ST	NONRES	3.00	2.54	3.27	1.00	6.80	20.40	1,201.67	1,662.79	2,009.95
070 018502900	PARK STREET PROPERTIES LLC	1336 PARK ST	NONRES	3.00	1.85	4.96	1.72	8.52	25.56	1,505.93	2,083.80	2,518.86
070 018503000	KWONG DENNIS & STELLA TRS	1348 PARK ST	NONRES	3.00	0.28	0.72	0.33	1.34	4.01	236.06	326.64	394.84
070 018600100	THE ALAMEDA ISLANDER LP	2428 CENTRAL AVE	NONRES	3.00	2.34	5.85	2.41	10.60	31.80	1,873.38	2,592.25	3,133.47
070 018700101	ALAMEDA FIRST NATIONAL BANK	2424 SANTA CLARA AVE	NONRES	3.00	1.23	1.34	1.32	3.88	11.65	686.42	949.81	1,148.12
070 018700300	U S BANK NATIONAL ASSOCIATION	2436 SANTA CLARA AVE	PARKING LOT	2.00	0.98	0.00	1.06	2.04	4.08	240.24	332.42	401.83

**CITY OF ALAMEDA
LIGHTING MAINTENANCE DISTRICT NO 84-2
ZONE 4 (PARK STREET)
FISCAL YEAR 2019/20 ASSESSMENT ROLL**

Assessor's Parcel Number	Owner	Site Address	Land Use	Total Land Use Benefit Points	Lot Factor	Building Factor	Frontage Factor	Total Factor	Total Benefit Points	Proposed 2019/20 Maximum Assessment	Proposed 2020/21 Maximum Assessment	Proposed 2021/22 Maximum Assessment
070 018700401	BERG WILLIAM L & SOLTANI SOPHIE TRS	2440 SANTA CLARA AVE	NONRES	3.00	1.37	1.02	0.82	3.21	9.63	567.44	785.18	949.12
070 018700600	CERDAZEIN JOSE & CERDA JOSE	1417 EVERETT ST	NONRES	3.00	0.44	0.15	0.46	1.05	3.16	185.87	257.19	310.88
070 018700700	PANG DONALD & SYLVIA TRS	1413 EVERETT ST	PARKING LOT	2.00	0.47	0.00	0.50	0.97	1.95	114.71	158.73	191.87
070 018700800	PANG DONALD & SYLVIA TRS	1400 EVERETT ST	PARKING LOT	2.00	0.62	0.00	0.66	1.28	2.55	150.46	208.19	251.66
070 018700900	PANG DONALD & SYLVIA TRS	2433 CENTRAL AVE	NONRES	3.00	1.12	1.31	1.14	3.57	10.72	631.79	874.22	1,056.75
070 018701000	N & M BROTHERS PROPERTIES LLC	2429 CENTRAL AVE	NONRES	3.00	0.66	0.84	0.72	2.21	6.64	391.32	541.48	654.53
070 018701100	HSRE 2417 CENTRAL MOB LLC	1400 PARK AVE	PARKING LOT	2.00	0.69	0.00	0.72	1.40	2.81	165.46	228.95	276.75
070 018701200	PARK WEST PROPERTY LLC	1408 PARK AVE	PARKING LOT	2.00	0.33	0.00	0.36	0.69	1.39	81.87	113.29	136.94
070 018701401	PARK WEST PROPERTY LLC	1416 PARK AVE	NONRES	3.00	0.88	1.22	0.94	3.04	9.12	537.40	743.62	898.87
070 018701500	ALAMEDA FIRST NATIONAL BANK	1418 PARK AVE	PARKING LOT	2.00	0.60	0.00	0.64	1.25	2.50	147.08	203.52	246.01
070 018800100	NG BEN TR	2406 SANTA CLARA AVE	NONRES	3.00	1.23	1.57	2.91	5.70	17.11	1,007.76	1,394.46	1,685.60
070 018800203	SKL 88 ENTERPRISES LLC	2408 SANTA CLARA AVE	NONRES	3.00	0.50	0.79	1.00	2.29	6.87	404.55	559.79	676.67
070 018800304	BELIAS TASOS & ERIKA TRS	2420 SANTA CLARA AVE	NONRES	3.00	1.13	2.50	1.09	4.71	14.13	832.53	1,152.00	1,392.52
070 018801000	HSRE 2417 CENTRAL MOB LLC	2417 CENTRAL AVE	NONRES	3.00	2.11	4.49	1.86	8.45	25.35	1,493.54	2,066.65	2,498.13
070 018801101	ACCORNERO 1400 PARK STREET PARTNERS LLC	1402 PARK ST	NONRES	3.00	0.57	1.64	2.09	4.30	12.90	759.80	1,051.36	1,270.87
070 018801201	TIMBER DELL PROPERTIES LLC	1410 PARK ST	NONRES	3.00	0.89	1.73	0.96	3.58	10.75	633.01	875.92	1,058.79
