



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2018 JAN 31 AM 9:46

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Ryan Russo  
Director, DOT

**SUBJECT:** Piedmont Pines Area Utility  
Undergrounding Phase II

**DATE:** January 10, 2018

City Administrator Approval

Date:

1/30/18

## RECOMMENDATION

Staff Recommends That The City Council Adopt:

- 1) Resolution Of Intention To 1) Order Improvements And To Form The City Of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II); 2) Accept Indications Of Interest In The Proposed Assessment District By Owners Owning Land Constituting More Than One-Half Of The Area Of The Assessable Lands Within The Proposed Assessment District; 3) Find That The Improvements Are Of More Than Local Or Ordinary Public Benefit, And The Cost And Expenses, Including Incurred City Cost Of District Creation Thereof, Are Made Chargeable Upon The Assessment District; 4) Provide That The Council Intends To Levy A Special Assessment Upon The Land Within The Assessment District; 5) Provide That Bonds Shall Be Issued To Finance A Portion Of The Costs Of Improvements; 6) Appoint Harris & Associates As The Engineer Of Work For The Assessment District; And 7) Direct The Engineer Of Work To Make And File The Engineer's Report With The City Clerk.
- 2) Resolution 1) Preliminarily Accepting And Approving The Engineer's Report; 2) Calling For A Public Hearing On The Proposed Assessment District To Be Held By The Council On Tuesday, March 20, 2018 At 6:30 P.M. And An Election For The City Of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II); And 3) Designating The Engineer Of Work To Assist The City Clerk In Connection With The Mailing And Tabulation Of The Ballots, And To Answer Inquiries Regarding The Protest Proceedings Applicable To The Assessment District.

## EXECUTIVE SUMMARY

This report describes City Council's intention to implement Phase II of the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II) in the Piedmont Pines area of the City and seeks authorization for the following actions:

Item: \_\_\_\_\_  
Financial and Management Committee  
February 13, 2018

1. Identifies the Improvements to be financed and the boundaries of the proposed City of Oakland Utility Underground Assessment District No. 2007-232 Piedmont Pines Phase 2 (the "Assessment District"). **Attachments A and B.**
2. Acknowledges receipt of written expressions of interest in the proposed Assessment District that have been signed by owners owning land constituting more than one-half of the area to be included in the proposed Assessment District.
3. Finds that the Improvements are of more than local or ordinary public benefit.
4. Makes cost and expenses of the Improvements chargeable upon the Assessment District by levying a special assessment upon parcels within the Assessment District that specifically benefit from the Improvements.
5. Provides notice of intent to incur bonded indebtedness to finance a portion of the cost for Improvements.
6. Appoints Harris & Associates as the Engineer of Work for the Assessment District.
7. Directs the Engineer of Work to make and file an Engineer's Report.
8. Preliminarily accepts and approves the Engineer's Report.
9. Calls for a Public Hearing on the Proposed Assessment District.
10. Designates the Engineer of Work to assist the City Clerk in the balloting process.

### **BACKGROUND / LEGISLATIVE HISTORY**

The Underground Utility District No. 232 (Piedmont Pines Area) was established by the City Council by Resolution No. 75652, on May 2, 2000 (see **Attachment D**). The area was large and its total length was more than 14-miles. As such, the implementation of the undergrounding has been broken into phases. Phase I of the program has been completed, and Phase II, the subject of this report and resolutions, is in its early stages of approvals, planning and implementation.

Generally, the District encompasses the area east of Highway 13, north of Mountaingate Way and Castle Drive, west of Skyline Boulevard, and south of Shephard Canyon Road. City Staff represented the Piedmont Pines community by taking necessary actions to obtain the cooperation of the utilities for the subject streets to qualify for 20A and 20B funds of the utilities to offset project costs, and obtain engineering preferences; appearing before the CPUC for hearings on issues relating to actions requested of the utilities; taking traffic counts on proposed streets; negotiating with utilities on the 100-foot rule regarding laterals to individual properties; providing cost estimates, schedules, maps, supplemental information and generating reports and the two subject Resolutions for consideration by the Council. After lengthy negotiations, the City reached final agreements with PG&E and AT&T on the list of streets to include in the three phases of the Rule 20A project. This is the Piedmont Pines Utility Underground Phase II project

which includes Chelton Drive, Darnby Drive and Carisbrook Drive. The project length is approximately 10,100 feet.

On July 12, 2017, a community meeting was conducted at Joaquin Miller Community Center. Subsequently, notification requesting an expression of interest in the project was distributed via postal mail to each of the properties located within the Piedmont Pines Phase II. The 223 forms sent to the property owners were to be received back to the City by August 31, 2017 showing each homeowners interest (or lack thereof) in participating in the utility undergrounding project. Tabulation of the 189 submitted expressions of interest showed that 158 homeowners were in favor of the proposed assessment district, which accounts for over 70 percent of the property owners and amounts to 67 percent of the total assessed acreage of Phase II area.

The referenced engineer's report describes the City's intention to convert the overhead utility facilities to an underground system in the Utility Underground Assessment District No. 232 (Piedmont Pines Phase II) on Chelton Drive, Darnby Drive and Carisbrook Drive and to form an Assessment District to assess the City's portion of the cost of the project to property owners specifically benefiting from the improvements.

### **ANALYSIS AND POLICY ALTERNATIVES**

The undergrounding will accommodate electric, telephone, cable television and street lighting services to the Piedmont Pines Phase II area. Based on past underground projects, the total cost for Piedmont Pines Phase II is projected to be \$29,692,410. The project is to be funded in large measure under The California Public Utilities Commission (the "CPUC") Rule 20A program. The utility companies, Pacific Gas & Electric Company ("PG&E") and American Telephone & Telegraph Company ("AT&T"), will pay the major share of the cost of this project. Comcast will pay its share of the cost for this project per its franchise agreement with the City. Comcast and the utility companies PG&E and AT&T are expected to contribute a combined amount currently estimated to be \$26,869,410.

The creation of the City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II) will result in assessment levies on the 223 properties in the assessment district totaling \$3,510,000. The assessment will be used to fund City underground district creation costs, street light construction, administration and financing expenses. The Preliminary Assessment Engineer's Report for the District shows in detail the assessment for each of the properties that will benefit from the Improvements, based on projected special benefits of underground work received by each property. The typical assessment per property is estimated to be about \$12,769.44, or \$15,924.60 if financed using assessment bonds to be repaid over a number of years (per parcel).

In addition to any assessment, the property owners will have to pay a portion of their panel conversion cost as well as any cost associated with the lateral to their properties that exceeds 100 feet:

1. Panel Conversion over \$1,500: PG&E will pay the first \$1,500 of the panel conversion cost at each property, and each property owner will be responsible for any cost in excess of the \$1,500 for panel conversion.
2. Lateral over 100 feet: The two utility companies, PG&E, AT&T, and Comcast will pay for the first 100 feet of lateral connections from homes to the underground trench for the utilities, and the property owner will be responsible for any cost associated with laterals over 100 feet.

The Department of Transportation ("DOT") Electrical Division estimates the City's total cost of the project to be \$3.51 million, which includes a 20 percent construction contingency. A detailed cost estimate is not available at this time, since the design by the City, PG&E, AT&T and Comcast will begin in July 2018, and the design process is scheduled to go on until design completion in July 2019. See schedule in **Attachment C**.

Undergrounding the utilities on Chelton Drive, Carisbrook Drive, and Darnby improves safety and resiliency for the Piedmont Pines Area in the event of natural and man-made disasters such as urban wildfires, earthquakes, landslides and severe storm events which cause damage to property as well as overhead power and communication lines. The project also beautifies the area which makes Oakland more desirable as a City to live in. The key issues and impacts of the proposed legislation are:

1. Orders the Improvements and forms the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II). The Improvements include the conversion of the overhead utility facilities to an underground system. This would include the removal of all overhead facilities of PG&E, AT&T, Comcast, and the City and their placement in underground ducts and vaults, the removal of all wood poles, and replacement with underground fed street lighting.
2. Accepts written indications of interest from owners owning land constituting more than one-half of the area of all assessable lands within the proposed assessment district. The property owners in the Piedmont Pines Phase II area have completed statements of interest delivered to the City to form the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II).
3. Finds that the Improvements are of more than local or ordinary public benefit. The total street length to be undergrounded, per CPUC Rule 20A, in Piedmont Pines Phase II is approximately 10,100 ft., which is nearly 2 miles. This is a significant portion of the streets in that part of Oakland. The elimination of overhead power and communication lines and poles benefit the City as a whole, and in the event of catastrophes, rescue resources can be diverted for other urgent uses. The undergrounding will enhance emergency evacuation routes as designated by the Captain of Police in the Piedmont Pines Area.
4. Makes City cost and expenses chargeable upon the Assessment District by levying a special assessment on real property within the Assessment District. The City's expenses includes administration, underground district creation, costs of going to

CPUC, street light equipment and installation, design, construction, share of the undergrounding and financing costs. Previously incurred costs and all future anticipated City expenses are included in the total \$3,510,000 assessment district cost estimate included in the Engineer's Report and will be charged to the Assessment District.

5. Provides notice of intent to incur bonded indebtedness to finance a portion of the cost for Improvements. Bonds will be issued to represent unpaid assessments levied within the Assessment District.
6. Appoints Harris & Associates as the Engineer of Work for the Assessment District.
7. Directs the Engineer of Work to make and file the Engineer's Report with the City Clerk.
8. Preliminarily accepts and approves the Engineer's Report. Preliminarily accepts and approves the Engineer's Report for Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II), dated December 1, 2017, **Attachment E**.
9. Calls for a Public Hearing and Ballot Procedure for the Proposed Assessment District. The process to create an assessment district is based on whether there is a lack of a majority protest among the affected property owners. The affected property owners will be provided ballots for the creation of the proposed Assessment District, and the election period is set to end at the close of a public hearing on the proposed Assessment District set for Tuesday, March 20, 2018 at 6:30 p.m. to determine the election outcome.
10. Designates the Engineer of Work to assist the City Clerk in the balloting process. The Engineer of Work will assist the City Clerk in the balloting process and answer inquiries.

The improvements to the District include a joint trench system and the undergrounding of electric, telephone and cable systems, including new underground street lights on galvanized poles, which will replace the current overhead facilities (the "Improvements"). Council finds that public interest, convenience and necessity require that Council order the Improvements, and that those Improvements will be made pursuant to the Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the "Act"). PG&E is the trenching agent.

It is contemplated that affected property owners will coordinate in the hiring of a single electrical contractor to implement their required panel conversions. PG&E will pay the first \$1,500 of the panel conversion cost at each property, and the two utility companies PG&E and AT&T, and Comcast will be paying for the first 100 feet of lateral work. The property owner will be responsible for any cost in excess of the \$1,500 for panel conversion at each property, and any cost associated with any required lateral work over 100 feet.

If the formation of the Assessment District is successful, per the implementation schedule of the Underground Utility District No. 2007-232 (Piedmont Pines Phase II), the start of construction of the Improvements will occur in mid-2019 and it is anticipated to take 24 months to complete.

Item: \_\_\_\_\_

Financial and Management Committee  
February 13, 2018

The exact start date of construction will be subject to completion of design by all four participants to the project: City, PG&E, AT&T and Comcast.

**FISCAL IMPACT**

The fiscal impact will be cost recovery from the creation of the assessment district and the funds provided for the creation of the district as shown in the below tables.

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT:

<b>Project Cost</b>	<b>Total Amount</b>
Estimated Cost of Construction and Incidental Expenses	\$29,692,410
Estimated <b>Financial Costs</b>	687,000
<b>Total Project Cost</b>	<b>\$30,379,410</b>

2. SOURCE OF FUNDING:

<b>Funding Source</b>	<b>Amount</b>
PG&E Rule 20A Funds	\$16,495,000
AT&T 32A Funds	3,025,000
Comcast Contribution	3,402,000
Contingency for Utility Contribution	3,990,000
Portion of Contribution Allocated to Two City-Owned Parcels	(42,590)
Estimated Total of Assessment on District	3,510,000
<b>Total Funding Sources</b>	<b>\$30,379,410</b>

**PUBLIC OUTREACH / INTEREST**

A notification letter will be sent to each property owner located in the proposed Assessment District prior to the balloting and a public outreach meeting will be scheduled.

**COORDINATION**

The Office of the City Attorney, Treasury Bureau and the Controller's Bureau have reviewed this report and the accompanying two resolutions.

**SUSTAINABLE OPPORTUNITIES**

**Economic:** When the Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II) is implemented it could provide the opportunity to use local contractors and employment of Oakland residents thus strengthening the local economy. Also, it is generally

Item: \_\_\_\_\_

Financial and Management Committee  
February 13, 2018

believed that undergrounding utilities increases property values, which translates to more property tax revenue for Oakland.

**Environmental:** Implementation of the project will eliminate nearly 2 miles of overhead utility lines in or affecting the public-right-of-way. It will improve the livability, aesthetics, and safety for the neighborhood and reduce the potential for fire or electrical danger resulting from trees falling or touching overhead wires. Furthermore, the undergrounding of overhead cables and equipment, and replacement of wood poles will enhance emergency evacuation in the event of a catastrophe.

**Social Equity:** There is no negative or positive social effect from the utility undergrounding project. The utility undergrounding will be paid by the public with the use of PG&E Rule 20A funds and the immediately affected homeowners located within the assessment district will provide their personal funding to replace the street lights.

### **CEQA**

The California Environmental Quality Act ("CEQA") and the CEQA Guidelines exempt specific types of projects from environmental review. The following CEQA exemptions apply to this encroachment under CEQA Guidelines sections 15301 (existing facilities), 15183 (projects consistent with a Community Plan, General Plan, or Zoning), and 15061(b)(3) (no significant effect on the environment).

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council adopt:

- 1) Resolution of intention to 1) order improvements and to form the City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II); 2) accept indications of interest in the proposed assessment district by owners owning land constituting more than one-half of the area of the assessable lands within the proposed assessment district; 3) find that the improvements are of more than local or ordinary public benefit, and the cost and expenses, including incurred City cost of district creation thereof, are made chargeable upon the assessment district; 4) provide that the Council intends to levy a special assessment upon the land within the assessment district; 5) provide that bonds shall be issued to finance a portion of the costs of improvements; 6) appoint Harris & Associates as the engineer of work for the assessment district; and 7) direct the engineer of work to make and file the engineer's report with the City Clerk.
- 2) Resolution 1) preliminarily accepting and approving the engineer's report; 2) calling for a public hearing on the proposed assessment district to be held by the council on Tuesday, March 20, 2018 at 6:30 p.m. and an election for the city of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II); and 3) designating the engineer of work to assist the City Clerk in connection with the mailing and tabulation of the ballots and to answer inquiries regarding the protest proceedings applicable to the assessment district.

For questions regarding this report, please contact Allen Law, Electrical Services Manager at Department of Transportation, Street Lights and Traffic Signal Maintenance at (510) 615-5428.

Respectfully submitted,



RYAN RUSSO  
Director, Department of Transportation

Reviewed by:  
Wladimir Wlassowsky, P.E., Interim Assistant  
Director, Department of Transportation

David Jones, Treasury Manager,  
Finance Department

Prepared by:  
Allen Law, P.E., Electrical Services Manager  
Street Light and Traffic Signal Maintenance,  
Department of Transportation

Dawn Hort, Principal Financial Analyst,  
Finance Department

*Attachments (5):*

- A: Project Location Map*
- B: General Description of Improvements to be financed by the Assessment District*
- C. Implementation Schedule of Utility Underground Assessment District No. 2007-232  
(Piedmont Pines Phase II)*
- D. Resolution 75652 Establishing Utility Underground District No. 232*
- E. Preliminary Engineer's Report for Utility Underground Assessment District No. 2007-232  
(Piedmont Pines Phase II), dated December 1, 2017*



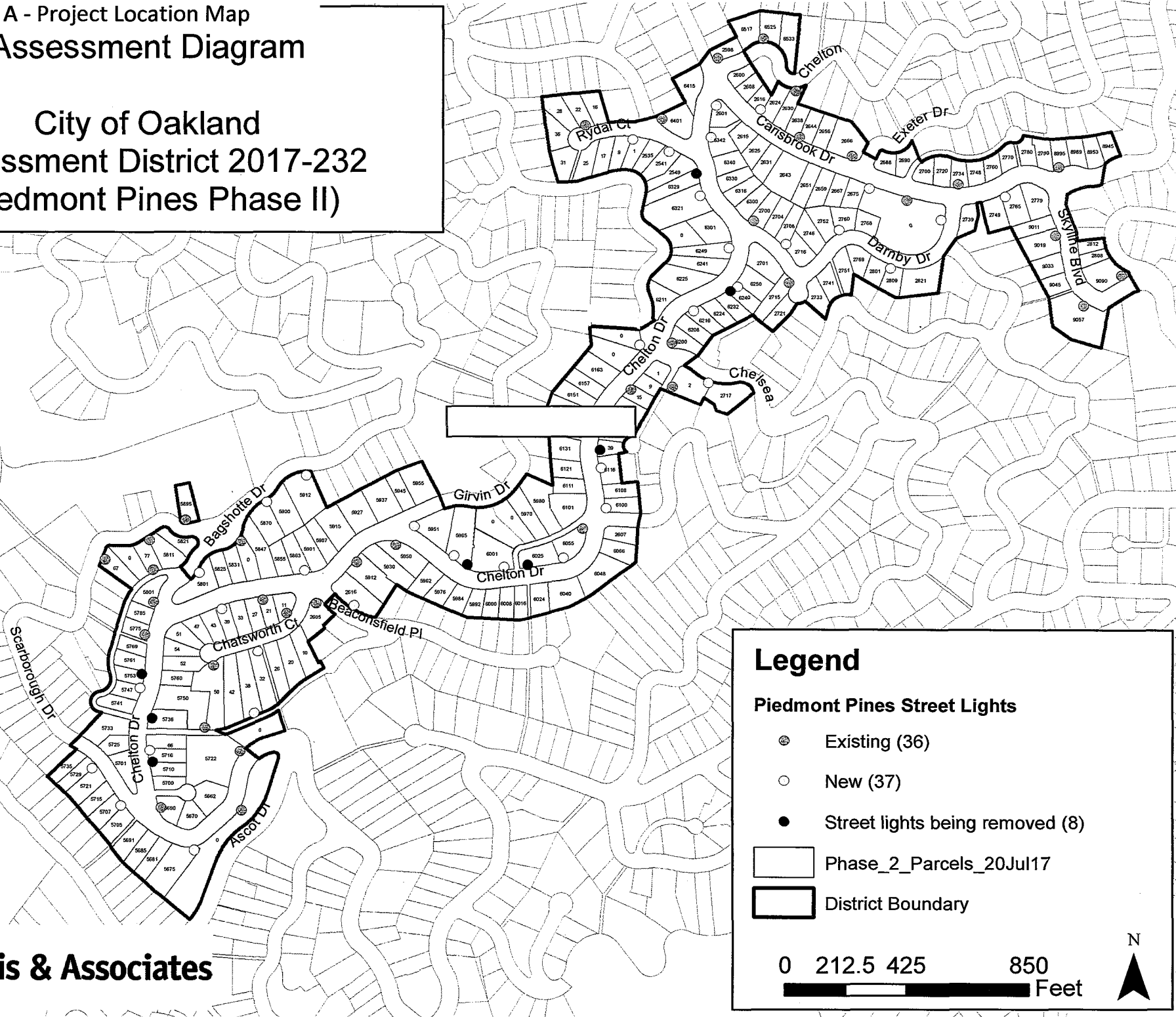
## **ATTACHMENTS A to E**

### **UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232 PIEDMONT PINES PHASE II**

- Attachment A. Project Location Map**
- Attachment B. General Description of Improvements to be financed by the Assessment District**
- Attachment C. Schedule**
- Attachment D. Resolution No. 75652**
- Attachment E. Preliminary Engineer's Report for Utility Underground Assessment district 2007-232 (Piedmont Pines Phase II), dated December 1, 2017**

