



CITY OF ALAMEDA

Fiscal Year 2026-27 Engineer's Report For:

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

Zone 7

April 2026

City of Alameda
Island City Landscaping and Lighting
Assessment District No. 84-2
2263 Santa Clara Avenue
Alameda, CA 94501
Tel: (510) 747-7400
Fax: (510) 748-4503

CITY COUNCIL

Marilyn Ezzy Ashcraft, Mayor

Michele Pryor, Vice Mayor

Greg Boller, Councilmember

Tony Daysog, Councilmember

Tracey Jensen, Councilmember

CITY STAFF

Adam Politzer, Interim City Manager

Erin Smith, Public Works Director

Liz Acord, Public Works Coordinator

Emily Antenen, Management Analyst

TABLE OF CONTENTS

1. ENGINEER’S LETTER	1
2. PLANS AND SPECIFICATIONS	2
2.1 Boundaries.....	2
2.2 Description of Improvements and Services	2
3. ESTIMATE OF COSTS	3
3.1 Budgets.....	3
4. ASSESSMENTS	4
4.1 Method of Assessment.....	4
5. ASSESSMENT DIAGRAM.....	5
6. ASSESSMENT ROLL.....	6

1. ENGINEER’S LETTER

WHEREAS, on March 3, 2026, 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, Zone 7, in proportion to the special benefit received.

FISCAL YEAR 2026-27 SUMMARY

Zone No.	Zone Description	Fiscal Year 2026-27 Net Amount to Levy
7	1100 and 1200 blocks of Bay Street	\$0.00

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.

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 boundary of Zone 7 is generally described as follows:

Zone 7: The 1100 and 1200 blocks of Bay Street

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.

3. ESTIMATE OF COSTS

3.1 Budget

The estimated Fiscal Year 2026-27 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 table:

Zone 7

Budget Item	Budget
Annual Maintenance Costs	
Insecticide Injections (Lindens)	\$0.00
Pest Control	0.00
Administration	0.00
County Fees	0.00
Total Annual Maintenance Costs	\$0.00
Capital Improvement Costs	
Capital Improvement Project	\$0.00
Total Capital Improvement Costs	\$ 0.00
Total Annual Costs	\$ 0.00
Contributions	
City Contribution	\$0.00
Reserve Allocation/Collection	0.00)
Total Contributions	\$ 0.00

Net Amount to Levy	\$0.00
---------------------------	---------------

Estimated Reserve Fund Balance as of 6/30/2026	\$4,733.48
Estimated Reserve to be returned to property owners	(4,733.48)
Estimated Reserve Collection	0.00
Estimated Reserve Fund Balance as of 6/30/2027	\$0.00

Note: The current fund balances are projected as of the current fiscal year.

Capital Improvement Budget	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Total
Tree Planting and Removals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total By Fiscal Year	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

4. ASSESSMENTS

There are no assessments for Fiscal Year 2026-27.

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 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 has historically been \$350.00 per unit.

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

Fiscal Year	Maximum Rate per Unit	Actual Rate per Unit
2022-23	\$350.00	\$0.00
2023-24	350.00	0.00
2024-25	350.00	0.00
2025-26	350.00	0.00
2026-27	350.00	0.00

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

There are no assessments for Fiscal Year 2026-27.