070 018801300	HANSEN MONA L TR	1416 PARK ST	NONRES	3.00	0.53	0.79	0.85	2.17	6.50	383.17	530.20	640.90
070 018801402	WITTENAU MICHAEL R & JAMIE M ETAL	1424 PARK ST	NONRES	3.00	0.70	1.22	0.99	2.91	8.73	514.51	711.95	860.59
070 018801403	CITY OF ALAMEDA	PARK ST	EXEMPT ⁽¹⁾	0.00	1.87	0.00	1.15	3.01	0.00	0.00	0.00	0.00
070 018801500	EAST BAY SAN RAFAEL LLC ETAL	1428 PARK ST	NONRES	3.00	0.20	0.58	0.33	1.11	3.33	196.42	271.79	328.54
070 018801600	CITY OF ALAMEDA	PARK AVE	EXEMPT ⁽¹⁾	0.00	0.58	0.00	0.20	0.78	0.00	0.00	0.00	0.00
070 018900400	KING CHRISTINE L & BERITZHOFF TRS	2449 SANTA CLARA AVE	NONRES	3.00	0.47	0.38	0.66	1.51	4.53	266.63	368.94	445.97
070 018900501	GOODMAN HELEN M TR	2447 SANTA CLARA AVE	NONRES	3.00	0.79	2.31	0.66	3.76	11.28	664.77	919.85	1,111.90
070 018900600	ALAMEDA FEDERAL SAVINGS & LOAN ASSOCIATION	2441 SANTA CLARA AVE	PARKING LOT	2.00	0.27	0.00	0.40	0.67	1.33	78.53	108.67	131.36
070 018900702	DARE CALVIN A & LINDA A TRS & DARE ALEXANDER	2437 SANTA CLARA AVE	NONRES	3.00	0.23	0.32	0.34	0.90	2.69	158.38	219.15	264.91
070 018900705	ALAMEDA FEDERAL SAVINGS & LOAN ASSOCIATION	2439 SANTA CLARA AVE	PARKING LOT	2.00	0.42	0.00	0.63	1.05	2.11	124.25	171.93	207.82
070 018900707	SARGENT ALVAN R & VIRGINIA TRS	2425 SANTA CLARA AVE	NONRES	3.00	1.76	0.00	2.39	4.15	12.44	733.10	1,014.42	1,226.21
070 018900800	SANTA CLARA & PARK PARTNERS LP	2411 SANTA CLARA AVE	NONRES	3.00	1.29	2.65	3.09	7.03	21.08	1,242.04	1,718.65	2,077.47
070 018900900	DUDUM JACK & SYLVIA TRS	1510 PARK ST	NONRES	3.00	0.87	1.56	0.53	2.96	8.88	522.90	723.56	874.62
070 018901000	DUDUM JACK & SYLVIA TRS	1514 PARK ST	NONRES	3.00	0.46	0.66	1.84	2.96	8.87	522.46	722.95	873.89
070 018901100	BANK OF AMERICA NT & SA	2414 WEBB AVE	NONRES	3.00	0.61	0.00	0.79	1.41	4.22	248.39	343.70	415.46
070 019000100	WARREN ALAN TR & OBRIEN MAUREEN A	1544 PARK ST	NONRES	3.00	0.45	0.72	1.81	2.98	8.93	526.19	728.10	880.11
070 019000200	WRIGHT MICHAEL J & LINDA A	2410 LINCOLN AVE	NONRES	3.00	0.64	1.05	0.66	2.35	7.04	414.50	573.55	693.30
070 019000300	WRIGHT MICHAEL J SR & MICHAEL J II	2416 LINCOLN AVE	NONRES	3.00	0.64	0.54	0.66	1.84	5.51	324.60	449.15	542.93
070 019000400	DUNN RONALD G & CYNTHIA S	2418 LINCOLN AVE	PARKING LOT	2.00	0.32	0.00	0.33	0.65	1.30	76.52	105.89	128.00
070 019000500	KAHL CYNTHIA J & PETER	2420 LINCOLN AVE	NONRES	3.00	0.96	1.05	0.99	3.00	9.00	530.16	733.59	886.75
070 019000700	JONES JASON B & QUIRARTE ELIZABETH T	2436 LINCOLN AVE	RES	0.75	0.41	0.31	0.53	1.24	0.93	54.94	76.02	91.89
070 019001801	DUNN RONALD G & CYNTHIA TRS	2413 WEBB AVE	NONRES	3.00	1.28	0.84	1.32	3.44	10.32	608.18	841.55	1,017.25
070 019001900	WEBB MANAGEMENT CO LLC	2411 WEBB AVE	NONRES	3.00	0.51	0.65	0.66	1.82	5.45	321.04	444.23	536.98
070 019002000	JUNG JARRELL C & CHOI CHOONG S TRS	1522 PARK ST	NONRES	3.00	0.45	0.46	1.84	2.75	8.25	486.11	672.64	813.08
070 019002100	KANGAS MARGI L TR	1526 PARK ST	NONRES	3.00	0.45	0.73	0.66	1.85	5.54	326.24	451.42	545.67