ATTACHMENT A - Project Location Map  
Assessment Diagram

City of Oakland  
Assessment District 2017-232  
(Piedmont Pines Phase II)



**Legend**

**Piedmont Pines Street Lights**

- ⊙ Existing (36)
- New (37)
- Street lights being removed (8)

Phase 2 Parcels\_20Jul17

District Boundary

0 212.5 425 850 Feet



**Harris & Associates**

**ATTACHMENT B - General Description of Improvements to be financed by the Assessment District**

**EXHIBIT A**

**GENERAL DESCRIPTION OF IMPROVEMENTS TO BE FINANCED BY THE ASSESSMENT DISTRICT**

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as the City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 2).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights and poles.
5. Removal of existing overhead power, telephone and cable wires, poles and street lights.

The improvements will be designed by Pacific Gas and Electric Company, AT&T, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City ordinances, rules, warrants, regulations, standards and specifications where applicable.

Notes: (1) The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility. Property owners will be responsible for the costs for such work in excess of a \$1,500 stipend to be provided by Pacific Gas and Electric Company. The City of Oakland does not intend to facilitate construction of the individual service connections but suggests that costs may be reduced by obtaining block-sized, or larger, bids from a licensed contractor.

- (2) Further, the foregoing improvements do not include service laterals to individual properties in excess of the first 100 linear feet (L.F.). The property owners will be responsible for the costs for such work in excess of the first 100 L.F. Pacific Gas and Electric Company, the Trench Lead, will bill individual property owners for the excess over the first 100 L.F.

## ATTACHMENT C - Schedule

Task Name - Draft Schedule	Duration	Start	Finish
<b>Piedmont Pines Phase II</b>	<b>1311 days?</b>	<b>Mon 9/12/16</b>	<b>Mon 9/20/21</b>
<b>Preliminary Engineer's Report Preparation</b>	<b>372 days</b>	<b>Mon 9/12/16</b>	<b>Tue 2/13/18</b>
Prepare Scope for Assessment Engineer	5 days	Mon 9/12/16	Fri 9/16/16
Distribute RFP to an on-call engineering firms	36 days	Mon 9/19/16	Mon 11/7/16
Review proposals from on-call engineering firms	75 days	Tue 11/8/16	Mon 2/20/17
Negotiate scope and fees, finalize task order	5 days	Tue 2/21/17	Mon 2/27/17
Research and prepare database	5 days	Tue 2/28/17	Mon 3/6/17
Develop benefit methodology	5 days	Tue 3/7/17	Mon 3/13/17
Prepare assessment diagram	1 day	Tue 3/14/17	Tue 3/14/17
Preliminary Cost Estimates Review	5 days	Wed 3/15/17	Tue 3/21/17
1st Draft Preliminary Engineer's Report	48 days	Wed 3/22/17	Fri 5/26/17
2nd Draft Preliminary Engineer's Report	5 days	Tue 5/30/17	Mon 6/5/17
Review Methodology and Estimates with Community	26 days	Tue 6/6/17	Tue 7/11/17
Property Owner Information Meeting	1 day	Wed 7/12/17	Wed 7/12/17
Research Property Owner Comments to Methodology	13 days	Thu 7/13/17	Mon 7/31/17
Organizing Committee to circulate petition	9 days	Tue 8/1/17	Fri 8/11/17
Preliminary Engineer's Report and Staff Report I	100 days	Mon 8/14/17	Fri 12/29/17
Rules, DOT Committee and Finance Committee meetings	29 days	Mon 1/1/18	Thu 2/8/18
Council Meeting approving Petition/ Draft Engineer's Report	1 day	Tue 2/13/18	Tue 2/13/18
<b>Establishment Proceeding</b>	<b>35 days</b>	<b>Wed 2/14/18</b>	<b>Tue 4/3/18</b>
Notice/ Ballot Production and Mailing	2 days	Wed 2/14/18	Thu 2/15/18
45-Day Noticing/ balloting Period	26 days	Fri 2/16/18	Fri 3/23/18
Property Owner Information Meeting	1 day	Mon 3/26/18	Mon 3/26/18
Prepare Staff Report II (Establish District, setting levy)	4 days	Tue 3/27/18	Fri 3/30/18
Rules, DOT Committee and Finance Committee meetings	1 day	Mon 4/2/18	Mon 4/2/18
Council Meeting/ Public Hearing/ Ballot Tabulation/ Reso of Formation	1 day	Tue 4/3/18	Tue 4/3/18
<b>Activities after Formation</b>	<b>112 days</b>	<b>Wed 4/4/18</b>	<b>Thu 9/6/18</b>
Notice of Assessment Production and Mailing	3 days	Wed 4/4/18	Fri 4/6/18
30-Day Challenge Period	30 days	Mon 4/9/18	Fri 5/18/18
Cash Payoff Notice Production and Mailing	1 day	Mon 5/21/18	Mon 5/21/18
Compilation of Paid/ Unpaid List	1 day	Tue 5/22/18	Tue 5/22/18
Prepare Staff Report III (authorize issuance of bonds)	50 days	Wed 5/23/18	Tue 7/31/18
Rules, DOT Committee and Finance Committee meetings	21 days	Wed 8/1/18	Wed 8/29/18
Council meeting - approval of Report III	5 days	Thu 8/30/18	Wed 9/5/18
Bond Issuance	1 day	Thu 9/6/18	Thu 9/6/18
PG&E prepares composite drawings and Form B	262 days	Fri 9/7/18	Mon 9/9/19
PG&E - Construction Phase	530 days?	Tue 9/10/19	Mon 9/20/21

**OAKLAND CITY COUNCIL**

RESOLUTION NO. 75652 C. M. S.

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_



**RESOLUTION ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 232 (PIEDMONT PINES AREA) PURSUANT TO ORDINANCE NO. 7769 C.M.S. AND AUTHORIZING THE UTILITIES TO IMPLEMENT CALIFORNIA PUBLIC UTILITIES COMMISSION 100-FOOT RULE TO INSTALL SERVICE LATERALS AND ELECTRIC SERVICE PANEL CONVERSIONS**

WHEREAS, by this Resolution a public hearing has been called for May 2, 2000 at the hour of 7:30 p.m. in Oakland, California, to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar or associated service within Underground Utility District No. 232 comprising the area hereinafter described on the attached; and

WHEREAS, notice of such hearing has been given to all affected property owners as shown on the last equalized assessment roll and to utilities concerned in the matter and for the time required by law; and

WHEREAS, such hearing has been duly and regularly held and all persons interested have been given an opportunity to be heard; now, therefore, be it

**RESOLVED:** That the City Council of the City of Oakland hereby adopts and incorporates herein the findings of the Public Works Agency Interim Director as set forth in her report dated May 2, 2000, and finds that the public necessity, health, safety and welfare require the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication and similar associated services; and further finds that the streets, roads or rights-of-way in the district are public and meet at least one of the funding criteria as outlined in the said report, and hereby declares that the above-described area is established as Underground Utility District No. 232; and be it

**FURTHER RESOLVED:** That the City Council of the City of Oakland authorizes the City Manager or his designee to direct Pacific Gas and Electric Company (PG&E) and Pacific Bell (PacBell) to provide a substantial portion of the necessary installation of service laterals and electric service panels on affected properties within Underground Utility District No. 232, to be paid for with PG&E Rule 20A and PacBell Rule 32A; and be it

**FURTHER RESOLVED:** That PG&E or the entity that undertakes the underground installation of its facilities, shall use the underground conversion allocation computed pursuant to the decision of the California Public Utilities Commission (CPUC) for the purpose of providing to those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual electric service trenching and conductor, as well as backfill, surface restoration and conduit, and electric service panel if and when required; and be it

**FURTHER RESOLVED:** That Pacific Bell, or the entity that undertakes the underground installation of its facilities, shall fund, pursuant to the decision of the CPUC, for the purpose of providing those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual telephone service trenching and conductor, as well as backfill, paving and conduit, if and when required; and be it

**FURTHER RESOLVED:** That AT&T Cable Services, or the entity that undertakes cable television service, shall participate and fund, pursuant to agreement with the City of Oakland, the underground installation of its facilities for the purpose of providing these premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual cable television service trenching and conductor, as well as backfill, surface restoration and conduit, if and when required; and be it

**FURTHER RESOLVED:** That underground installation by the utility companies shall be made to coordinate with planned street reconstruction within the limits of Underground Utility District No. 232; and be it

**FURTHER RESOLVED:** That the underground installations by the utility companies, AT&T Cable Services Company (AT&T) and the City, as well as the removal of poles, overhead wires and associated overhead structures by the utility companies within Underground Utility District No. 232, shall be completed no later than February 2005; and be it

**FURTHER RESOLVED:** That the City Manager or his designee is hereby authorized to enter into a funding agreement with owners of properties within Underground Utility District No. 232, if need be, to accept such funds, and to contract with the Utilities and approve the expenditures related to: street lighting including other City facilities, service conversion work from the public right-of-way to the dwellings at the request of the respective homeowners, the design/construction of a joint trench substructure system in the public right-of-way and associated services for the successful completion of the project; and be it

**FURTHER RESOLVED:** That the City Attorney and Budget Manager have approved this resolution, and a copy is on file in the City Clerk's Office; and be it

**FURTHER RESOLVED:** That pursuant to Section 6 of the Underground Utility Ordinance, Ordinance No. 7769 C.M.S., that the following exceptions to the order for the removal and underground installation are hereby authorized:

Electroliers, and surface mounted equipment enclosures required in the respective designs of PG&E, PacBell and AT&T.

Pole and down guy on Mountain Boulevard in front of property at 2555 Mountain Boulevard.

Pole between 2300 and 2500 Mountain Boulevard, by CalTrans fence.

Pole on Camino Lenada, between 2623 and 2615 Camino Lenada.

Pole on Las Aromas, between 2663 and 2669 Las Aromas.

Pole on La Questa, between 2607 and 2615 La Questa.

Pole on Scout Road, near the intersection of Ascot Drive and Scout Road, across from the vacant lot behind the property at 5685 Scarborough Drive.

Pole on Skyline Boulevard, below 8898 Skyline Boulevard and diagonally across from property at 8899 Skyline Boulevard.

Telephone pole on Skyline Boulevard near the intersection of Skyline Boulevard, Castle Drive and Melville Drive.

Pole on Girvin Drive, between 6363 and 6399 Girvin Drive.

Pole on Exeter Drive, behind Carisbrook Lane cul-de-sac.

Pole on Westover Drive, at corner of property at 6403 Shelterwood Drive.

Pole on Westover Drive, at corner of property at 6472 Westover Drive.

Pole on Chelton Drive, across from property at 6533 Chelton Drive.

FURTHER RESOLVED: That the City Clerk is hereby instructed to notify or cause to notify all affected utilities and all persons owning real property within Underground Utility District No. 232 of the adoption of this resolution within ten (10) days after the date of such adoption. Said City Clerk shall further notify or cause to notify said property owners of the necessity that, if they or any person occupying such property desire to continue to receive electric, communication or other similar or associated service, they or such occupant shall, by the designated date, provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities on file with the Public Utilities Commission of the State of California. Such notification shall be by mailing a copy of this resolution together with a copy of said Ordinance No. 7769 C.M.S. to affected property owners as such as shown on the last equalized assessment roll and to the affected utilities.

IN COUNCIL, OAKLAND, CALIFORNIA, MAY - 2 2000, 20\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES- BRUNNER, ~~CHANG~~, MILEY, NADEL, REID, RUSSO, SPEES AND  
PRESIDENT DE LA FUENTE - 5

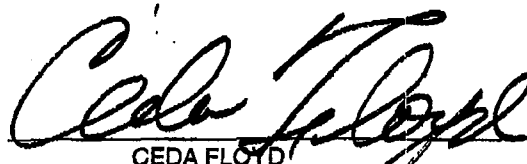
NOES- None

ABSENT- None

ABSTENTION- Nadel - 1

Recused- Chang/Spees - 2

ATTEST:



CEDA FLOYD

City Clerk and Clerk of the Council  
of the City of Oakland, California





ATTACHMENT E - Preliminary Engineer's Report for Utility Underground  
Assessment district 2007-232 (Piedmont Pines Phase II), dated December 1, 2017



# **DRAFT ENGINEER'S REPORT**

## **City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II)**

**Prepared under the provisions of the  
Municipal Improvement Act of 1913**

For the

**CITY OF OAKLAND**

**County of Alameda, California**

**December 1, 2017**



**Harris & Associates**

## TABLE OF CONTENTS

	Page
<b>Introduction and Certifications</b> .....	1
<b>PART I Description of the Improvements</b> .....	7
<b>PART II Cost Estimate</b> .....	8
<b>PART III Assessment Roll and Method of Assessment Spread</b> .....	10
Exhibit 1 - Assessment Roll .....	15
<b>PART IV Annual Administrative Assessment</b> .....	22
<b>PART V Diagram of Assessment District</b> .....	23
<b>PART VI Certificates</b> .....	24
Right-of-Way Certificate.....	24
Certification of Completion of Environmental Proceedings .....	25
 <b>APPENDIX</b>	
A. Assessment Calculations	
B. Assessment Diagram	
C. Property Owner Listing	



**AGENCY: CITY OF OAKLAND**

**PROJECT: ASSESSMENT DISTRICT NO. 2007-232 (PIEDMONT PINES, PHASE II)**

**TO: CITY COUNCIL**

**ENGINEER'S "REPORT" PURSUANT TO THE  
PROVISIONS OF SECTIONS 2961 AND 10204  
OF THE STREETS AND HIGHWAYS CODE**

The City of Oakland established the Piedmont Pines Utility Underground District No. 232 in May 2002. Undergrounding of the existing overhead Pacific Gas and Electric facilities within the District will be funded using Rule 20A funds. The costs of undergrounding AT&T and Comcast facilities will be the responsibility of each utility. The City is responsible for costs related to bond issuance, recapture of seed money, installation of new street lighting facilities, materials purchases, and the City's share of composite engineering and underground construction, City project administration and Right-of-Way (ROW) management.

The City established Assessment District No. 2007-232 (Piedmont Pines Phase I) in 2008 to fund the project costs within Piedmont Pines Phase I not being paid by contributions from Pacific Gas and Electric, AT&T and Comcast. The purpose of this Assessment District is to fund the project costs within Piedmont Pines Phase II that provide a special benefit to parcels within the District that are not being paid by contributions from Pacific Gas & Electric, AT&T and Comcast. Piedmont Phase II will include the area which is generally along Chelton Drive from Ascot Dr. to Carisbrook Dr., and Darnby Dr. to Skyline Blvd and includes approximately 223 parcels.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF OAKLAND, State of California, in connection with the proceedings for City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II) (hereinafter referred to as the "Assessment District"), I, K. Dennis Klingelhofer, P.E., a Registered Professional Engineer and authorized representative of Harris & Associates, the duly appointed Engineer of Work, herewith submit the "Report" for the Assessment District, consisting of six (6) parts as stated below.

**PART I**

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

**PART II**

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

**PART III**

This part consists of the following information:



- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

#### **PART IV**

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF OAKLAND, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

#### **PART V**

This part contains a diagram showing the boundaries and parcels in the Assessment District, including the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Assessment Diagram is filed herewith and made a part hereof, and part of the assessment.

#### **PART VI**

This part shall consist of the following information:

- A. Right-of-Way Certificate
- B. Environmental Certificate



### Certificate of Assessment Engineer

WHEREAS, on \_\_\_\_\_, 2018 the City Council of the CITY OF OAKLAND, State of California, did, pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopted its Resolution of Intention No. \_\_\_\_\_, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as CITY OF OAKLAND UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232 (PIEDMONT PINES PHASE II) (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans and specifications of the proposed Improvements.
- b. An estimate of the cost of the Improvements and the costs of any related lands, rights-of-way and easements, and incidental expenses in connection with the Improvements, including any costs of registering bonds.
- c. A diagram showing, as they existed at the time of the passage of this Resolution, all of the following: (i) the exterior boundaries of the Assessment District; (ii) the boundaries of any zones within the Assessment District; and (iii) the lines and dimensions of each parcel of land within the Assessment District, with each subdivision given a separate number upon the diagram.
- d. A proposed assessment of the total amount of the cost and expenses of the proposed Improvements upon the several subdivisions of land in the Assessment District in proportion to the estimated special benefits to be received by each subdivision, respectively, from the Improvements. The assessment shall refer to the subdivisions by their respective numbers.
- e. A proposed maximum assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, K. Dennis Klingelhofer, P.E., the authorized representative of HARRIS & ASSOCIATES, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.