070 019002200	FANG LIANG H & FONG ANNA	1532 PARK ST	NONRES	3.00	1.03	1.12	1.32	3.47	10.41	613.32	848.67	1,025.86
070 019002300	HAYNES STEPHEN E & MARGARET M	2426 LINCOLN AVE	RES	0.75	1.28	0.19	0.13	1.60	1.20	70.88	98.08	118.56
070 019002400	LEVAUX JANET P	2426 LINCOLN AVE	RES	0.75	1.28	0.19	0.13	1.60	1.20	70.88	98.08	118.56
070 019002500	TONG HENRY	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019002600	RAMOS MELANIE A	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019002700	MEIER ENRICO & SILVA GLAUCE	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019002800	BASCO DAVID & MARY G	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40

CITY OF ALAMEDA
LIGHTING MAINTENANCE DISTRICT NO 84-2
ZONE 4 (PARK STREET)
FISCAL YEAR 2019/20 ASSESSMENT ROLL

Assessor's Parcel Number	Owner	Site Address	Land Use	Total Land Use Benefit Points	Lot Factor	Building Factor	Frontage Factor	Total Factor	Total Benefit Points	Proposed 2019/20 Maximum Assessment	Proposed 2020/21 Maximum Assessment	Proposed 2021/22 Maximum Assessment
070 019002900	MINOR SCOTT M	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019003000	WEBER LARA G & RICHARD H	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019003100	WANG JIN	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019003200	HARDY NATHAN & WARREN LISA	2426 LINCOLN AVE	RES	0.75	1.28	0.18	0.13	1.59	1.19	70.19	97.12	117.40
070 019003300	COMMON AREA OF TRACT 3391	2426 LINCOLN AVE	EXEMPT	0.00	1.28	0.00	0.00	1.28	0.00	0.00	0.00	0.00
070 019100101	BALL JULIE B TR ETAL	1650 PARK ST	NONRES	3.00	2.12	3.21	1.98	7.32	21.95	1,293.01	1,789.17	2,162.71
070 019101901	WANG WAYLEN K & LEE AMY K ETAL	2437 LINCOLN AVE	NONRES	3.00	1.10	0.79	1.43	3.32	9.96	586.76	811.92	981.43
070 019102002	SMITH BUFF A TR ETAL	2431 LINCOLN AVE	NONRES	3.00	0.61	0.39	0.53	1.53	4.58	269.67	373.15	451.06
070 019102100	ROBERTSON CARL L JR & NANCY J TRS & CASSANI C ETAL	2429 LINCOLN AVE	NONRES	3.00	0.68	1.10	0.66	2.43	7.30	430.18	595.25	719.53
070 019103504	HAWTHORNE BROADWAY LLC	1618 PARK ST	NONRES	3.00	5.55	2.72	2.10	10.37	31.11	1,832.47	2,535.64	3,065.04
070 019103505	FOLEY STREET INVESTMENTS LLC	1618 PARK ST	NONRES	3.00	2.10	1.23	0.95	4.28	12.84	756.51	1,046.81	1,265.36
070 019103800	BALL JULIE B TR & BECK PETER R	1646 PARK ST	PARKING LOT	2.00	0.71	0.00	0.66	1.37	2.74	161.57	223.57	270.25
070 019104100	ARBOGAST CHARLENE Q TR	2425 LINCOLN AVE	NONRES	3.00	1.24	0.28	1.72	3.23	9.70	571.64	790.99	956.13
070 019200100	TYCA LLC	1726 PARK ST	NONRES	3.00	0.62	0.31	1.32	2.25	6.76	398.10	550.87	665.88
070 019202401	PARK VISTA SQUARE LLC	1700 PARK ST	NONRES	3.00	3.48	4.13	2.64	10.26	30.77	1,812.78	2,508.39	3,032.10
070 019300100	DENG ZHEN & DENG NING Z	1828 PARK ST	NONRES	3.00	0.57	0.91	0.66	2.14	6.42	378.45	523.68	633.01
070 019301600	WIEMKEN LLC	2405 EAGLE AVE	NONRES	3.00	0.46	0.33	0.13	0.92	2.76	162.33	224.62	271.51
070 019301700	GONSALVES WILLIAM M JR & PATRICIA A TRS	1800 PARK ST	NONRES	3.00	0.55	0.14	1.19	1.88	5.63	331.90	459.26	555.15
070 019301800	WIEMKEN LLC	1812 PARK ST	NONRES	3.00	0.70	0.30	0.66	1.66	4.99	293.73	406.44	491.29
070 019302001	MCDECO	1814 PARK ST	NONRES	3.00	0.86	1.00	0.99	2.85	8.55	503.53	696.75	842.23
070 019302100	RAVEN MEHDI & RAVAN ALI	1820 PARK ST	NONRES	3.00	0.28	0.29	0.33	0.90	2.71	159.66	220.92	267.05
070 019400100	PARK ESQUINA LLC	1926 PARK ST	PARKING LOT	2.00	0.68	0.00	0.66	1.34	2.69	158.38	219.16	264.91
070 019401500	1900 PARK STREET LLC	1900 PARK ST	NONRES	3.00	1.04	0.36	0.99	2.38	7.15	421.32	582.99	704.71
070 019401704	YIP PAK L & SAU F TRS	1914 PARK ST	NONRES	3.00	2.41	2.21	2.31	6.93	20.78	1,223.88	1,693.52	2,047.09
071 019800902	GOODE LEONARD A TR	1825 PARK ST	NONRES	3.00	3.34	0.76	1.92	6.02	18.07	1,064.63	1,473.15	1,780.73
071 019801100	DJJ FAMILY TRUST	1813 PARK ST	NONRES	3.00	0.60	0.28	0.66	1.54	4.62	271.87	376.19	454.73
071 019801201	GOODE LEONARD A TR	1801 PARK ST	NONRES	3.00	1.56	0.07	1.26	2.89	8.66	510.18	705.95	853.34
071 019901401	NEUMANN ENTERPRISES LLC	2334 EAGLE AVE	NONRES	3.00	1.26	0.34	1.26	2.85	8.56	504.54	698.14	843.90
071 019901601	GERMAN AUTO SERVICE INC	1719 PARK ST	NONRES	3.00	0.63	0.74	0.66	2.03	6.08	358.34	495.85	599.37
071 019901700	BRADFORD JAMES & MICHAEL	1717 PARK ST	NONRES	3.00	0.69	0.92	0.66	2.27	6.81	401.08	554.98	670.86
071 019901802	ETS REALTY LLC	1701 PARK ST	NONRES	3.00	1.09	0.21	0.61	1.90	5.70	335.82	464.69	561.70
071 020001000	GOODE LEONARD A TR	1655 PARK ST	PARKING LOT	2.00	0.66	0.00	0.66	1.32	2.65	155.96	215.81	260.87
071 020001100	BALL JULIE B TR & BECK PETER R	1651 PARK ST	PARKING LOT	2.00	0.74	0.00	0.86	1.60	3.20	188.24	260.48	314.86
071 020001200	COSTELLO JOHN M & LINDA P TRS	1645 PARK ST	NONRES	3.00	0.38	1.21	0.47	2.06	6.17	363.50	502.99	608.01
071 020001300	COSTELLO JOHN M & LINDA P TRS & WRIGHT MICHAEL ETAL	1639 PARK ST	NONRES	3.00	0.53	0.70	0.66	1.89	5.66	333.56	461.55	557.91
071 020001400	WRIGHT MICHAEL J & LINDA A	1629 PARK ST	NONRES	3.00	1.08	1.52	1.32	3.92	11.75	692.44	958.15	1,158.20
071 020100900	JUN IN S & KYU J	1601 PARK ST	NONRES	3.00	0.40	0.59	1.51	2.49	7.48	440.77	609.90	737.24
071 020101003	COATS BENJAMIN F	2319 LINCOLN AVE	NONRES	3.00	1.22	1.00	1.33	3.56	10.67	628.67	869.90	1,051.52
071 020101101	SOCIETY OF ST VINCENT DE PAUL OF ALAMEDA CO	2315 LINCOLN AVE	NONRES	3.00	0.66	1.03	1.32	3.01	9.04	532.61	736.98	890.85
071 020101201	SEBANC ALLAN A & BEVERLY M TRS & MCCLOSKEY KE ETAL	2305 LINCOLN AVE	NONRES	3.00	2.16	1.17	1.32	4.65	13.96	822.46	1,138.06	1,375.67
071 020101400	GEANEKOS ATHANASIOS C & ANA C	2327 LINCOLN AVE	NONRES	3.00	1.11	0.66	1.41	3.18	9.55	562.80	778.76	941.36
071 020101500	J&W LAU INVESTMENT PROPERTIES LLC	2332 PACIFIC AVE	NONRES	3.00	2.21	1.27	2.42	5.89	17.68	1,041.48	1,441.12	1,742.00
071 020200400	CITY OF ALAMEDA	2300 LINCOLN AVE	PUBLIC	0.75	0.39	0.00	0.71	1.10	0.82	48.54	67.17	81.20
071 020200500	HOM JIMMY & DEBBIE L	2320 LINCOLN AVE	NONRES	3.00	0.44	0.47	2.66	3.56	10.69	629.95	871.68	1,053.67
071 020200600	M POWER CO	1541 PARK ST	NONRES	3.00	1.29	0.24	3.19	4.72	14.15	833.67	1,153.58	1,394.42