2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land and the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	As Preliminarily Approved	As Confirmed
Estimated Cost of Construction and Incidental Expense:	\$29,692,410	
Estimated Financial Costs:	\$687,000	
Estimated Contribution:	(\$26,869,410)	
Estimated Federal Tax & Financing Costs:	\$0	
<b>Estimated Total to Assessment:</b>	<b>\$3,510,000</b>	

For particulars as to the individual assessments and their descriptions, reference is made to Part III, Exhibit I (Assessment Roll) which describes the assessment to be levied upon each parcel based upon the special benefit which it receives from the improvements to be funded by the assessments.

6. Under the Resolution of Intention, the requirement of Division 4 of the California Streets and Highway Code shall be satisfied with Part 7.5 of said Division 4, for which the following is presented:
  - a. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessment and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceeding is:

\$0

- b. The total amount of the principal sum of the special assessment (the "Balance of Assessment") proposed to levied in the instant proceedings is:

**\$3,510,000**

- c. The total amount of the principal sum of unpaid special assessment levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1, above, plus the principal amount of the special assessment proposed to be levied in the instant proceedings from paragraph 2, above is:

**\$3,510,000**

- d. The total true value, as near as may be determined, of the parcel of land and improvements which are proposed to be assessed in the instant proceedings, as determined by the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Alameda is:

**\$129,404,371**

This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

EXECUTED on \_\_\_\_\_, 2018.

HARRIS & ASSOCIATES

---

K. DENNIS KLINGELHOFER, P.E.  
R.C.E. NO. 50255  
ASSESSMENT ENGINEER  
CITY OF OAKLAND  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

Preliminary approval by the CITY COUNCIL of the CITY OF OAKLAND, CALIFORNIA, on the day of \_\_\_\_\_, 2018.

---

CITY CLERK  
CITY OF OAKLAND  
STATE OF CALIFORNIA



Final approval by the CITY COUNCIL of the CITY OF OAKLAND, CALIFORNIA, on the \_\_\_\_\_  
day of \_\_\_\_\_, 2018.

---

CITY CLERK  
CITY OF OAKLAND  
STATE OF CALIFORNIA





## **Part I**

### **Description of the Improvements**

The following provides a description of the improvements proposed to be constructed, installed or acquired under the provisions of the Act.

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights and poles.
5. Removal of existing overhead power, telephone and cable wires, poles and streetlights.

The improvements will be designed by Pacific Gas and Electric, AT&T, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City ordinances, rules, warrants, regulations, standards and specifications where applicable.

Note:

- (1) The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility. Property owners are responsible for the costs for such work in excess of a \$1,500 stipend to be provided by P.G. & E. The City of Oakland does not intend to facilitate construction of the individual service connections but suggests that costs may be reduced by obtaining block-sized, or larger, bids from a licensed contractor.
- (2) Further, the foregoing improvements do not include service laterals to individual properties in excess of the first 100 linear feet (L.F.). The property owners are responsible for the costs for such work in excess of the first 100 L.F. Pacific Gas and Electric will bill individual property owners for the excess over the first 100 L.F.



**Part II**  
**Cost Estimate**

		<u>Estimated Costs</u>	
		Preliminary	Confirmed
<b>ENGINEERING &amp; CONSTRUCTION COSTS</b>			
<b>Design Costs</b>			
PG&E		\$560,000	
ATT		\$112,000	
Comcast		\$126,000	
City - DOT Electrical		\$200,000	
	<b>Subtotal Design Costs:</b>	<u>\$998,000</u>	
<b>Construction Costs</b>			
PG&E - Electrical		\$14,000,000	
ATT - Telecommunications		\$2,800,000	
Comcast - Cable		\$3,150,000	
Contingency for Utility Construction (20%)		\$3,990,000	
City - Street Lights		\$2,850,000	
	<b>Subtotal Construction Costs:</b>	<u>\$26,790,000</u>	
<b>Construction Management</b>			
City Inspection Services		\$550,000	
City Underground Coordination		\$45,000	
PG&E		\$560,000	
ATT		\$112,000	
Comcast		\$126,000	
City - DOT Electrical		\$200,000	
Permits/Fees		\$75,000	
	<b>Subtotal Construction Management Costs:</b>	<u>\$1,668,000</u>	
	<b>TOTAL ENGINEERING &amp; CONSTRUCTION COSTS:</b>	<b>\$29,456,000</b>	
<b>INCIDENTAL EXPENSES</b>			
City Treasury		\$75,000	
Assessment Engineer		\$47,600	
Bond Counsel		\$35,000	
Financial Advisor		\$30,500	
Legal Review		\$10,000	
Appraisal		\$15,000	
Filing Fees		\$500	
Incidental Contingencies		\$22,810	
	<b>Total Incidental Expenses:</b>	<u>\$236,410</u>	
	<b>TOTAL COSTS:</b>	<b>\$29,692,410</b>	
<b>CONTRIBUTIONS</b>			
PG&E Rule 20A Funds		(\$16,495,000)	
AT&T 32A Funds		(\$3,025,000)	
Comcast Contribution		(\$3,402,000)	
Contingency for Utility Contribution		(\$3,990,000)	
Less allocation for City/EBMUD Owned Parcels (Assmt No's 36, 37 & 182 )		\$42,590	
	<b>Total Contributions:</b>	<u>(\$26,869,410)</u>	
	<b>BALANCE TO ASSESSMENT:</b>	<b>\$2,823,000</b>	
<b>FINANCING COSTS</b>			
Disclosure Counsel		\$35,000	
Financial Printing, Registration and Servicing		\$15,000	
Paying Agent		\$5,000	
Underwriter	1.50%	\$53,000	
Bond Reserve	10.00%	\$351,000	
Funded Interest	12 months @ 6.50%	\$228,000	
	<b>Total Financing Costs:</b>	<u>\$687,000</u>	
	<b>TOTAL AMOUNT TO ASSESSMENT:</b>	<b>\$3,510,000</b>	



### **Part III**

#### **Method of Assessment Spread**

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments be based on the special benefit that the properties receive from the works of improvement. Section 4 of Article XIID provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also provides that parcels within a district that are owned or used by any public agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. In addition, Section 4 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending the apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts, and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel within the boundaries of the assessment district in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each parcel within the Assessment District.

The approval of the assessments rests with the City Council. The Council renders its decision after hearing testimony and evidence presented at a public hearing and tabulating the assessment ballots, which are mailed to all record owners of property within the Assessment District. Only ballots delivered to the City Clerk prior to the close of the public hearing are tabulated. The Council's findings must include whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

#### **GENERAL AND SPECIAL BENEFIT**

Under Article XIID (Proposition 218), only special benefits may be assessed, and it is the responsibility of the assessment engineer to identify, quantify, and exclude general benefits from the assessment that is apportioned to parcels in proportion to the special benefit they will receive from the improvements. As stated in the "Proposition 218 Guide for Special Districts" prepared by the California Special Districts Association, the requirement that a public agency separate the general benefits from the special benefits helps ensure that the special benefit requirement is met. As defined in Proposition 218, "special benefit" means a particular and distinct benefit over and above any general benefits conferred on real property located in the district or to the public at large.

The benefits associated with the undergrounding of overhead utilities are related to increased reliability, improved neighborhood aesthetics, and enhanced safety which includes the installation of new street lights within the community. Each of those benefits are weighted equally. The specific location and nature of an undergrounding project will determine if only the parcels within the Assessment District receive a "special benefit", or if there is a "general benefit" to the community at



large. Since "general benefits" cannot be assessed to parcels within an assessment district under Article XIII D Section 4 of the California Constitution, the Assessment Engineer has separated and quantified the "general benefit" as described below.

### GENERAL BENEFIT

Because of the localized nature of the improvements for this district, the small number of parcels that will be impacted by the undergrounding of the existing overhead utilities and the installation of new street lights within the District, any "general benefits" that are conferred on parcels outside the Assessment District, or to the public at large associated with the undergrounding of the overhead utilities within the Assessment District is described in the findings below:

- **Aesthetics Benefit.** The Assessment Engineer has determined that there are no aesthetic benefits which represent general benefit or benefits to the public at large. This is based upon the fact that the utility poles and overhead facilities that will be undergrounded are located along the streets within the Assessment District that provide ingress/egress to parcels within the District. The removal of the overhead utilities and poles will provide an aesthetic benefit for the parcels within the District which the Assessment Engineer has determined represents only a special benefit to the parcels within the District, and that there is no general benefit to the community or the public at large. This is based upon the Assessment Engineer's review of studies completed by a number of organizations and public entities which found that the undergrounding of utilities did not provide an economic benefit to parcels not within the Assessment District or the community at large. The studies found that the cost of undergrounding utilities was many times the value or economic benefit to the community, that the benefit to the public at large was not quantifiable, and that there was no economic benefit to the community related to increased business expenditures or tourism as a result of undergrounding projects.
- **Enhanced Reliability Benefit.** The Assessment Engineer has determined that there is a no general benefit that will be conveyed to parcels outside of the Assessment District, or to the public at large related to enhanced reliability. This is based upon industry data that shows there is little difference in the total "out of service" time (the total service interruption time for all outages measured by the frequency of service interruptions and the time to repair) for customers served by overhead systems versus those served by underground utilities. While the undergrounding of an existing overhead utility generally results in a reduction in the frequency of service interruptions, the time to restore service in an underground utility is longer due to the difficulty in identifying the location of system outages and the time required to complete repairs. Because of this, the total "out of service" time is comparable for overhead and underground utility systems. The result is that parcels outside of the District will not see a reduction in "out of service" time as a result of the undergrounding of the existing overhead utilities within the Assessment District.
- **Safety Benefit.** The Assessment Engineer has determined that there is a benefit to parcels outside of the Assessment District or to the public at large related to the undergrounding of the existing overhead utilities within the Assessment District that represents a general benefit. Since several of the streets within the District are used by public transit and other vehicles that have destinations not within the District, occupants within those vehicles will benefit from the removal of the fixed obstructions (existing power poles, guy wires and related facilities) from the right-of-way and the installation of new streetlights which will provide increased illumination to the roadway during the hours of darkness. Parcels outside of the District will



also benefit from the mitigation of potential delays by emergency responders that will neither cross a downed power line nor set up equipment until downed power lines have been de-energized.

The Assessment Engineer has determined that the “general benefit” that will be conveyed to parcels to the public at large is only related to the safety benefit. Based upon the number of vehicles (including emergency response vehicles) which use streets within the District to reach a destination that is not within the District that approximately 80% of the Safety Benefit is considered “general benefit”, and cannot be assessed to parcels within the District. Since each category of benefit is weighted equally, based upon the total estimated costs for undergrounding the existing overhead utilities within the District, the total amount of the General Benefit is \$7,854,933 which represents 80% of the benefit that has been attributed to the Safety Benefit. This amount cannot be assessed to parcels and must be paid by non-assessment revenues.

### SPECIAL BENEFITS

There are three (3) types of special benefit that parcels within the Assessment District may receive as a result of the proposed undergrounding of the existing overhead utility facilities (power, telephone and cable facilities) with underground facilities, and the installation of new street light facilities.

- **District Aesthetics Benefit.** The removal of the overhead wires and utility poles serving the parcels within the boundaries of the District, including the removal of guy wires and other support structures related to the overhead facilities, will enhance the streetscape by removing the physical and visual impediments related to the existing overhead utilities within the right-of-way, and will improve the visual environment for property within the District. In addition, the removal of the overhead utilities will bring the area surrounding each parcel closer to current development standards which require that all utilities be placed underground.
- **Safety Benefit.** The undergrounding of the overhead facilities and the installation of new streetlights within the District will benefit parcels in three ways. The first relates to the elimination of the threat to structures or property being damaged by downed utility lines and poles caused by earthquakes, high winds and other unforeseeable events. The second relates to the removal of the fixed obstructions from the right-of-way and the potential delay by emergency responders that will neither cross a downed power line nor set up equipment if an overhead utility line is in the way until it has been de-energized. The third relates to the increased safety during the hours of darkness from the enhanced illumination of the roadways and adjacent areas within the District by the installation of new streetlights.
- **Enhanced Connection Benefit.** While there is little difference in the “out of service” time between overhead and underground utility systems as described in the discussion of general benefit, parcels within the Assessment District that receive service from the existing overhead utilities and would be impacted by a service outage as a result of damage to the existing overhead utilities due to storms, downed tree limbs or vehicle collisions with the existing poles will benefit from enhanced reliability of service due to having all new wires and equipment and having that equipment underground, including the service to each parcel, which will reduce the number of outages compared to the existing overhead system.

To establish the special benefit to the individual parcels within the Assessment District, a Benefit Point system is used. Each parcel of land is assigned Benefit Points (BP's) in proportion to the estimated



special benefit the parcel receives relative to the special benefit other parcels within the District receive from the utility undergrounding and the installation of new street lighting facilities. The highest and best use of each property is the basis on which the Benefit Points are assigned. For example, a vacant parcel is considered developed to its highest potential and connected to the system.

- **District Aesthetics Benefit.** All parcels within the District which have their primary ingress/egress along streets where the existing overhead utilities adjacent to their parcel frontage (along either side of the street) will be undergrounded will benefit equally from the undergrounding of the existing overhead utilities. Each parcel is assigned one (1) benefit factor for each existing or potential dwelling unit which could be constructed on the parcel. Those parcels where the existing overhead utilities are not along the frontage of the parcels (point of ingress/egress) but which receive services from the existing overhead utilities will receive three quarters (75%) of the benefit assigned to parcels where the existing overhead utilities front the parcel.
- **Safety Benefit.** All parcels within the District will benefit from the increased safety from the installation of new street lights, the elimination of potential property damage from downed utility lines and poles, the removal of the fixed obstructions from the right-of-way, and the elimination of the potential for delay by emergency responders that will neither cross a downed power line nor set up equipment if an overhead utility line is in the way until it has been de-energized. Those parcels whose point of ingress/egress is located on a street which will be undergrounded are assessed one (1) benefit factor for each existing or potential dwelling unit. Parcels whose utility service is provided by overhead utilities which will be undergrounded, but the parcel frontage where the point of ingress/egress is located along a street where there are no overhead utilities but there are streetlights in close proximity to the parcel are assigned three-quarters (75%) benefit factor since they receive a reduced safety benefit for each existing or potential dwelling unit. Parcels whose utility service is provided by overhead utilities which will be undergrounded, but the parcel frontage where the point of ingress/egress is located along a street where there are no overhead utilities and there are no street lights in close proximity to the parcel are assigned one-half (50%) benefit factor since they receive a reduced safety benefit for each existing or potential dwelling unit.
- **Enhanced Reliability Benefit.** All parcels within the District which receive services from the existing overhead utilities or which would be impacted by a service outage of the existing overhead utilities will benefit from the enhanced reliability of service due to having all new wires and equipment and having that equipment underground. The undergrounding of the existing overhead utilities reduces the frequency of service interruptions from downed lines. When compared to overhead systems, underground utility systems have fewer outages due to acts of nature, traffic collisions and obstructions (such as trees). Each parcel is assigned one (1) benefit factor for each existing or potential dwelling unit which could be constructed on the parcel.

### Exceptions

As with any rule or guideline, there are occasional exceptions. Those parcels whose benefit does not fit the above mentioned methodology are described below.



## 1. East Bay Municipal Utility District Parcel

A.N. 182 (Assessor's Parcel Number (APN) 48D-7300-18) is owned by the East Bay Municipal Utility District. The parcel receives service from Carisbrook Drive. Because this property has a large water storage tank on the parcel and no residential uses it receives different levels of benefit based on how it is used.

- a) **District Aesthetics Benefit** – Although there is no residential dwelling on the parcel and the parcel functions as part of a public utility system which provides a public service to the community and will not be improved based on the utilities being undergrounded, some benefit can be attributed to the property from improved aesthetics, and it seems reasonable to attribute the benefits to that of a single family residence. Therefore, it is assigned 1 Benefit Factor for the District Aesthetics Benefit.
- b) **Safety Benefit.** The safety benefit a parcel receives is related to the type of improvement on the property, the use of the property and the number of vehicle trips associated with the parcel. Although the total parcel frontage that has exposure to the overhead distribution wires and poles along the street frontage directly adjacent to the parcel is substantially greater than the single family residential parcels within the District, the parcel generates fewer vehicle trips than a parcel which has a single family residence. In addition, the likelihood of the need for emergency response vehicles to be called to the parcel and the reduced risk of damage to the improvements on the parcel being damaged in the event of downed utilities, the parcel is deemed to receive a benefit that is similar to a residential parcel. However based upon the size of the parcel in relationship to the residential parcels within the District it is assigned two (2) benefit points.
- c) **Enhanced Reliability Benefit.** Given the current use on the parcel for a water storage tank, there is minimal utility usage, therefore, it is assigned one (1) benefit factor, the same benefit factor as a residential parcel.

## ASSESSMENT APPORTIONMENT

The special benefit to parcels within the Assessment District is equal to \$21,601,067 of the total project design and construction costs of \$29,456,000. The Balance to be assessed to parcels within the Assessment District which includes the Incidental Expenses for District formation and the estimated Financing Costs less the contributions that will be made to the District is \$3,510,000. This amount has been apportioned to each parcel within the District in proportion to the special benefit received based upon the Benefit Points assigned to each parcel. Any parcel which prepays its assessment during the 30 day cash collection period will receive a credit for their pro-rata share of the financing costs.

The assessment to be levied upon each parcel is shown in Exhibit 1. The individual assessment calculations are provided in Appendix A.

No parcel has been assessed more than its proportional share of the special benefits from the improvements.

## CONTRIBUTIONS

Contributions will be made to the District by the affected utilities and will include Rule 20A funds collected through electric customer bills which are allocated to the City for the undergrounding of overhead electric utilities, AT&T Rule 32A funds and funds from other overhead utility providers. A



portion of the contributions will be used to offset the assessments on the two (2) City owned parcels (Assessment Numbers 36 & 37) and the one (1) East Bay Municipal Utility District (EBMUD) parcel (Assessment Number 182). In determining the amount to be assessed to each parcel as set forth in Appendix A, the balance of the contribution remaining after the reduction in the assessments to the City and EBMUD owned parcels has been applied proportionately to each of the remaining parcels to reduce the assessment on each parcel. Given this application of the contribution, the assessment on each parcel within the District is proportional to, and no greater than, the special benefits conferred on each parcel by the improvements. The reduction in the assessments on the City and EBMUD owned parcels does not result in an increase in the assessment on any other parcel in the Assessment District and is consistent with the provisions of Article XIID of the State constitution.





**Exhibit 1  
 Assessment Roll**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
1	48D-7282-45	\$924,621	NA	\$15,924.60		58.1 : 1
2	48D-7282-44-1	\$238,963	NA	\$15,924.60		15.0 : 1
3	48D-7282-42-1	\$396,064	NA	\$15,924.60		24.9 : 1
4	48D-7282-36	\$779,621	NA	\$15,924.60		49.0 : 1
5	48D-7282-37	\$185,364	NA	\$15,924.60		11.6 : 1
6	48D-7282-38	\$640,950	NA	\$15,924.60		40.2 : 1
7	48D-7282-39	\$463,282	NA	\$15,924.60		29.1 : 1
8	48D-7282-40-1	\$724,441	NA	\$15,924.60		45.5 : 1
9	48D-7250-4	\$876,694	NA	\$15,924.60		55.1 : 1
10	48D-7252-31-3	\$852,988	NA	\$15,924.60		53.6 : 1
11	48D-7252-32-6	\$302,620	NA	\$15,924.60		19.0 : 1
12	48D-7252-28	\$837,320	NA	\$15,924.60		52.6 : 1
13	48D-7252-27	\$194,748	NA	\$15,924.60		12.2 : 1
14	48D-7252-26	\$1,325,000	NA	\$15,924.60		83.2 : 1
15	48D-7252-1	\$437,952	NA	\$15,924.60		27.5 : 1
16	48D-7252-2	\$905,014	NA	\$15,924.60		56.8 : 1
17	48D-7252-3	\$320,781	NA	\$15,924.60		20.1 : 1
18	48D-7252-4	\$109,254	NA	\$15,924.60		6.9 : 1
19	48D-7252-5	\$363,410	NA	\$15,924.60		22.8 : 1
20	48D-7252-6	\$901,743	NA	\$15,924.60		56.6 : 1
21	48D-7252-7	\$424,085	NA	\$15,924.60		26.6 : 1
22	48D-7252-8	\$560,611	NA	\$15,924.60		35.2 : 1
23	48D-7252-12-1	\$1,018,130	NA	\$15,924.60		63.9 : 1
24	48D-7252-10-3	\$97,714	NA	\$15,924.60		6.1 : 1
25	48D-7252-10-2	\$471,271	NA	\$15,924.60		29.6 : 1
26	48D-7251-37-2	\$575,028	NA	\$15,924.60		36.1 : 1
27	48D-7251-38-3	\$90,465	NA	\$15,924.60		5.7 : 1
28	48D-7251-39-1	\$894,500	NA	\$15,924.60		56.2 : 1
29	48D-7251-40	\$1,028,032	NA	\$15,924.60		64.6 : 1
30	48D-7251-41-2	\$302,320	NA	\$15,924.60		19.0 : 1
31	48D-7251-41-3	\$698,744	NA	\$15,924.60		43.9 : 1
32	48D-7251-43	\$472,758	NA	\$15,924.60		29.7 : 1
33	48D-7251-44	\$314,117	NA	\$15,924.60		19.7 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
34	48D-7251-45	\$611,014	NA	\$15,924.60		38.4 : 1
35	48D-7251-46-1	\$1,087,451	NA	\$15,924.60		68.3 : 1
36	48D-7251-47-1	\$0	NA	\$12,768.44		0.0 : 1
37	48D-7253-35	\$0	NA	\$12,768.44		0.0 : 1
38	48D-7282-27-1	\$980,403	NA	\$15,924.60		61.6 : 1
39	48D-7282-28-3	\$105,214	NA	\$15,924.60		6.6 : 1
40	48D-7282-29-1	\$425,231	NA	\$15,924.60		26.7 : 1
41	48D-7282-30	\$101,028	NA	\$15,924.60		6.3 : 1
42	48D-7282-31	\$703,931	NA	\$15,924.60		44.2 : 1
43	48D-7282-32-1	\$897,300	NA	\$15,924.60		56.3 : 1
44	48D-7282-33-1	\$268,611	NA	\$15,924.60		16.9 : 1
45	48D-7282-34-1	\$823,771	NA	\$15,924.60		51.7 : 1
46	48D-7282-35	\$202,695	NA	\$15,924.60		12.7 : 1
47	48D-7253-25	\$425,254	NA	\$15,924.60		26.7 : 1
48	48D-7253-24	\$1,050,000	NA	\$15,924.60		65.9 : 1
49	48D-7253-23	\$72,239	NA	\$15,924.60		4.5 : 1
50	48D-7253-22	\$291,401	NA	\$15,924.60		18.3 : 1
51	48D-7253-21	\$67,682	NA	\$15,924.60		4.3 : 1
52	48D-7253-20	\$820,923	NA	\$15,924.60		51.6 : 1
53	48D-7253-19	\$439,443	NA	\$15,924.60		27.6 : 1
54	48D-7253-18	\$983,753	NA	\$15,924.60		61.8 : 1
55	48D-7253-17	\$883,154	NA	\$15,924.60		55.5 : 1
56	48D-7253-16-2	\$836,073	NA	\$15,924.60		52.5 : 1
57	48D-7253-15-1	\$272,937	NA	\$15,924.60		17.1 : 1
58	48D-7253-14-4	\$592,339	NA	\$15,924.60		37.2 : 1
59	48D-7253-12-1	\$828,585	NA	\$15,924.60		52.0 : 1
60	48D-7253-26	\$438,287	NA	\$15,924.60		27.5 : 1
61	48D-7253-27	\$1,269,061	NA	\$15,924.60		79.7 : 1
62	48D-7253-28	\$395,814	NA	\$15,924.60		24.9 : 1
63	48D-7253-29	\$492,908	NA	\$15,924.60		31.0 : 1
64	48D-7253-30	\$497,883	NA	\$15,924.60		31.3 : 1
65	48D-7253-31	\$305,038	NA	\$15,924.60		19.2 : 1
66	48D-7253-32-3	\$346,164	NA	\$15,924.60		21.7 : 1
67	48D-7253-34-2	\$198,946	NA	\$15,924.60		12.5 : 1
68	48D-7253-10-3	\$388,326	NA	\$15,924.60		24.4 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
69	48D-7253-9	\$367,177	NA	\$15,924.60		23.1 : 1
70	48D-7253-8	\$253,941	NA	\$15,924.60		15.9 : 1
71	48D-7253-7	\$741,871	NA	\$15,924.60		46.6 : 1
72	48D-7253-6	\$299,107	NA	\$15,924.60		18.8 : 1
73	48D-7253-5	\$534,724	NA	\$15,924.60		33.6 : 1
74	48D-7253-4	\$1,002,540	NA	\$15,924.60		63.0 : 1
75	48D-7253-1	\$239,180	NA	\$15,924.60		15.0 : 1
76	48D-7280-38-1	\$1,160,037	NA	\$15,924.60		72.8 : 1
77	48D-7280-39-1	\$1,129,545	NA	\$15,924.60		70.9 : 1
78	48D-7280-40-3	\$179,025	NA	\$15,924.60		11.2 : 1
79	48D-7280-41-3	\$973,841	NA	\$15,924.60		61.2 : 1
80	48D-7280-42	\$401,790	NA	\$15,924.60		25.2 : 1
81	48D-7280-43	\$231,883	NA	\$15,924.60		14.6 : 1
82	48D-7280-44	\$853,912	NA	\$15,924.60		53.6 : 1
83	48D-7280-45	\$899,128	NA	\$15,924.60		56.5 : 1
84	48D-7280-46	\$559,000	NA	\$15,924.60		35.1 : 1
85	48D-7280-47	\$252,426	NA	\$15,924.60		15.9 : 1
86	48D-7280-48	\$1,472,111	NA	\$15,924.60		92.4 : 1
87	48D-7280-49	\$698,963	NA	\$15,924.60		43.9 : 1
88	48D-7280-51-1	\$123,189	NA	\$15,924.60		7.7 : 1
89	48D-7280-52-1	\$604,312	NA	\$15,924.60		37.9 : 1
90	48D-7280-54	\$334,684	NA	\$15,924.60		21.0 : 1
91	48D-7280-55	\$88,437	NA	\$15,924.60		5.6 : 1
92	48D-7279-23	\$687,228	NA	\$15,924.60		43.2 : 1
93	48D-7279-24	\$736,264	NA	\$15,924.60		46.2 : 1
94	48D-7279-25-3	\$875,580	NA	\$15,924.60		55.0 : 1
95	48D-7279-27-1	\$889,926	NA	\$11,923.98		74.6 : 1
96	48D-7279-28-1	\$937,494	NA	\$11,923.98		78.6 : 1
97	48D-7279-29-1	\$154,944	NA	\$11,923.98		13.0 : 1
98	48D-7279-31	\$1,015,250	NA	\$13,259.04		76.6 : 1
99	48D-7279-32	\$704,524	NA	\$13,259.04		53.1 : 1
100	48D-7279-1	\$887,448	NA	\$13,259.04		66.9 : 1
101	48D-7279-3-2	\$435,385	NA	\$15,924.60		27.3 : 1
102	48D-7279-2	\$493,703	NA	\$15,924.60		31.0 : 1
103	48D-7281-39	\$838,213	NA	\$15,924.60		52.6 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
104	48D-7281-38	\$781,654	NA	\$15,924.60		49.1 : 1
105	48D-7281-42	\$700,050	NA	\$15,924.60		44.0 : 1
106	48D-7281-41-1	\$1,271,714	NA	\$15,924.60		79.9 : 1
107	48D-7281-40-1	\$612,014	NA	\$15,924.60		38.4 : 1
108	48D-7281-65	\$27,869	NA	\$11,923.98		2.3 : 1
109	48D-7281-64	\$0	NA	\$11,923.98		0.0 : 1
110	48D-7281-61	\$311,076	NA	\$11,923.98		26.1 : 1
111	48D-7281-60-1	\$1,567,500	NA	\$11,923.98		131.5 : 1
112	48D-7281-37-3	\$315,201	NA	\$15,924.60		19.8 : 1
113	48D-7281-36	\$1,484,500	NA	\$15,924.60		93.2 : 1
114	48D-7281-35	\$800,000	NA	\$15,924.60		50.2 : 1
115	48D-7281-34	\$1,121,850	NA	\$15,924.60		70.4 : 1
116	48D-7281-33	\$589,065	NA	\$15,924.60		37.0 : 1
117	48D-7281-32	\$723,623	NA	\$15,924.60		45.4 : 1
118	48D-7281-31	\$814,067	NA	\$15,924.60		51.1 : 1
119	48D-7281-30	\$1,413,850	NA	\$15,924.60		88.8 : 1
120	48D-7281-29	\$676,724	NA	\$15,924.60		42.5 : 1
121	48D-7281-28	\$2,071	NA	\$15,924.60		0.1 : 1
122	48D-7281-27	\$6,129	NA	\$15,924.60		0.4 : 1
123	48D-7286-30	\$226,794	NA	\$15,924.60		14.2 : 1
124	48D-7286-28-1	\$1,286,911	NA	\$15,924.60		80.8 : 1
125	48D-7286-27	\$931,835	NA	\$15,924.60		58.5 : 1
126	48D-7286-26	\$301,223	NA	\$15,924.60		18.9 : 1
127	48D-7286-37	\$2,085,068	NA	\$15,924.60		130.9 : 1
128	48D-7286-38	\$82,869	NA	\$15,924.60		5.2 : 1
129	48D-7286-23	\$1,480,724	NA	\$15,924.60		93.0 : 1
130	48D-7286-22	\$549,277	NA	\$15,924.60		34.5 : 1
131	48D-7286-21-1	\$534,125	NA	\$15,924.60		33.5 : 1
132	48D-7286-20-1	\$934,684	NA	\$15,924.60		58.7 : 1
133	48D-7286-19	\$457,179	NA	\$15,924.60		28.7 : 1
134	48D-7286-18	\$442,751	NA	\$15,924.60		27.8 : 1
135	48D-7286-17	\$609,201	NA	\$15,924.60		38.3 : 1
136	48D-7286-16	\$332,736	NA	\$15,924.60		20.9 : 1
137	48D-7286-15	\$97,965	NA	\$15,924.60		6.2 : 1
138	48D-7286-14	\$682,521	NA	\$15,924.60		42.9 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
139	48D-7286-13	\$1,113,194	NA	\$15,924.60		69.9 : 1
140	48D-7286-12	\$1,449,383	NA	\$15,924.60		91.0 : 1
141	48D-7286-10-5	\$381,717	NA	\$15,924.60		24.0 : 1
142	48D-7286-10-4	\$574,197	NA	\$15,924.60		36.1 : 1
143	48D-7287-23	\$92,743	NA	\$15,924.60		5.8 : 1
144	48D-7287-24	\$254,933	NA	\$15,924.60		16.0 : 1
145	48D-7287-25	\$845,210	NA	\$15,924.60		53.1 : 1
146	48D-7287-26	\$189,469	NA	\$15,924.60		11.9 : 1
147	48D-7287-27	\$93,822	NA	\$15,924.60		5.9 : 1
148	48D-7287-28	\$1,039,350	NA	\$15,924.60		65.3 : 1
149	48D-7287-29	\$296,270	NA	\$15,924.60		18.6 : 1
150	48D-7287-30	\$647,260	NA	\$15,924.60		40.6 : 1
151	48D-7287-31	\$485,619	NA	\$15,924.60		30.5 : 1
152	48D-7287-32	\$370,999	NA	\$15,924.60		23.3 : 1
153	48D-7287-22	\$568,843	NA	\$15,924.60		35.7 : 1
154	48D-7287-11	\$607,427	NA	\$15,924.60		38.1 : 1
155	48D-7287-10	\$180,836	NA	\$15,924.60		11.4 : 1
156	48D-7287-33-3	\$98,087	NA	\$15,924.60		6.2 : 1
157	48D-7287-34-3	\$179,861	NA	\$15,924.60		11.3 : 1
158	48D-7287-35-1	\$710,036	NA	\$15,924.60		44.6 : 1
159	48D-7287-9	\$345,801	NA	\$15,924.60		21.7 : 1
160	48D-7300-2	\$651,059	NA	\$15,924.60		40.9 : 1
161	48D-7300-20-2	\$118,574	NA	\$15,924.60		7.4 : 1
162	48D-7300-20-3	\$363,576	NA	\$15,924.60		22.8 : 1
163	48D-7300-21-2	\$104,548	NA	\$15,924.60		6.6 : 1
164	48D-7300-22-1	\$788,271	NA	\$15,924.60		49.5 : 1
165	48D-7300-23-1	\$885,355	NA	\$15,924.60		55.6 : 1
166	48D-7300-3	\$1,053,917	NA	\$15,924.60		66.2 : 1
167	48D-7300-4	\$225,172	NA	\$15,924.60		14.1 : 1
168	48D-7300-5	\$960,505	NA	\$15,924.60		60.3 : 1
169	48D-7300-6	\$178,293	NA	\$15,924.60		11.2 : 1
170	48D-7300-7	\$1,001,500	NA	\$15,924.60		62.9 : 1
171	48D-7300-8	\$492,216	NA	\$15,924.60		30.9 : 1
172	48D-7300-9	\$855,890	NA	\$15,924.60		53.7 : 1
173	48D-7300-10	\$863,804	NA	\$15,924.60		54.2 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
174	48D-7300-11	\$114,949	NA	\$15,924.60		7.2 : 1
175	48D-7300-1-1	\$416,223	NA	\$15,924.60		26.1 : 1
176	48D-7300-12	\$622,835	NA	\$15,924.60		39.1 : 1
177	48D-7300-13	\$156,077	NA	\$15,924.60		9.8 : 1
178	48D-7300-14	\$159,368	NA	\$15,924.60		10.0 : 1
179	48D-7300-15	\$99,164	NA	\$15,924.60		6.2 : 1
180	48D-7300-16	\$921,453	NA	\$15,924.60		57.9 : 1
181	48D-7300-17	\$1,022,760	NA	\$15,924.60		64.2 : 1
182	48D-7300-18	\$0	NA	\$17,051.55		0.0 : 1
183	48D-7301-7	\$1,106,581	NA	\$15,924.60		69.5 : 1
184	48D-7301-6	\$825,723	NA	\$15,924.60		51.9 : 1
185	48D-7302-22	\$377,318	NA	\$15,924.60		23.7 : 1
186	48D-7302-21	\$765,150	NA	\$15,924.60		48.0 : 1
187	48D-7302-20-1	\$726,757	NA	\$15,924.60		45.6 : 1
188	48D-7302-19-3	\$733,092	NA	\$15,924.60		46.0 : 1
189	48D-7299-35	\$110,823	NA	\$15,924.60		7.0 : 1
190	48D-7299-34	\$834,369	NA	\$15,924.60		52.4 : 1
191	48D-7299-33	\$90,879	NA	\$15,924.60		5.7 : 1
192	48D-7299-32	\$804,500	NA	\$15,924.60		50.5 : 1
193	48D-7299-31	\$773,884	NA	\$15,924.60		48.6 : 1
194	48D-7299-30	\$73,274	NA	\$15,924.60		4.6 : 1
195	48D-7299-29	\$735,220	NA	\$15,924.60		46.2 : 1
196	48D-7299-28	\$408,236	NA	\$15,924.60		25.6 : 1
197	48D-7299-26-1	\$1,089,394	NA	\$15,924.60		68.4 : 1
198	48D-7297-71	\$563,746	NA	\$15,924.60		35.4 : 1
199	48D-7297-70	\$430,387	NA	\$15,924.60		27.0 : 1
200	48D-7297-69	\$816,385	NA	\$15,924.60		51.3 : 1
201	48D-7297-68	\$440,740	NA	\$15,924.60		27.7 : 1
202	48D-7297-67	\$273,884	NA	\$15,924.60		17.2 : 1
203	48D-7297-66	\$524,190	NA	\$15,924.60		32.9 : 1
204	48D-7297-65	\$98,543	NA	\$15,924.60		6.2 : 1
205	48D-7297-64	\$466,297	NA	\$15,924.60		29.3 : 1
206	48D-7297-63-1	\$75,552	NA	\$15,924.60		4.7 : 1
207	48D-7297-62-1	\$114,330	NA	\$15,924.60		7.2 : 1
208	48D-7297-61	\$379,243	NA	\$15,924.60		23.8 : 1