071 020200701	DO THERESA	1527 PARK ST	NONRES	3.00	1.04	0.08	1.05	2.17	6.52	384.26	531.72	642.73
071 020201300	TANG KWAI C & DENG YUHUI	1525 PARK ST	NONRES	3.00	0.56	0.66	0.49	1.71	5.13	302.28	418.27	505.60
071 020201400	TRENTO PROPERTIES 4 LP ETAL	1517 PARK ST	NONRES	3.00	0.56	1.97	0.50	3.03	9.10	535.79	741.39	896.18
071 020201500	RANA KIRANJIT S TR	1515 PARK ST	NONRES	3.00	0.38	0.53	0.22	1.13	3.40	200.54	277.50	335.43

CITY OF ALAMEDA
LIGHTING MAINTENANCE DISTRICT NO 84-2
ZONE 4 (PARK STREET)
FISCAL YEAR 2019/20 ASSESSMENT ROLL

Assessor's Parcel Number	Owner	Site Address	Land Use	Total Land Use Benefit Points	Lot Factor	Building Factor	Frontage Factor	Total Factor	Total Benefit Points	Proposed 2019/20 Maximum Assessment	Proposed 2020/21 Maximum Assessment	Proposed 2021/22 Maximum Assessment
071 020201607	DAMEN THEODORE A & ARCELIA TRS	1513 PARK ST	NONRES	3.00	0.38	0.50	0.66	1.54	4.62	272.36	376.87	455.55
071 020201700	DUDUM JACK & SYLVIA TRS	1511 PARK ST	NONRES	3.00	0.71	1.10	0.66	2.47	7.42	437.29	605.09	731.42
071 020201800	DUREIN THOMAS & DUREIN DOUGLAS F TR ETAL	1507 PARK ST	NONRES	3.00	0.44	0.70	0.66	1.81	5.43	319.69	442.37	534.73
071 020201900	OAKLAND ENCINAL LODGE NO 3 OF THE 10OF INC	2329 SANTA CLARA AVE	NONRES	3.00	0.34	1.61	1.59	3.53	10.59	624.08	863.55	1,043.85
071 020202000	2325 SANTA CLARA AVENUE LLC	2325 SANTA CLARA AVE	PARKING LOT	2.00	0.32	0.00	0.46	0.78	1.55	91.48	126.58	153.01
071 020202100	NG DANIEL W & JANET W	2323 SANTA CLARA AVE	NONRES	3.00	0.43	0.96	0.46	1.85	5.55	326.97	452.44	546.91
071 020202200	CEDERBORG MARK L TR	2319 SANTA CLARA AVE	NONRES	3.00	0.40	1.23	0.46	2.09	6.27	369.40	511.14	617.86
071 020202300	MUSEO CHRISTOPHER J	2317 SANTA CLARA AVE	NONRES	3.00	0.92	2.47	0.46	3.84	11.53	679.21	939.84	1,136.06
071 020202400	CHIN ALLAN P & ERIN L TRS	2315 SANTA CLARA AVE	NONRES	3.00	0.36	0.50	0.33	1.19	3.56	209.94	290.51	351.16
071 020202500	KELLY BRIAN H TR & WINIECKE RAYMOND L II & JO ETAL	2313 SANTA CLARA AVE	NONRES	3.00	0.36	0.49	0.33	1.18	3.54	208.25	288.17	348.33
071 020202601	YU WAI C & CHUI AMANDA K TRS & CHUI ANDY ETAL	2309 SANTA CLARA AVE	NONRES	3.00	0.77	0.89	0.66	2.33	6.98	411.07	568.81	687.57
071 020202602	TOWATA JOHN S JR TR	2305 SANTA CLARA AVE	NONRES	3.00	0.66	0.40	0.66	1.72	5.15	303.33	419.72	507.35
071 020202700	CHUN LILY A TR	2301 SANTA CLARA AVE	NONRES	3.00	0.60	0.61	0.66	1.87	5.60	330.07	456.73	552.08
071 020203501	CITY OF ALAMEDA	2310 LINCOLN AVE	PUBLIC	0.75	3.59	7.51	2.66	13.76	10.32	607.78	841.00	1,016.58
071 020300301	LONGS DRUG STORES INC	2314 SANTA CLARA AVE	NONRES	3.00	4.45	2.63	2.64	9.72	29.17	1,718.22	2,377.54	2,873.93
071 020300400	STONE KRISTOPHER G & ERIK D TRS	2318 SANTA CLARA AVE	NONRES	3.00	0.84	1.50	0.98	3.33	9.98	588.16	813.85	983.76
071 020300500	YEE PETER K & JUDY Y	2328 SANTA CLARA AVE	NONRES	3.00	0.31	1.10	1.69	3.11	9.33	549.39	760.21	918.92
071 020300600	JY PARK LLC	1429 PARK ST	NONRES	3.00	1.26	2.03	1.89	5.18	15.54	915.40	1,266.66	1,531.12
071 020300700	KELLEY ROBERT J & EUNICE P TRUST	1427 PARK ST	NONRES	3.00	0.71	0.92	0.46	2.09	6.28	369.84	511.76	618.61
071 020300800	NG JOHN K TR ETAL	1423 PARK ST	NONRES	3.00	0.29	0.40	0.31	1.00	2.99	175.86	243.34	294.14
071 020300900	GEORGE FRANK A & DEBORAH A TRS	1419 PARK ST	NONRES	3.00	1.04	1.37	0.57	2.98	8.94	526.76	728.89	881.07
071 020301000	BECK PETER J & REGINA TRS	1415 PARK ST	NONRES	3.00	0.70	0.75	0.57	2.02	6.06	357.26	494.35	597.56
071 020301100	LEAVITT J J & NANCY D & TAYLOR ROBERT M & JOYCE E	1413 PARK ST	NONRES	3.00	0.79	1.26	1.02	3.07	9.20	541.69	749.55	906.04
071 020301200	TAM MARK W & CLARA S TRS ETAL	1407 PARK ST	NONRES	3.00	0.47	0.54	0.61	1.62	4.86	286.51	396.45	479.23
071 020301300	ALEXANDER MICHAEL TR	1401 PARK ST	NONRES	3.00	0.47	0.90	1.84	3.20	9.61	566.17	783.42	946.99
071 020301801	CITY OF ALAMEDA	2305 CENTRAL AVE	NONRES	3.00	1.73	6.56	1.32	9.60	28.81	1,697.10	2,348.31	2,838.60
071 020301901	CITY OF ALAMEDA	2315 CENTRAL AVE	NONRES	3.00	1.06	0.00	0.66	1.72	5.17	304.59	421.47	509.47
071 020302001	CITY OF ALAMEDA	2319 CENTRAL AVE	NONRES	3.00	2.55	2.73	1.64	6.92	20.76	1,223.15	1,692.50	2,045.87
071 020400100	MARCHI PAUL F	2300 CENTRAL AVE	NONRES	3.00	0.82	0.42	0.99	2.24	6.71	395.06	546.65	660.78
071 020400200	MCAFFEE GLADYS D TR	2306 CENTRAL AVE	NONRES	3.00	0.56	0.63	0.56	1.75	5.24	308.95	427.50	516.75
071 020400500	CENTRAL & PARK ASSOCIATES	2318 CENTRAL AVE	NONRES	3.00	0.86	1.38	0.79	3.04	9.11	536.45	742.30	897.27
071 020400700	SEYEDEIN MIRRAHIM & MOJGAN	1353 PARK ST	NONRES	3.00	0.51	0.71	0.65	1.87	5.60	330.02	456.66	552.00
071 020400800	1349 PARK STREET LLC	1349 PARK ST	NONRES	3.00	0.41	0.66	0.35	1.41	4.24	250.04	345.98	418.22
071 020400904	GATSBY PARTY CO LLC	1347 PARK ST	NONRES	3.00	0.37	0.89	0.32	1.58	4.74	279.17	386.30	466.95
071 020401000	YEE FELTON & PHYLLIS M TRUST & YEE SANDRA	1343 PARK ST	NONRES	3.00	0.88	0.74	0.65	2.28	6.85	403.23	557.96	674.46
071 020401100	PASCOON PROPERTIES & GRAVESTOCK DONALD E & HE ETAL	1339 PARK ST	NONRES	3.00	0.63	1.89	2.25	4.77	14.30	842.32	1,165.54	1,408.88
071 020401303	CITY OF ALAMEDA	ALAMEDA AVE	EXEMPT ⁽¹⁾	0.00	2.64	0.00	1.31	3.95	0.00	0.00	0.00	0.00
071 020401401	ALAMEDA AERIE 1076 FOE	2305 ALAMEDA AVE	PUBLIC	0.75	0.78	1.75	0.67	3.21	2.40	141.64	195.99	236.91
071 020401500	NAGEL MARK L	2301 ALAMEDA AVE	RES	0.75	0.55	0.48	0.66	1.69	1.27	74.89	103.62	125.26
071 020401800	CHEW LUN BENEVOLENT ASSOCIATION	1357 PARK ST	NONRES	3.00	0.80	2.24	2.65	5.69	17.08	1,006.22	1,392.34	1,683.04
071 020401900	CALPESTRI ITALO A III & SUZANNE H TRS	2320 CENTRAL AVE	NONRES	3.00	0.17	0.29	0.24	0.71	2.12	124.76	172.63	208.67
071 020500100	THOMSON SLAVKA T TR	2300 ALAMEDA AVE	PARKING LOT	2.00	0.49	0.00	0.88	1.36	2.73	160.71	222.38	268.80
071 020500200	THOMSON SLAVKA T TR	2306 ALAMEDA AVE	RES	0.75	0.38	0.21	0.47	1.06	0.79	46.72	64.65	78.15
071 020500300	THOMSON SLAVKA T TR	2310 ALAMEDA AVE	NONRES	3.00	0.62	0.31	0.54	1.47	4.42	260.30	360.18	435.38