**Exhibit 1 - Assessment Roll (continued)**

Asmt No.	Assessor's Parcel Number	Total True <sup>1</sup> Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
209	48D-7297-60	\$249,497	NA	\$15,924.60		15.7 : 1
210	48D-7297-59	\$615,069	NA	\$15,924.60		38.6 : 1
211	48D-7297-56-2	\$1,004,398	NA	\$15,924.60		63.1 : 1
212	48D-7288-11-1	\$529,881	NA	\$15,924.60		33.3 : 1
213	48D-7288-1-2	\$790,574	NA	\$15,924.60		49.6 : 1
214	48D-7288-2	\$864,970	NA	\$15,924.60		54.3 : 1
215	48D-7288-3	\$879,423	NA	\$15,924.60		55.2 : 1
216	48D-7288-4	\$498,802	NA	\$15,924.60		31.3 : 1
217	48D-7288-5	\$824,683	NA	\$15,924.60		51.8 : 1
218	48D-7288-6-1	\$955,542	NA	\$15,924.60		60.0 : 1
219	48D-7288-8-3	\$715,880	NA	\$15,924.60		45.0 : 1
220	48D-7288-9	\$592,504	NA	\$15,924.60		37.2 : 1
221	48D-7296-42-1	\$992,077	NA	\$15,924.60		62.3 : 1
222	48D-7296-41	\$316,328	NA	\$15,924.60		19.9 : 1
223	48D-7296-40	\$212,614	NA	\$15,924.60		13.4 : 1
<b>Total</b>		<b>\$129,404,371</b>		<b>\$3,510,000.00</b>		<b>36.9 : 1</b>

<sup>1</sup> Value as shown on the Alameda County Assessor's Office, Property Assessment Information for Tax Year 2016-17.



## Part IV

### Annual Administrative Assessment

An amount shall be added to each annual installment of the unpaid assessments to pay costs incurred by the City and not otherwise reimbursed, which result from the administration of the bonds and reserve or other related funds, all as set forth in Section 10312 of the Act. The maximum annual administrative assessment is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code and shall not exceed three percent (3.0%) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the San Francisco-Oakland-San Jose areas. The exact amount of the administration charge will be established each year by the City of Oakland.

It should be expressly understood that the annual administrative assessment, as set forth above, is separate from and is in addition to the \$16.00 per parcel collection fee which will be added to each annual installment pursuant to Section 8682 of the California Streets and Highways Code and the amounts allowed under Section 8682.1 of the California Streets and Highways Code, and is further separate from and in addition to specific fees payable to the City in connection with (a) prepayments of assessments by property owners, (b) apportionments of assessments to reflect divisions of parcels and (c) late charges and penalties which become payable in the event of delinquency in the payment of assessment installments by December 10 and April 10 each year.

The above fees and assessments (except those for prepayments and apportionments) will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Properties that have paid their assessments in full will not be subject to this annual administrative assessment.





---

**Part V**  
**Diagram of Assessment**

Appendix B provides a reduced copy of the Assessment Diagram. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Oakland.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III, Exhibit 1. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Alameda for the boundaries and dimensions of each parcel of land.



**Part VI  
Certificates**

**Right-of-Way Certificate**

**STATE OF CALIFORNIA  
COUNTY OF ALAMEDA  
CITY OF OAKLAND**

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION of the CITY OF OAKLAND, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIII D of the California Constitution, and the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 2007-232 (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Assessment District either have been obtained or are in process of being obtained and will be obtained and in the possession of the affected utility company, the City, the County of Alameda or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at CITY OF OAKLAND, CALIFORNIA.

DIRECTOR, DEPARTMENT OF TRANSPORTATION  
CITY OF OAKLAND  
STATE OF CALIFORNIA

By: \_\_\_\_\_



## Certificate of Completion of Environmental Proceedings

**STATE OF CALIFORNIA  
COUNTY OF ALAMEDA  
CITY OF OAKLAND**

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 2007-232 (hereinafter referred to as the "Assessment District").

2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstructions).

3. I do hereby certify that no environmental evaluation proceedings were necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at CITY OF OAKLAND, CALIFORNIA.

By: \_\_\_\_\_  
CITY OF OAKLAND  
STATE OF CALIFORNIA



**Appendix A**  
**Assessment Calculations**

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1</sup>
5912 BAGSHOTTE DR	1	48D-7282-45	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5900 BAGSHOTTE DR	2	48D-7282-44-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5870 BAGSHOTTE DR	3	48D-7282-42-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5847 CHELTON DR	4	48D-7282-36	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
CHELTON DR	5	48D-7282-37	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5831 CHELTON DR	6	48D-7282-38	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5825 CHELTON DR	7	48D-7282-39	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5801 CHELTON DR	8	48D-7282-40-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5895 SCARBOROUGH DR	9	48D-7250-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5821 BAGSHOTTE DR	10	48D-7252-31-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5811 BAGSHOTTE DR	11	48D-7252-32-6	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
77 CHELTON LN	12	48D-7252-28	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
CHELTON LN	13	48D-7252-27	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
67 CHELTON LN	14	48D-7252-26	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5801 BAGSHOTTE DR	15	48D-7252-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5785 CHELTON DR	16	48D-7252-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5775 CHELTON DR	17	48D-7252-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5769 CHELTON DR	18	48D-7252-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5761 CHELTON DR	19	48D-7252-5	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5753 CHELTON DR	20	48D-7252-6	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5747 CHELTON DR	21	48D-7252-7	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5741 CHELTON DR	22	48D-7252-8	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5733 CHELTON DR	23	48D-7252-12-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5725 CHELTON DR	24	48D-7252-10-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5701 CHELTON DR	25	48D-7252-10-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5735 SCARBOROUGH DR	26	48D-7251-37-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5729 SCARBOROUGH DR	27	48D-7251-38-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5721 SCARBOROUGH DR	28	48D-7251-39-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5715 SCARBOROUGH DR	29	48D-7251-40	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5707 SCARBOROUGH DR	30	48D-7251-41-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1</sup>
5705 SCARBOROUGH DR	31	48D-7251-41-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5691 CHELTON DR	32	48D-7251-43	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5685 CHELTON DR	33	48D-7251-44	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5681 CHELTON DR	34	48D-7251-45	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5675 CHELTON DR	35	48D-7251-46-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
ASCOT DR	36	48D-7251-47-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$0.00	\$12,768.44
CHELTON DR	37	48D-7253-35	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$0.00	\$12,768.44
5955 GIRVIN DR	38	48D-7282-27-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5945 GIRVIN DR	39	48D-7282-28-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5937 CHELTON DR	40	48D-7282-29-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5927 CHELTON DR	41	48D-7282-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5915 CHELTON DR	42	48D-7282-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5907 CHELTON DR	43	48D-7282-32-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5901 CHELTON DR	44	48D-7282-33-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5863 CHELTON DR	45	48D-7282-34-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5855 CHELTON DR	46	48D-7282-35	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
11 CHATSWORTH CT	47	48D-7253-25	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
21 CHATSWORTH CT	48	48D-7253-24	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
27 CHATSWORTH CT	49	48D-7253-23	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
33 CHATSWORTH CT	50	48D-7253-22	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
39 CHATSWORTH CT	51	48D-7253-21	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
43 CHATSWORTH CT	52	48D-7253-20	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
47 CHATSWORTH CT	53	48D-7253-19	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
51 CHATSWORTH CT	54	48D-7253-18	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
54 CHATSWORTH CT	55	48D-7253-17	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
52 CHATSWORTH CT	56	48D-7253-16-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5760 CHELTON DR	57	48D-7253-15-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5750 CHELTON DR	58	48D-7253-14-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5736 CHELTON DR	59	48D-7253-12-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
66 KESWICK CT	60	48D-7253-26	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1/1</sup>
5716 CHELTON DR	61	48D-7253-27	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5710 CHELTON DR	62	48D-7253-28	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5700 CHELTON DR	63	48D-7253-29	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5690 CHELTON DR	64	48D-7253-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5670 CHELTON DR	65	48D-7253-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5662 CHELTON DR	66	48D-7253-32-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5722 CHELTON DR	67	48D-7253-34-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
50 CHATSWORTH CT	68	48D-7253-10-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
42 CHATSWORTH CT	69	48D-7253-9	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
38 CHATSWORTH CT	70	48D-7253-8	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
32 CHATSWORTH CT	71	48D-7253-7	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
26 CHATSWORTH CT	72	48D-7253-6	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
20 CHATSWORTH CT	73	48D-7253-5	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
10 CHATSWORTH CT	74	48D-7253-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2605 BEACONSFIELD PL	75	48D-7253-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2616 BEACONSFIELD PL	76	48D-7280-38-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5912 CHELTON DR	77	48D-7280-39-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5930 CHELTON DR	78	48D-7280-40-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5950 CHELTON DR	79	48D-7280-41-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5962 CHELTON DR	80	48D-7280-42	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5976 CHELTON DR	81	48D-7280-43	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5984 CHELTON DR	82	48D-7280-44	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5992 CHELTON DR	83	48D-7280-45	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6000 CHELTON DR	84	48D-7280-46	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6008 CHELTON DR	85	48D-7280-47	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6016 CHELTON DR	86	48D-7280-48	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6024 CHELTON DR	87	48D-7280-49	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6040 CHELTON DR	88	48D-7280-51-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6048 CHELTON DR	89	48D-7280-52-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6066 CHELTON DR	90	48D-7280-54	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1</sup>
2607 HAVERHILL DR	91	48D-7280-55	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6100 CHELTON DR	92	48D-7279-23	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6108 CHELTON DR	93	48D-7279-24	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6116 CHELTON DR	94	48D-7279-25-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
39 KIMBERLEY CT	95	48D-7279-27-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
33 KIMBERLEY CT	96	48D-7279-28-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
25 KIMBERLEY CT	97	48D-7279-29-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
15 KIMBERLEY CT	98	48D-7279-31	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
9 KIMBERLEY CT	99	48D-7279-32	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
1 KIMBERLEY CT	100	48D-7279-1	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
2717 CHELSEA DR	101	48D-7279-3-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2 KIMBERLEY CT	102	48D-7279-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6025 CHELTON DR	103	48D-7281-39	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6055 CHELTON DR	104	48D-7281-38	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5951 CHELTON DR	105	48D-7281-42	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5965 CHELTON DR	106	48D-7281-41-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6001 CHELTON DR	107	48D-7281-40-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
GIRVIN DR	108	48D-7281-65	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
GIRVIN DR	109	48D-7281-64	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
5970 GIRVIN DR	110	48D-7281-61	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
5980 GIRVIN DR	111	48D-7281-60-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
6101 CHELTON DR	112	48D-7281-37-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6111 CHELTON DR	113	48D-7281-36	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6121 CHELTON DR	114	48D-7281-35	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6131 CHELTON DR	115	48D-7281-34	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6139 CHELTON DR	116	48D-7281-33	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6147 CHELTON DR	117	48D-7281-32	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6151 CHELTON DR	118	48D-7281-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6157 CHELTON DR	119	48D-7281-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6163 CHELTON DR	120	48D-7281-29	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60



Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1/2</sup>
CHELTON DR	121	48D-7281-28	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
CHELSEA DR	122	48D-7281-27	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6211 CHELTON DR	123	48D-7286-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6225 CHELTON DR	124	48D-7286-28-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6241 CHELTON DR	125	48D-7286-27	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6249 CHELTON DR	126	48D-7286-26	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6301 CHELTON DR	127	48D-7286-37	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
CHELSEA DR	128	48D-7286-38	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6321 CHELTON DR	129	48D-7286-23	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6329 CHELTON DR	130	48D-7286-22	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2549 STOCKBRIDGE DR	131	48D-7286-21-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2541 STOCKBRIDGE DR	132	48D-7286-20-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2535 STOCKBRIDGE DR	133	48D-7286-19	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
1 RYDAL CT	134	48D-7286-18	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9 RYDAL CT	135	48D-7286-17	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
17 RYDAL CT	136	48D-7286-16	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
25 RYDAL CT	137	48D-7286-15	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
31 RYDAL CT	138	48D-7286-14	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
36 RYDAL CT	139	48D-7286-13	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
28 RYDAL CT	140	48D-7286-12	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
22 RYDAL CT	141	48D-7286-10-5	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
16 RYDAL CT	142	48D-7286-10-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6200 CHELTON DR	143	48D-7287-23	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6208 CHELTON DR	144	48D-7287-24	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6216 CHELTON DR	145	48D-7287-25	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6224 CHELTON DR	146	48D-7287-26	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6232 CHELTON DR	147	48D-7287-27	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6240 CHELTON DR	148	48D-7287-28	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6250 CHELTON DR	149	48D-7287-29	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2701 DARNBY DR	150	48D-7287-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1/</sup>
2715 DARNBY DR	151	48D-7287-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2721 DARNBY DR	152	48D-7287-32	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2733 DARNBY DR	153	48D-7287-22	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2741 DARNBY DR	154	48D-7287-11	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2751 DARNBY DR	155	48D-7287-10	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2769 DARNBY DR	156	48D-7287-33-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2801 DARNBY DR	157	48D-7287-34-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2809 DARNBY DR	158	48D-7287-35-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2821 DARNBY DR	159	48D-7287-9	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2768 DARNBY DR	160	48D-7300-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2760 DARNBY DR	161	48D-7300-20-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2752 DARNBY DR	162	48D-7300-20-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2746 DARNBY DR	163	48D-7300-21-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2716 DARNBY DR	164	48D-7300-22-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2708 DARNBY DR	165	48D-7300-23-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2704 DARNBY DR	166	48D-7300-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2700 DARNBY DR	167	48D-7300-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6300 CHELTON DR	168	48D-7300-5	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6316 CHELTON DR	169	48D-7300-6	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6330 CHELTON DR	170	48D-7300-7	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6340 CHELTON DR	171	48D-7300-8	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6342 CHELTON DR	172	48D-7300-9	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2601 CARISBROOK DR	173	48D-7300-10	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2615 CARISBROOK DR	174	48D-7300-11	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2625 CARISBROOK DR	175	48D-7300-1-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2631 CARISBROOK DR	176	48D-7300-12	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2643 CARISBROOK DR	177	48D-7300-13	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2651 CARISBROOK DR	178	48D-7300-14	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2659 CARISBROOK DR	179	48D-7300-15	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2667 CARISBROOK DR	180	48D-7300-16	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

Appendix A – Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1/2</sup>
2675 CARISBROOK DR	181	48D-7300-17	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
CARISBROOK DR	182	48D-7300-18	1.00	2.00	1.00	\$4,267.57	\$8,564.28	\$4,219.73	\$17,051.58	\$0.00	\$17,051.55
6401 CHELTON DR	183	48D-7301-7	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6415 CHELTON DR	184	48D-7301-6	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2598 CARISBROOK DR	185	48D-7302-22	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6517 CHELTON DR	186	48D-7302-21	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6525 CHELTON DR	187	48D-7302-20-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6533 CHELTON DR	188	48D-7302-19-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2600 CARISBROOK DR	189	48D-7299-35	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2608 CARISBROOK DR	190	48D-7299-34	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2616 CARISBROOK DR	191	48D-7299-33	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2624 CARISBROOK DR	192	48D-7299-32	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2630 CARISBROOK DR	193	48D-7299-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2638 CARISBROOK DR	194	48D-7299-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2644 CARISBROOK DR	195	48D-7299-29	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2656 CARISBROOK DR	196	48D-7299-28	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2666 CARISBROOK DR	197	48D-7299-26-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2688 CARISBROOK DR	198	48D-7297-71	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2690 CARISBROOK DR	199	48D-7297-70	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2700 CARISBROOK DR	200	48D-7297-69	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2720 CARISBROOK DR	201	48D-7297-68	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2734 CARISBROOK DR	202	48D-7297-67	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2748 CARISBROOK DR	203	48D-7297-66	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2760 CARISBROOK DR	204	48D-7297-65	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2770 CARISBROOK DR	205	48D-7297-64	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2780 CARISBROOK DR	206	48D-7297-63-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2790 CARISBROOK DR	207	48D-7297-62-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
8995 SKYLINE BLVD	208	48D-7297-61	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
8989 SKYLINE BLVD	209	48D-7297-60	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
8953 SKYLINE BLVD	210	48D-7297-59	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60