071 020500401	MASONIC HALL ASSOCIATION OF ALAMEDA	2312 ALAMEDA AVE	PUBLIC	0.75	1.87	5.39	1.82	9.09	6.81	401.40	555.43	671.39
071 020500402	NG JENA TR	1329 PARK ST	NONRES	3.00	0.64	2.42	2.17	5.22	15.67	923.28	1,277.57	1,544.31
071 020500500	REGAN MICHAEL J ETAL	1325 PARK ST	NONRES	3.00	0.33	0.86	0.46	1.66	4.97	292.82	405.19	489.78
071 020500600	DO CHIEN C & HONG L	1321 PARK ST	NONRES	3.00	0.65	1.21	0.66	2.52	7.57	446.21	617.43	746.34

**CITY OF ALAMEDA
LIGHTING MAINTENANCE DISTRICT NO 84-2
ZONE 4 (PARK STREET)
FISCAL YEAR 2019/20 ASSESSMENT ROLL**

Assessor's Parcel Number	Owner	Site Address	Land Use	Total Land Use Benefit Points	Lot Factor	Building Factor	Frontage Factor	Total Factor	Total Benefit Points	Proposed 2019/20 Maximum Assessment	Proposed 2020/21 Maximum Assessment	Proposed 2021/22 Maximum Assessment
071 020500801	1313-1315 PARK STREET LLC	1313 PARK ST	NONRES	3.00	0.63	1.20	0.66	2.50	7.50	441.56	610.99	738.56
071 020500900	TAYLORAWG LLC	1309 PARK ST	NONRES	3.00	0.61	0.91	0.66	2.18	6.55	385.58	533.54	644.94
071 020501000	NICHOLS DAN	1303 PARK ST	NONRES	3.00	0.55	0.98	2.11	3.64	10.91	642.48	889.02	1,074.63
071 020501100	TAE SEUNG & JUNG	2309 ENCINAL AVE	NONRES	3.00	0.72	0.54	0.66	1.92	5.76	339.34	469.55	567.59
071 020501201	LOW STEVEN & CHU WINSON	2301 ENCINAL AVE	NONRES	3.00	0.56	0.25	2.01	2.82	8.47	498.95	690.41	834.56
071 020600100	ENCINAL PLACE LLC	2300 ENCINAL AVE	NONRES	3.00	0.92	0.99	1.32	3.23	9.68	570.24	789.05	953.79
071 020600200	JOHNSON RICHARD TR ETAL	2308 ENCINAL AVE	PARKING LOT	2.00	0.72	0.00	0.66	1.38	2.75	162.08	224.27	271.10
071 020600501	PIERSON MARILYN A TR & SCHUNCK KARL E TR FBO ETAL	1259 PARK ST	NONRES	3.00	1.91	0.43	3.60	5.94	17.82	1,049.46	1,452.16	1,755.35
071 020600700	HAHN MICHAEL D & MARIA M TRS	1251 PARK ST	NONRES	3.00	0.26	0.14	0.33	0.73	2.20	129.87	179.70	217.22
071 020600800	HAHN MICHAEL D & MARIA M TRS	1249 PARK ST	PARKING LOT	2.00	0.25	0.00	0.33	0.58	1.16	68.52	94.81	114.61
071 020600900	ENG KAI T & PAMELA M	1247 PARK ST	NONRES	3.00	0.44	0.59	0.40	1.43	4.30	253.25	350.43	423.60
071 020601000	QUTOB HALA TR	1241 PARK ST	NONRES	3.00	0.62	1.16	0.79	2.58	7.74	455.66	630.50	762.14
071 020601100	TAYMUREE AHMAD S & QUDSIA A TRS	1231 PARK ST	NONRES	3.00	0.35	0.54	0.46	1.35	4.04	237.88	329.15	397.88
071 020700400	TCHENG KATHY & LEE CUONG	1227 PARK ST	NONRES	3.00	0.34	0.47	0.66	1.47	4.42	260.61	360.61	435.90
071 020700500	BARON JOEL A & JULIE A TRS	1223 PARK ST	NONRES	3.00	0.31	0.33	0.33	0.98	2.93	172.36	238.50	288.29
071 020700600	YOJIMBO INC	1221 PARK ST	NONRES	3.00	0.30	0.59	0.33	1.22	3.65	215.10	297.64	359.78
071 020700700	LEE KA P	1219 PARK ST	NONRES	3.00	0.42	0.22	0.33	0.97	2.92	171.94	237.92	287.59
071 020700800	LAW SUNIA	1217 PARK ST	NONRES	3.00	0.41	0.25	0.33	1.00	2.99	175.85	243.33	294.13
071 020700900	PANG DONALD & SYLVIA TRS	1215 PARK ST	NONRES	3.00	0.57	0.97	0.66	2.20	6.61	389.57	539.06	651.61
071 020701000	PANG DONALD & SYLVIA TRS	1209 PARK ST	NONRES	3.00	0.55	1.31	0.27	2.12	6.37	375.32	519.34	627.77
071 020701100	HE WAN W	1203 PARK ST	NONRES	3.00	0.52	1.18	0.66	2.37	7.10	418.04	578.45	699.22
071 020800601	LIU YANG TR	1125 PARK ST	NONRES	3.00	1.73	1.45	1.32	4.51	13.53	796.97	1,102.78	1,333.03
071 029001300	GELTIS ARISTOMENIS M TR & GELTIS ARISTOMENIS M TR	1903 PARK ST	NONRES	3.00	0.41	0.85	0.60	1.86	5.58	328.97	455.20	550.24
071 029001400	GELTIS ARISTOMENIS M TR & GELTIS ARISTOMENIS M TR	1907 PARK ST	NONRES	3.00	0.48	0.41	0.66	1.55	4.66	274.75	380.18	459.56
071 029001500	MERCADO ARTHUR	1913 PARK ST	NONRES	3.00	0.50	0.81	0.66	1.97	5.91	348.37	482.05	582.69
071 029001600	MERCADO ARTHUR	1917 PARK ST	NONRES	3.00	0.52	0.25	0.66	1.43	4.29	252.94	349.99	423.07
071 029001700	FRANCHI ISABELLE J TR	1919 PARK ST	NONRES	3.00	0.40	0.65	0.49	1.54	4.62	272.04	376.43	455.02
071 029001800	ACN & KBC INC	1927 PARK ST	NONRES	3.00	0.66	0.05	0.77	1.48	4.43	261.01	361.17	436.57
071 029002901	BALL JULIE B TR & BECK PETER R & TOTSY A TRS	2307 BLANDING AVE	NONRES	3.00	15.81	6.33	11.48	33.61	100.84	5,940.10	8,219.47	9,935.57
TOTALS ⁽²⁾				589.75	223.00	223.00	223.00	669.00	1,820.66	\$107,251.91	\$148,407.25	\$179,392.28

(1) Exempt land use due to being part of the improvements in Zone 4 as described in Section 3.2.1 of this report.

(2) Beginning in Fiscal Year 2022/23 the maximum assessment will increase by the Consumer Price Index as described in Section 7.5 of this report.

10. REFERENCES

- City of Alameda. (2009). *General Plan – Transportation Element, Pedestrian Plan Component*. Retrieved from <http://alamedaca.gov/sites/default/files/document-files/pedplanfinal.pdf>
- City of Alameda. (2009). *Master Street Tree Plan Vol. 1*. Retrieved from http://alamedaca.gov/sites/default/files/department-files/2013-06-06/master_street_tree_vol._1.pdf
- National Crime Prevention Council. (2009) *Best Practices for Using Crime Prevention Through Environmental Design in Weed and Seed Sites*. Retrieved from <http://www.ncpc.org/training/training-topics/crime-prevention-through-environmental-design-cpted->
- U.S. Census Bureau. (2010). *Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data. Alameda, C.A.* Retrieved March 15, 2014, http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_D PDP1
- U.S Department of Transportation. Federal Highway Administration. (n.d.) *Safety Benefits of Walkways, Sidewalks, and Paved Shoulders*. (Report No. DOT HS 810 968). Retrieved from <http://www-nrd.nhtsa.dot.gov/Pubs/810968.pdf>
- Victoria Transport Policy Institute. (2011). *Community Livability. Helping to Create Attractive, Safe, Cohesive Communities*. Retrieved from <http://www.vtpi.org/tdm/tdm97.htm>.
- Walk Score. (2014) Walk Score Methodology. Retrieved March 17, 2014 from <http://www.walkscore.com/methodology.shtml>
- Wolf, Kathleen L. (2010). *Safe Streets – A Literature Review. In: Green Cities: Good Health* (www.greenhealth.washington.edu). College of the Environment, University of Washington.