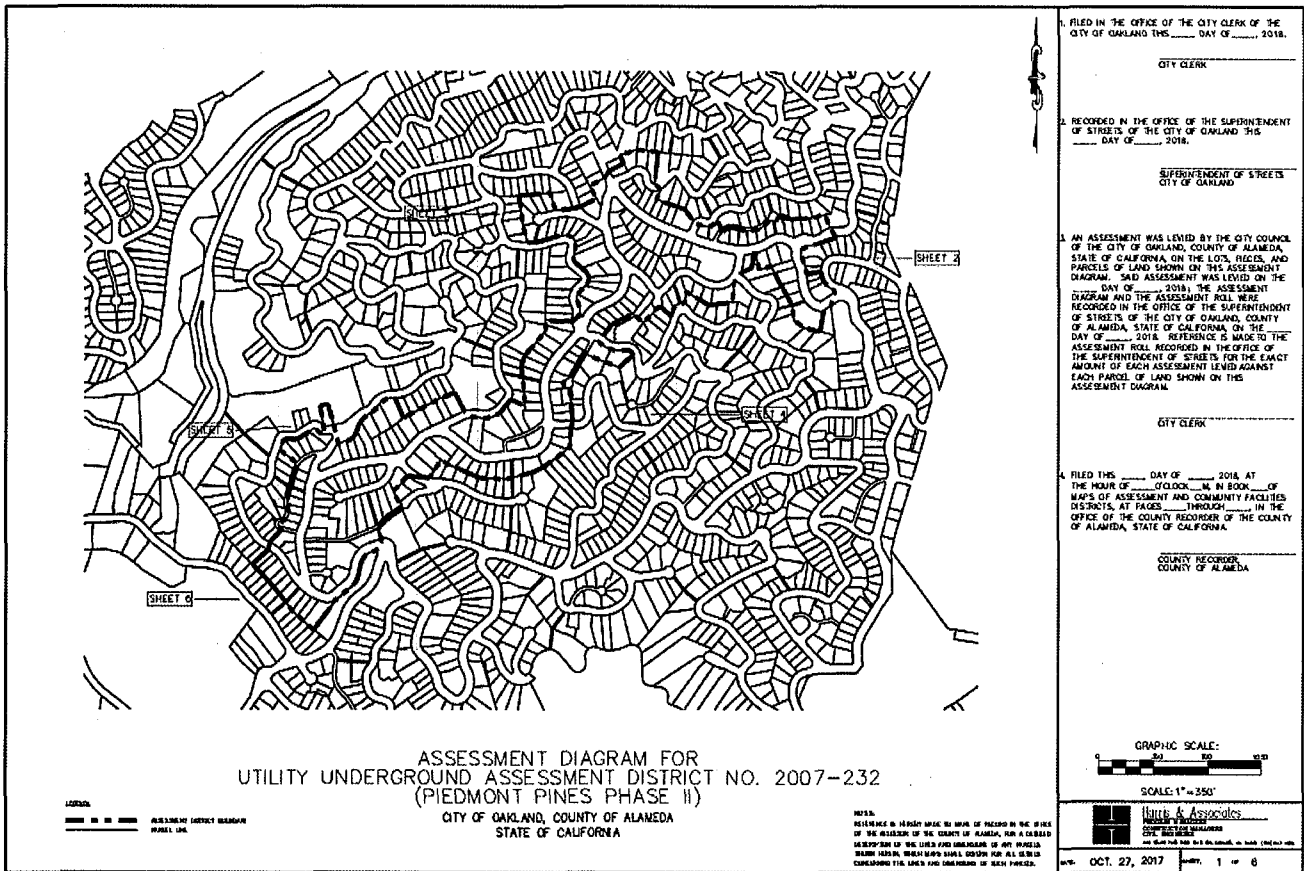


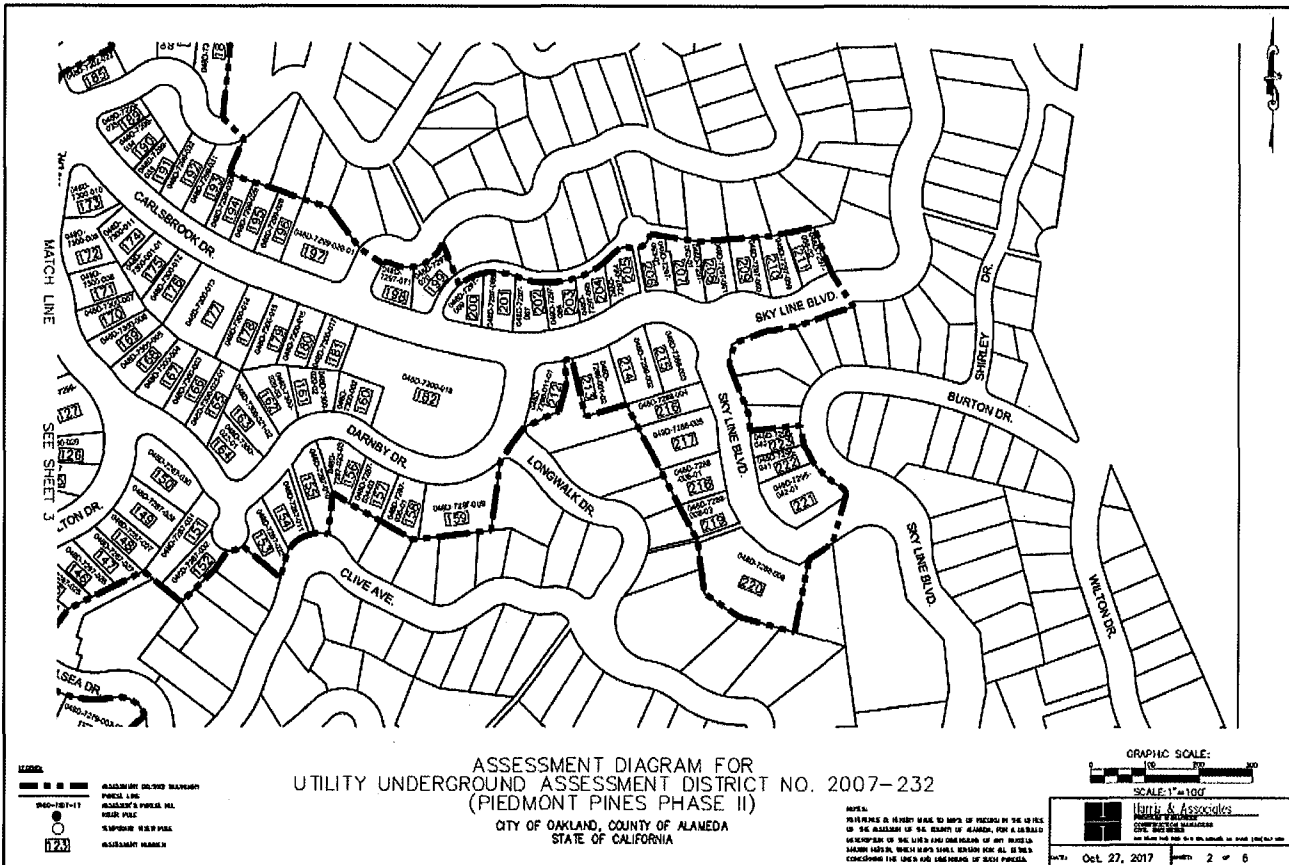
Appendix A – Assessment Calculations

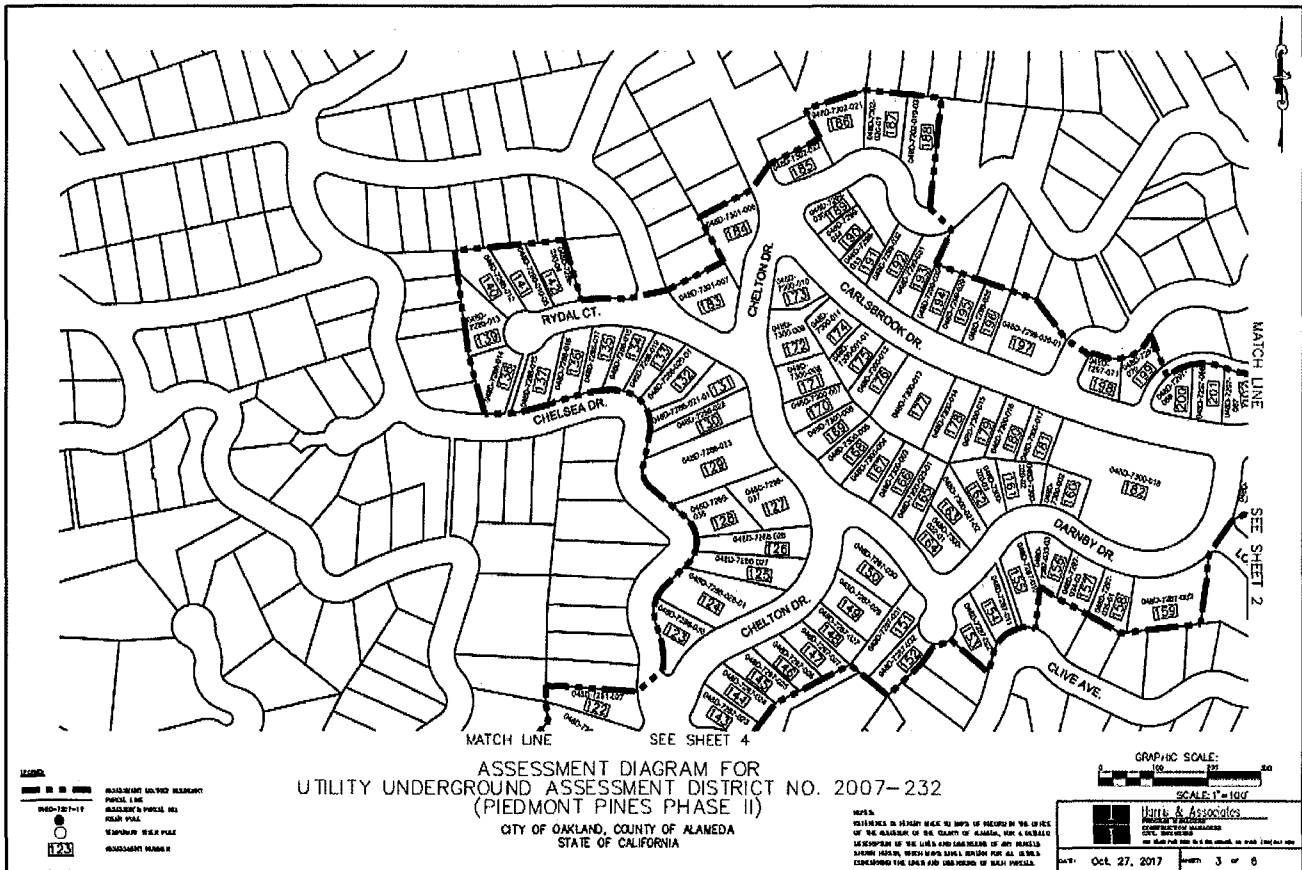
Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1/</sup>
8945 SKYLINE BLVD	211	48D-7297-56-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2739 CARISBROOK DR	212	48D-7288-11-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2749 CARISBROOK DR	213	48D-7288-1-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2765 CARISBROOK DR	214	48D-7288-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2779 CARISBROOK DR	215	48D-7288-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9011 SKYLINE BLVD	216	48D-7288-4	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9019 SKYLINE BLVD	217	48D-7288-5	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9033 SKYLINE BLVD	218	48D-7288-6-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9045 SKYLINE BLVD	219	48D-7288-8-3	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9057 SKYLINE BLVD	220	48D-7288-9	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9090 SKYLINE BLVD	221	48D-7296-42-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2808 BURTON DR	222	48D-7296-41	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2812 BURTON DR	223	48D-7296-40	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.16	\$15,924.60
Totals: 237 Parcels			220.50	219.75	223.00	\$941,000.00	\$941,000.00	\$941,000.00	\$2,823,000.00	\$687,000.00	\$3,510,000.00

Note 1/ Assessment for Assessment Numbers 36, 37 & 182 will be satisfied by the use of a portion of the contributions.

**Appendix B**  
**Assessment Diagram**

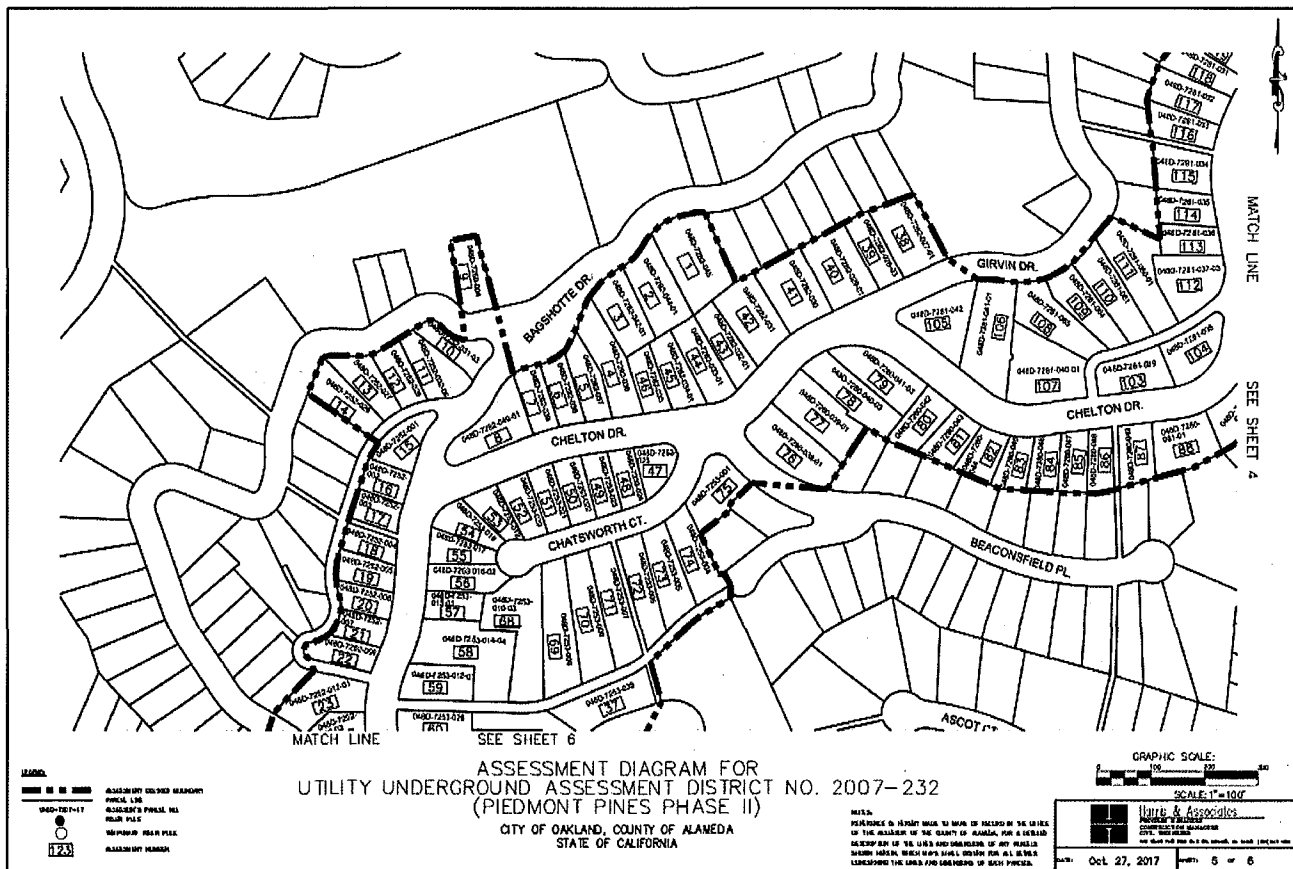














## Appendix C Property Owner Listing

Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
1	48D-7282-45	MOSTOUFI ALI	5912 BAGSHOTTE DR
2	48D-7282-44-1	SCOTT ERIC R & LIANE TRS	5900 BAGSHOTTE DR
3	48D-7282-42-1	STALCUP S A TR	5870 BAGSHOTTE DR
4	48D-7282-36	ALYOUSIFI AHMED	5847 CHELTON DR
5	48D-7282-37	ALYOUSIFI AHMED	CHELTON DR
6	48D-7282-38	DORFMAN ERIC J & DORAKI ZARRIN TRS	5831 CHELTON DR
7	48D-7282-39	MILOSZ CZESLAW & JANINA TRUST	5825 CHELTON DR
8	48D-7282-40-1	PARMLEY WILLIAM J & VALERIE A	5801 CHELTON DR
9	48D-7250-4	DAIRE JAMES & KATHRYN W	5895 SCARBOROUGH DR
10	48D-7252-31-3	PREMO RICHARD & SUZANNE	5821 BAGSHOTTE DR
11	48D-7252-32-6	STRAUSS THOMAS R & LINDA R	5811 BAGSHOTTE DR
12	48D-7252-28	VICTORINO GREGORY P & NICOLE J	77 CHELTON LN
13	48D-7252-27	VICTORINO GREGORY P & STEPHEN	CHELTON LN
14	48D-7252-26	WANG DUFFY	67 CHELTON LN
15	48D-7252-1	FLOOD RICHARD S & VICTORIA A TRS	5801 BAGSHOTTE DR
16	48D-7252-2	MCKINNEY CHARLES E	5785 CHELTON DR
17	48D-7252-3	CHENG WAI S TR	5775 CHELTON DR
18	48D-7252-4	CONRAD WALTER K JR & CONRAD MICHEL G TR	5769 CHELTON DR
19	48D-7252-5	TURNER STEPHANIE & FLEMING RANDALL	5761 CHELTON DR
20	48D-7252-6	ARABSHAH LIU & TEHRANI JAFAR K	5753 CHELTON DR
21	48D-7252-7	KNOX ROBERT G 4TH & ANN M TRS	5747 CHELTON DR
22	48D-7252-8	MANNION JILL	5741 CHELTON DR
23	48D-7252-12-1	AHLERS JAMES M & AMY E TRS	5733 CHELTON DR
24	48D-7252-10-3	BALOGH ROSARI M TR	5725 CHELTON DR
25	48D-7252-10-2	RANGA RODICA A TR	5701 CHELTON DR
26	48D-7251-37-2	PENETRANTE ZENAIDA F	5735 SCARBOROUGH DR
27	48D-7251-38-3	WONG PEGGY TR	5729 SCARBOROUGH DR
28	48D-7251-39-1	OHANJANIAN MELINEH	5721 SCARBOROUGH DR
29	48D-7251-40	CHENG SUSANNA	5715 SCARBOROUGH DR
30	48D-7251-41-2	DUFF TERESA A	5707 SCARBOROUGH DR
31	48D-7251-41-3	CHIEM STEVEN	5705 SCARBOROUGH DR
32	48D-7251-43	SPEARS BLAKE & LOWEN LANZ	5691 CHELTON DR
33	48D-7251-44	BLECKNER TERI J TR	5685 CHELTON DR
34	48D-7251-45	MARTINEZ DAN D	5681 CHELTON DR
35	48D-7251-46-1	SHEFLER STEPHEN & DEBORAH TRS	5675 CHELTON DR
36	48D-7251-47-1	CITY OF OAKLAND	ASCOT DR
37	48D-7253-35	CITY OF OAKLAND	CHELTON DR
38	48D-7282-27-1	COLLINS AMY L & BURNE LAWRENCE S	5955 GIRVIN DR
39	48D-7282-28-3	SHIELDS SANDRA R TR	5945 GIRVIN DR
40	48D-7282-29-1	LINDHOLM RANDY D & DONNA L	5937 CHELTON DR
41	48D-7282-30	METAIS BERNARD & ANNE	5927 CHELTON DR
42	48D-7282-31	SANDERS EUGENE & LOUIE MARLENE M	5915 CHELTON DR



Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
43	48D-7282-32-1	CHAPMAN MICHAEL W	5907 CHELTON DR
44	48D-7282-33-1	LEE MIMI Y & CHUEH RAYMOND Y TRS	5901 CHELTON DR
45	48D-7282-34-1	VANCE GENE ETAL	5863 CHELTON DR
46	48D-7282-35	LEE CAROLYN	5855 CHELTON DR
47	48D-7253-25	SHEIKH AAMIR M & NAHEED S TRS	11 CHATSWORTH CT
48	48D-7253-24	GLICKSMAN MARJORIE G TR	21 CHATSWORTH CT
49	48D-7253-23	DECOUDREAU MARION G TR	27 CHATSWORTH CT
50	48D-7253-22	FILART ALFREDO U JR & CHERYL L	33 CHATSWORTH CT
51	48D-7253-21	WILLIAMS PAULINE A TR	39 CHATSWORTH CT
52	48D-7253-20	MULLER JULIA G & ERIC A II	43 CHATSWORTH CT
53	48D-7253-19	WESTHEIMER BENJAMIN & FOSTER DEBORAH TRS	47 CHATSWORTH CT
54	48D-7253-18	KELLIS DAVID & NORRIS JULIE	51 CHATSWORTH CT
55	48D-7253-17	HANSEN NILS M & WHEATLEY SARAH T	54 CHATSWORTH CT
56	48D-7253-16-2	WARFEL GEORGE JR & DEGARROD LYDIA	52 CHATSWORTH CT
57	48D-7253-15-1	DENBREEJEN KEES & JANET H TRS	5760 CHELTON DR
58	48D-7253-14-4	HARRISON MELVIN C JR & HARDACRE BARBARA E TRS	5750 CHELTON DR
59	48D-7253-12-1	FRANK JONATHAN H & SALSBURG ELIZABETH L TRS	5736 CHELTON DR
60	48D-7253-26	GREENE ROBERT P & GENEVE E TRS	66 KESWICK CT
61	48D-7253-27	GOLDING PAUL A & IRZANA	5716 CHELTON DR
62	48D-7253-28	PATTERSON JOHNNIE W	5710 CHELTON DR
63	48D-7253-29	WARREN FRANK & CASTOR EMILY	5700 CHELTON DR
64	48D-7253-30	YOUNG RHOMA TR	5690 CHELTON DR
65	48D-7253-31	CAKE HELEN M TR	5670 CHELTON DR
66	48D-7253-32-3	COFIELD ALICE	5662 CHELTON DR
67	48D-7253-34-2	MONTEZ MIGNONET & SPRINGMEYER FRITZ TRS	5722 CHELTON DR
68	48D-7253-10-3	DORSKIND JAMES A & MARY R TRS	50 CHATSWORTH CT
69	48D-7253-9	BRETOW STEVEN M & HONIGMANBRETOW ANN R	42 CHATSWORTH CT
70	48D-7253-8	WEBER KAREN	38 CHATSWORTH CT
71	48D-7253-7	KOPF LUTHER & SHEILA	32 CHATSWORTH CT
72	48D-7253-6	DEPETRO JOANN A TR	26 CHATSWORTH CT
73	48D-7253-5	BUTLER JOSEPH J & MOUNT KATHY E TRS	20 CHATSWORTH CT
74	48D-7253-4	PAWEK JOHN P & ERIN B TRS	10 CHATSWORTH CT
75	48D-7253-1	ALFORD CHARLES H & JOAN F TRS	2605 BEACONSFIELD PL
76	48D-7280-38-1	STEADMAN MICHAEL & KERSLAKE ALAN	2616 BEACONSFIELD PL
77	48D-7280-39-1	MURIEL SUSAN C & SMITH SCOTT D	5912 CHELTON DR
78	48D-7280-40-3	KASS STEPHEN M & RUTH F TRS	5930 CHELTON DR
79	48D-7280-41-3	GOTTSCHALK JONATHAN A & WONG STEFANIE	5950 CHELTON DR
80	48D-7280-42	WAGNER JACEK B & MARIA	5962 CHELTON DR
81	48D-7280-43	NEWHALL JONATHAN & BARBARA F TRS	5976 CHELTON DR
82	48D-7280-44	FERREIRA JOHN M & JORDANNA L	5984 CHELTON DR
83	48D-7280-45	URKOFKY CHRISTOPHER M & MAHNAZ	5992 CHELTON DR
84	48D-7280-46	SANCHEZ LAURIE C	6000 CHELTON DR
85	48D-7280-47	STRAUS THOMAS E & PATRICIA A TRS	6008 CHELTON DR



Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
86	48D-7280-48	SUN ESTHER E	6016 CHELTON DR
87	48D-7280-49	BROWN CECILIA E	6024 CHELTON DR
88	48D-7280-51-1	LAW WILLIAM R & MAXINE L TRS	6040 CHELTON DR
89	48D-7280-52-1	DEBRUNNER DANIEL & CYNTHIA	6048 CHELTON DR
90	48D-7280-54	FERNANDEZ CAROLYN J	6066 CHELTON DR
91	48D-7280-55	MARTY DOROTHY J TR	2607 HAVERHILL DR
92	48D-7279-23	WENDLING MARC M & CATHERINE M	6100 CHELTON DR
93	48D-7279-24	WEIL JAY H TR	6108 CHELTON DR
94	48D-7279-25-3	IVESTER RHONI S & MONTAG B	6116 CHELTON DR
95	48D-7279-27-1	PIES LAUREL	39 KIMBERLEY CT
96	48D-7279-28-1	KAN HOMER C & MAK KA I	33 KIMBERLEY CT
97	48D-7279-29-1	SPANDER ARTHUR M & ELIZABETH N TRS	25 KIMBERLEY CT
98	48D-7279-31	KNIGHT DAWN	15 KIMBERLEY CT
99	48D-7279-32	COLBERT KRISTINA	9 KIMBERLEY CT
100	48D-7279-1	GILPIN MICHAEL J & DONG BONNIE Y	1 KIMBERLEY CT
101	48D-7279-3-2	MICHLER CRAIG	2717 CHELSEA DR
102	48D-7279-2	LEHOT PHILIPPE G	2 KIMBERLEY CT
103	48D-7281-39	BURNS LOUIS J & KAREN TRS	6025 CHELTON DR
104	48D-7281-38	ABUSHAGRA ANDRE & REIS MANUELA	6055 CHELTON DR
105	48D-7281-42	WEISS JOY A TR	5951 CHELTON DR
106	48D-7281-41-1	FAIRBANKS SCOTT A & VARGAS MAX A	5965 CHELTON DR
107	48D-7281-40-1	BECHERER PATRICK J & ELLEN C	6001 CHELTON DR
108	48D-7281-65	JOAN DRIVE LLC	GIRVIN DR
109	48D-7281-64	JOAN DRIVE LLC	GIRVIN DR
110	48D-7281-61	CHEN HENRY H & BERNICE Y TRS	5970 GIRVIN DR
111	48D-7281-60-1	WILSON PATRICK M	5980 GIRVIN DR
112	48D-7281-37-3	WELLS RICHARD H & ELAINE F TRS	6101 CHELTON DR
113	48D-7281-36	LONGFIELD ALBERT & TINA TRS	6111 CHELTON DR
114	48D-7281-35	KOSREAD JONATHAN A & LI ZHIYIN ETAL	6121 CHELTON DR
115	48D-7281-34	HEATH EMILY & BRAMBLE KIRSTEN D	6131 CHELTON DR
116	48D-7281-33	GALLINATTI JOHN D & BICE NANCY T	6139 CHELTON DR
117	48D-7281-32	SCOTT EDWARD & DEBORAH TRS	6147 CHELTON DR
118	48D-7281-31	BRUSHER WILLIAM J & VINELLABRUSHER SUSAN M TRS	6151 CHELTON DR
119	48D-7281-30	EIFERT KENNETH G & LORI L	6157 CHELTON DR
120	48D-7281-29	GUTIERREZ FELIX F & MARIA E TRS	6163 CHELTON DR
121	48D-7281-28	SILVEIRA J W & BARBARA O TRS	CHELTON DR
122	48D-7281-27	LINDSEY JAMES S & SALLY K	CHELSEA DR
123	48D-7286-30	LINDSEY JAMES S & SALLY K	6211 CHELTON DR
124	48D-7286-28-1	FRANCES CRAIG D TR	6225 CHELTON DR
125	48D-7286-27	KENNEDY CARRIE L TR	6241 CHELTON DR
126	48D-7286-26	GRAHAM RAYMOND G	6249 CHELTON DR
127	48D-7286-37	WILLEMS PAUL A & WILLEMSBAECKE OSCARINE M	6301 CHELTON DR

Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
128	48D-7286-38	HAMILTON STEVEN J & LORI A	CHELSEA DR
129	48D-7286-23	DZANKIC SAMIR & GHASSEMARDEBILI GOLRIZ	6321 CHELTON DR
130	48D-7286-22	YOUNG WILLIAM & ISLEY LINDA TRS	6329 CHELTON DR
131	48D-7286-21-1	EVERETT JEFF & KATHERINE A TRS	2549 STOCKBRIDGE DR
132	48D-7286-20-1	GOODRICH JAMES R & KING KATHERINE	2541 STOCKBRIDGE DR
133	48D-7286-19	FRANK KENNETH L & FRENCH MAUREEN TRS	2535 STOCKBRIDGE DR
134	48D-7286-18	SHOEMAKER MATTHEW H & HELEN M TRS	1 RYDAL CT
135	48D-7286-17	MODARRESI NEMATOLLAH & RAJABI MAHIN	9 RYDAL CT
136	48D-7286-16	YOUNG STEVEN R & RENEE E TRS	17 RYDAL CT
137	48D-7286-15	CASANOVA COLLEEN	25 RYDAL CT
138	48D-7286-14	GOLDSBY GWENDOLYN P	31 RYDAL CT
139	48D-7286-13	GLICKMAN JASON & LAURA	36 RYDAL CT
140	48D-7286-12	SLEMECK ANTHONY L & COURTENAY H	28 RYDAL CT
141	48D-7286-10-5	SUDDUTH GARY A TR	22 RYDAL CT
142	48D-7286-10-4	LYNDS KRISTOFFER H & CINDY D	16 RYDAL CT
143	48D-7287-23	KOSMOS CHRISTINE TR	6200 CHELTON DR
144	48D-7287-24	GELFAND DAVID H & DANIELL ELLEN TRS	6208 CHELTON DR
145	48D-7287-25	PINES CAROLYN A & SCHWARTZ JUDITH E TRS	6216 CHELTON DR
146	48D-7287-26	ESSER MARIAN P & MARIAN P	6224 CHELTON DR
147	48D-7287-27	SILVA STEVEN M & SUSAN G TRS	6232 CHELTON DR
148	48D-7287-28	ROBINSON STEPHEN & SCOTT CHERYL	6240 CHELTON DR
149	48D-7287-29	KUMARELAS EUGENIA & JAMES ETAL	6250 CHELTON DR
150	48D-7287-30	BEAZELL CHARLES D & BENVENUTO MARTIN	2701 DARNBY DR
151	48D-7287-31	GHOSE AMITAVA & PALMERGHOSE CELESTE TRS	2715 DARNBY DR
152	48D-7287-32	WEINGARD HERBERT & MALTAWEINGARD JOANN	2721 DARNBY DR
153	48D-7287-22	SINGH ANKIT & CHANDURI SWAICHA	2733 DARNBY DR
154	48D-7287-11	KROGER JAMES R & LAURA K TRS	2741 DARNBY DR
155	48D-7287-10	VOGEL DAVID & VIRGINIA TRS	2751 DARNBY DR
156	48D-7287-33-3	MARGETTS CARRIE A	2769 DARNBY DR
157	48D-7287-34-3	SIMPSON GABRIELE A TR	2801 DARNBY DR
158	48D-7287-35-1	BROWN KATHRYN J TR	2809 DARNBY DR
159	48D-7287-9	KULKA RICHARD H & ALICE H TRS	2821 DARNBY DR
160	48D-7300-2	BRYCK ANDREA E TR & PHILLIPS MARGARET A TR	2768 DARNBY DR
161	48D-7300-20-2	SODERBACK RUTH A TR	2760 DARNBY DR
162	48D-7300-20-3	COLEMAN JAMES H & MICHELE T TRS	2752 DARNBY DR
163	48D-7300-21-2	BARTHOLOMEW DAVID B	2746 DARNBY DR
164	48D-7300-22-1	KEMP ANDREAS	2716 DARNBY DR
165	48D-7300-23-1	BULLER TERRY D	2708 DARNBY DR
166	48D-7300-3	HALL ANDREW O & RACHEL L	2704 DARNBY DR
167	48D-7300-4	BRODERICK PATRICK J	2700 DARNBY DR
168	48D-7300-5	DEUTSCH STANLEY E TR & LITTAUER CHERYL M TR	6300 CHELTON DR
169	48D-7300-6	KESSELER WILLIAM P & JUDITH E TRS	6316 CHELTON DR
170	48D-7300-7	SO ANTHONY F & CHRISTINE R	6330 CHELTON DR



Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
171	48D-7300-8	COOKSEY DEBORAH A	6340 CHELTON DR
172	48D-7300-9	BURNS JOEL T	6342 CHELTON DR
173	48D-7300-10	WATZ JILL L & WHITE JOHN M	2601 CARISBROOK DR
174	48D-7300-11	GENT WENDY S & DAVID C	2615 CARISBROOK DR
175	48D-7300-1-1	MAKINEN PATRICIA A TR	2625 CARISBROOK DR
176	48D-7300-12	GOURHAN JOHN T & ALESO R TRS	2631 CARISBROOK DR
177	48D-7300-13	SCHMITZ MARY K TR	2643 CARISBROOK DR
178	48D-7300-14	PETERSON GLENN D	2651 CARISBROOK DR
179	48D-7300-15	BARNES DAVID M TR	2659 CARISBROOK DR
180	48D-7300-16	BARNES ADRIAN J & MOHAN ERICA J	2667 CARISBROOK DR
181	48D-7300-17	KADE KATHRYN M	2675 CARISBROOK DR
182	48D-7300-18	EAST BAY MUNICIPAL UTILITY DISTRICT	CARISBROOK DR
183	48D-7301-7	MOE GREGORY R & MARTINMOE SHERYL A	6401 CHELTON DR
184	48D-7301-6	VANBLARCOM THOMAS & DIANA	6415 CHELTON DR
185	48D-7302-22	PISES MARY A TR	2598 CARISBROOK DR
186	48D-7302-21	BLACKSTONE ANGELA L & DO TUANH T	6517 CHELTON DR
187	48D-7302-20-1	LAROSA DAVID M & CRABTREE TERRY A	6525 CHELTON DR
188	48D-7302-19-3	SAIYA JOHN B & ANDHARA MONIQUE	6533 CHELTON DR
189	48D-7299-35	MORAN GERALD E & BONNIE K TRS	2600 CARISBROOK DR
190	48D-7299-34	GLEAVES KENNETH L & THANYA Z	2608 CARISBROOK DR
191	48D-7299-33	CHRISTENSEN JOSEFA M TR	2616 CARISBROOK DR
192	48D-7299-32	KRUGER JEFFREY S & ROSAS ABELARDO O JR	2624 CARISBROOK DR
193	48D-7299-31	CUDABACK CYNTHIA N	2630 CARISBROOK DR
194	48D-7299-30	RUDNEY STANLEY & BEATRICE C TRS	2638 CARISBROOK DR
195	48D-7299-29	RODDIER DOMINIQUE G & SITLER WENDY M	2644 CARISBROOK DR
196	48D-7299-28	WILLIAMS MICHAEL V & ZIMPOPOULOU OURANIA	2656 CARISBROOK DR
197	48D-7299-26-1	MCDONALD DAVID B & MELISSA A TRS	2666 CARISBROOK DR
198	48D-7297-71	EDELMAN RONALD R & SUSAN J TRS	2688 CARISBROOK DR
199	48D-7297-70	BOTTOM VIDA G	2690 CARISBROOK DR
200	48D-7297-69	JOHNSON NATHAN & JENNY	2700 CARISBROOK DR
201	48D-7297-68	PRESSON STACY J	2720 CARISBROOK DR
202	48D-7297-67	DELMAZO DEBORAH F & JORGE R TRS	2734 CARISBROOK DR
203	48D-7297-66	MILLER MARK S & DEXTER MARY L	2748 CARISBROOK DR
204	48D-7297-65	JONES C C & CECIL	2760 CARISBROOK DR
205	48D-7297-64	BIZET RENAUD & SEIXAS SAMANTHA F	2770 CARISBROOK DR
206	48D-7297-63-1	NICHOLAS HELEN	2780 CARISBROOK DR
207	48D-7297-62-1	GONG ROBERT Y & CHRISTINE O TRS	2790 CARISBROOK DR
208	48D-7297-61	MCQUADE DONALD A & SUSANNE B TRS	8995 SKYLINE BLVD
209	48D-7297-60	HATCHER PATRICK L	8989 SKYLINE BLVD
210	48D-7297-59	LODES ADAM & SPALDING AUDREY	8953 SKYLINE BLVD
211	48D-7297-56-2	ROBERTS PETER	8945 SKYLINE BLVD
212	48D-7288-11-1	BRANNON CLIFTON T & TRINGALI SHARON TRS	2739 CARISBROOK DR
213	48D-7288-1-2	TRAN LANG & MOL	2749 CARISBROOK DR



Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
214	48D-7288-2	LEE BARBARA H & TONDRO TRACY K TRS	2765 CARISBROOK DR
215	48D-7288-3	BARTH VALERIE M	2779 CARISBROOK DR
216	48D-7288-4	MOORE LON B & HELENE S	9011 SKYLINE BLVD
217	48D-7288-5	GEMINIUC KEVIN & LEE CINDY	9019 SKYLINE BLVD
218	48D-7288-6-1	BORZUCHOWSKI ANDRZEJ N & VIVIANA P	9033 SKYLINE BLVD
219	48D-7288-8-3	HARRISON MICHAEL W & SUSAN L	9045 SKYLINE BLVD
220	48D-7288-9	MACKENZIE STUART I	9057 SKYLINE BLVD
221	48D-7296-42-1	BUZIAK LILLIAN & RICK	9090 SKYLINE BLVD
222	48D-7296-41	APPLEBAUM RICHARD D & NAOMI G TRS	2808 BURTON DR
223	48D-7296-40	BOWERS JACK N & ELIZABETH A	2812 BURTON DR



2010 JAN 31 AM 9:46 RESOLUTION No. \_\_\_\_\_ C.M.S.

Introduced by Councilmember \_\_\_\_\_

**RESOLUTION OF INTENTION TO 1) ORDER IMPROVEMENTS AND TO FORM THE CITY OF OAKLAND UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232, PIEDMONT PINES PHASE II; 2) ACCEPT INDICATIONS OF INTEREST IN THE PROPOSED ASSESSMENT DISTRICT BY OWNERS OWNING LAND CONSTITUTING MORE THAN ONE-HALF OF THE AREA OF THE ASSESSABLE LANDS WITHIN THE PROPOSED ASSESSMENT DISTRICT; 3) FINDING THAT THE IMPROVEMENTS ARE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THE COST AND EXPENSES, INCLUDING INCURRED CITY COST OF DISTRICT CREATION THEREOF, ARE MADE CHARGEABLE UPON THE ASSESSMENT DISTRICT; 4) PROVIDING THAT THE COUNCIL INTENDS TO LEVY A SPECIAL ASSESSMENT UPON THE LAND WITHIN THE ASSESSMENT DISTRICT; 5) PROVIDING THAT BONDS SHALL BE ISSUED TO FINANCE A PORTION OF THE COSTS OF IMPROVEMENTS; 6) APPOINTING HARRIS & ASSOCIATES AS THE ENGINEER OF WORK FOR THE ASSESSMENT DISTRICT; AND 7) DIRECTING THE ENGINEER OF WORK TO MAKE AND FILE THE ENGINEER'S REPORT WITH THE CITY CLERK**

**WHEREAS**, the City Clerk of the City of Oakland (the "City") has received written indications of interest from the owners of approximately 67% of the land in the Piedmont Pines Phase II area of the City with regard to the formation of an assessment district for the purpose of upgrading the street lighting system in the Piedmont Pines Phase II area of the City; and

**WHEREAS**, it appears to the Council that an assessment district should be formed for the purpose of upgrading the street lighting system, as well as the construction of main line power, telephone and cable conduit, with appurtenant facilities, the construction of service conduit and appurtenances to the boundary of the proposed assessment district, removing existing overhead power, telephone and cable wires, poles and street lights and the installation of replacement street lights and poles, all as more fully described in Exhibit A hereto (the "Improvements"), all in order to enhance public safety and the overall aesthetics of the Piedmont Pines Phase II area of the City; and

**WHEREAS**, the Council proposes to accomplish the formation of the assessment district pursuant to the Municipal Improvement Act of 1913, being Division 12 of the California Streets and Highways Code (the "Act") and to finance a portion of the costs of the Improvements by means of the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915, being Division 10 of the California Streets and Highways Code (the "Bond Act"); and

WHEREAS, the proposed territory and boundaries of the assessment district are shown on a map of the assessment district (the "Map"), a copy of which is on file in the office of the City Clerk; and

WHEREAS, the Council now desires to express its intention to order the Improvements and to form the assessment district.

RESOLVED, by the City Council of the City of Oakland as follows:

1. That the Council hereby finds and declares that the public interest and necessity require the construction of the Improvements, as hereinafter described, and the Council hereby declares its intention to order the Improvements and to form an assessment district covering the real property specifically benefited by the Improvements. The proposed assessment district (the "Assessment District") shall be designated "City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II)."
2. That the Council hereby finds and determines that the Improvements are of more than local or ordinary public benefit, and the cost and expenses, including City costs of district creation, are made chargeable upon the Assessment District, the exterior boundaries of which are shown on the Map. The Map, in the form on file with the City Clerk, is hereby approved, and shall govern for all details as to the extent of the Assessment District. The City Clerk is hereby directed to endorse the City Clerk's certificate on the Map evidencing the date and adoption of this Resolution. The City Clerk is hereby directed to retain the Map in the City Clerk's office and, within 15 days after the adoption of this Resolution, file a copy of the Map in the office of the County Recorder of the County of Alameda. The City Clerk is hereby authorized to pay any and all fees required by the County Recorder to record the map.
3. That the Council intends to levy a special assessment upon the land within the Assessment District, as indicated on the Map referenced in Section 2 above, in accordance with the special benefit to be received by each parcel of land, respectively, from the Improvements.
4. That where any disparity occurs in level or size between the Improvements and private property, the Council determines that it is in the public interest and more economical to eliminate the disparity by doing work on the private property instead of adjusting the work on public property. Accordingly, work may be done on private property for this purpose with the written consent of the applicable landowner.
5. That notice is hereby given that serial and/or term bonds to represent unpaid assessments to be levied in the Assessment District, and to bear interest at a rate not to exceed the maximum rate provided by law, shall be issued pursuant to the Bond Act, and that the applicable provisions of Part 11.1 of the Bond Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, may apply. The last installment of such bonds shall mature

not to exceed thirty (30) years from the second day of September next succeeding twelve (12) months from their date.

6. That the Council finds and declares that a special reserve fund as provided in Part 16 of the Bond Act (commencing with Section 8880) shall be required, the amount thereof to be fixed and determined upon the sale of bonds for the Assessment District.
7. That the Council hereby covenants with the owners of said assessment bonds to be issued that it will commence and thereafter diligently prosecute to completion foreclosure actions regarding delinquent installments of the assessments, as will be more fully specified in the resolution of the Council authorizing the issuance of said assessment bonds.
8. That notice is further given that the City will not obligate itself to advance available funds from the City General Fund to cure any deficiency which may occur in the bond redemption fund for the bonds.
9. That the procedure for the collection of assessments and advance retirement of bonds shall be as provided in Part 11.1 of Division 10 of the Bond Act.
10. That it is further determined pursuant to California Streets and Highways Code Section 8571.5, that the bonds may be refunded in the manner provided by Division 11.5 of the California Streets and Highways Code if the Council determines that it is in the public interest or otherwise necessary or appropriate to do so.
11. That notice is hereby given that, in the opinion of the Council the public interest and convenience require, and that it is the intention of the Council, that administrative expenses shall be added to each annual installment of the unpaid assessments to pay costs incurred by the City and not otherwise reimbursed, which result from the administration of the bonds and reserve or other related funds, all as set forth in Section 10312 of the Act.
12. That notice is hereby further given that pursuant to Section 8682.1 of the Bond Act, in addition to or as a part of the assessment lien levied against each parcel of land within the Assessment District, each parcel of land shall also be subject to an annual assessment to pay costs incurred by the City which result from the expenses of (i) registration of any bonds and (ii) compliance with federal arbitrage laws. The amounts collected will be based on actual administrative expenses or projected administrative expenses, and no maximum need be stated in the Engineer's Report referenced in Section 15 below. If the City performs any transfer, registration, authentication, payment or other related registration function, the City may be reimbursed for its actual expenses, including a pro rata amount of the salaries of the City employees involved in the performance of these functions. In addition, no public hearing shall be required prior to their levy. These costs are to be distinguished from the costs of reimbursing the City for non-registration administrative expenses, described in Section 11 above, for which an annual estimate will be provided in the Engineer's Report.

13. That notice is hereby given that this Council intends to comply with the requirements of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 ("Division 4") by proceeding under Part 7.5 thereof. The following information shall be included in the report prepared pursuant to Section 15 below.
- (a) The total amount, as near as may be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated in these proceedings, which would require an investigation and report under Division 4 against the total area proposed to be assessed.
  - (b) The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed. Total true value may be estimated as the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Alameda. Alternatively, total true value may be determined by other reasonable means, including, but not limited to, by adjusting the value shown on the last equalized assessment roll to correct for deviations from market value due to Article XIII A of the California Constitution.
14. That the Improvements are hereby referred to the firm of Harris & Associates, which firm is hereby appointed as the Engineer of Work for the Assessment District, and the Engineer of Work is hereby directed to make and file, or cause to be made and filed, with the City Clerk a report (the "Engineer's Report") in writing, presenting the following, as applicable:
- (a) Plans and specifications of the proposed Improvements.
  - (b) An estimate of the cost of the Improvements and the costs of any related lands, rights-of-way and easements, and incidental expenses in connection with the Improvements, including any costs of registering bonds.
  - (c) A diagram showing, as they existed at the time of the passage of this Resolution, all of the following: (i) the exterior boundaries of the Assessment District; (ii) the boundaries of any zones within the Assessment District; and (iii) the lines and dimensions of each parcel of land within the Assessment District, with each subdivision given a separate number upon the diagram.
  - (d) A proposed assessment of the total amount of the cost and expenses of the proposed Improvements upon the several subdivisions of land in the Assessment District in proportion to the estimated special benefits to be received by each subdivision, respectively, from the Improvements. The assessment shall refer to the subdivisions by their respective numbers.

- (e) A proposed maximum assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration of any associated bonds and reserve or other related funds.
15. That if any excess shall be realized from the assessment, it shall be used, in such amounts as the Council may determine, in accordance with the provisions of law for one or more of the following purposes:
- (a) for transfer to the General Fund of the City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or five percent (5%) of the total amount expended from the Assessment District improvement fund;
  - (b) as a credit upon the assessment and any supplemental assessment in accordance with the provisions of Section 10427.1 of the California Streets and Highways Code;
  - (c) for the maintenance of the Improvements or a specified part thereof; or
  - (d) to call bonds, thereby reducing outstanding assessments and subsequent assessment installments. In the event that the Council determines to use all or some portion of the surplus to call bonds prior to maturity, the City shall do each of the following:
    - (1) Cause the special reserve fund, if any, to be reduced as necessary pursuant to Section 8887 of the California Streets and Highways Code to assure that the bonds will not become subject to federal income taxation.
    - (2) Cause any assessment previously paid in cash to receive a credit in cash pursuant to subdivision (b) of Section 10427.1 of the California Streets and Highways Code for the proportionate share of the surplus as determined pursuant to subdivision (a) of Section 10427.1 of the California Streets and Highways Code.
    - (3) Cause the preparation of new auditor's records to reflect the adjusted principal amount of the remaining assessments. All subsequent assessment installments shall be based upon the adjusted principal amount of the assessments as reflected in the revised auditor's record.
16. That pursuant to Section 20487 of the California Public Contract Code, in the opinion of the Council, the public interest will not be served by allowing owners of property in the proposed Assessment District to enter into a contract for the performance of any of the work of the Improvements herein referenced, so that no notice of award of contract shall be published.

17. That it is hereby acknowledged that, for all purposes of the Act and the Bond Act, the Director of Department of Transportation is the Superintendent of Streets for the City.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 20\_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES – BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, and PRESIDENT REID

NOES –

ABSENT –

ABSTENTION –

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

03050.02:J14909

## EXHIBIT A

### GENERAL DESCRIPTION OF IMPROVEMENTS TO BE FINANCED BY THE ASSESSMENT DISTRICT

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as the City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 2).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights and poles.
5. Removal of existing overhead power, telephone and cable wires, poles and street lights.

The improvements will be designed by Pacific Gas and Electric Company, AT&T, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City ordinances, rules, warrants, regulations, standards and specifications where applicable.

- Notes: (1) The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility. Property owners will be responsible for the costs for such work in excess of a \$1,500 stipend to be provided by Pacific Gas and Electric Company. The City of Oakland does not intend to facilitate construction of the individual service connections but suggests that costs may be reduced by obtaining block-sized, or larger, bids from a licensed contractor.
- (2) Further, the foregoing improvements do not include service laterals to individual properties in excess of the first 100 linear feet (L.F.). The property owners will be responsible for the costs for such work in excess of the first 100 L.F. Pacific Gas and Electric Company, the Trench Lead, will bill individual property owners for the excess over the first 100 L.F.



DRAFT

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

## OAKLAND CITY COUNCIL

City Attorney

2018 JAN 31 AM 9:46

RESOLUTION No. \_\_\_\_\_ C.M.S.

Introduced by Councilmember \_\_\_\_\_

RESOLUTION 1) PRELIMINARILY ACCEPTING AND APPROVING THE ENGINEER'S REPORT; 2) CALLING FOR A PUBLIC HEARING ON THE PROPOSED ASSESSMENT DISTRICT TO BE HELD BY THE COUNCIL ON TUESDAY, MARCH 20, 2018 AT 6:30 P.M. AND AN ELECTION FOR THE CITY OF OAKLAND UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232, PIEDMONT PINES PHASE II; AND 3) DESIGNATING THE ENGINEER OF WORK TO ASSIST THE CITY CLERK IN CONNECTION WITH THE MAILING AND TABULATION OF THE BALLOTS, AND TO ANSWER INQUIRIES REGARDING THE PROTEST PROCEEDINGS APPLICABLE TO THE ASSESSMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Oakland (the "City") has on this date adopted a resolution of intention (the "Resolution of Intention") with respect to certain utility underground improvements to be constructed in the Piedmont Pines area of the City (hereinafter, the "Improvements"), in accordance with proceedings for the City of Oakland Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase II) (the "Assessment District"), and did refer the proposed Improvements to Harris & Associates, as the Engineer of Work for the Assessment District, and did therein direct the Engineer of Work to cause to be made and filed with the City Clerk a report in writing (hereinafter, the "Report") all as therein more particularly described in the language of the Resolution of Intention, and under and pursuant to the Municipal Improvement Act of 1913, as amended (the "Act"); and

WHEREAS, the Engineer of Work has caused to be made and filed with the City Clerk the Report as called for in the Resolution of Intention and under and pursuant to the Act, which Report has been presented to this Council for consideration; and

WHEREAS, this Council has duly considered the Report and each and every part thereof, and finds that each and every part of the Report is sufficient, and that at this time the Report should not be modified in any respect.

**RESOLVED**, by the City Council of the City of Oakland as follows:

1. That the general description of the proposed Improvements contained in the Report is preliminarily approved.

2. That the estimate of the costs of the Improvements and incidental expenses in connection with the Improvements, as contained in the Report, is preliminarily approved.
3. That the total cost of the Improvements, as contained in the Report, is preliminarily approved.
4. That the diagram showing the Assessment District and the boundaries and dimensions of the subdivisions of land within the Assessment District as they existed at the time of the passage of the Resolution of Intention, as contained in the Report, is preliminarily approved.
5. That the proposed assessment of the cost and expense of the proposed Improvements upon each subdivision of real property in the Assessment District in proportion to the estimated special benefits to be received by those subdivisions respectively from the Improvements, as contained in the Report, is preliminarily approved.
6. That the proposed maximum annual assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration of any bonds and reserve or other related funds, as contained in the Report, is preliminarily approved.
7. That the Report shall stand as the Engineer's Report for the purpose of all subsequent proceedings had pursuant to the Resolution of Intention.
8. That a public hearing on the proposed Assessment District shall be held by the Council in the City Council Chambers on Tuesday, March 20, 2018, at 6:30 p.m. or as soon thereafter as the matter may be heard. The Engineer of Work is hereby directed to provide notice of the public hearing as required by applicable law.
9. That an election shall be held of the landowners within the proposed Assessment District as required by Article XIII D of the California Constitution, with the ballots tabulated by or on behalf of the City Clerk at the conclusion of the public hearing referred to in Section 8 above as required by Section 53753 of the California Government Code. The City Clerk is hereby directed to cause a ballot in a form provided by the Engineer of Work to be delivered to the owners of all of the property in the proposed Assessment District. Ballots must be received by the City Clerk at the address indicated on the ballot at or before the time set for the close of the public hearing, and any ballots received after the close of the public hearing will not be tabulated even though the postmark on the envelope transmitting the ballot is dated on or before the date of the public hearing. Ballots of those voting shall be weighted according to the proportional financial obligation of the affected property.

10. That the Engineer of Work is hereby designated to assist the City Clerk in connection with the mailing and tabulation of the ballots referred to in Section 9 above, and to answer inquiries regarding the protest proceedings applicable to the Assessment District.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 20\_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES – BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN and PRESIDENT REID

NOES –

ABSENT –

ABSTENTION –

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

03050.02:J14912  
11/22/17