



AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Sarah Schlenk
Acting Budget Director

SUBJECT: FY 2016-17 Landscaping and Lighting
District (LLAD) – Confirmation

DATE: May 16, 2016

City Administrator Approval

Date:

5/25/16

RECOMMENDATION

In Compliance With California Streets And Highways Code, Sections 22620-22631, Staff Recommends That The City Council Adopt A Resolution, Following The Public Hearing On The Continuation Of The Landscaping and Lighting District (LLAD), Confirming The Information In The Engineer’s Report For The City Of Oakland Landscaping And Lighting Assessment District For Fiscal Year (FY) 2016-17 And The Levying Of Assessments.

EXECUTIVE SUMMARY

Upon completion of the public hearing on June 7, 2016, this resolution would confirm the information in the Engineer’s Report and the levy of assessments within the LLAD for FY 2016-17. The City of Oakland collects the LLAD assessments through the County of Alameda property tax bill. Upon fulfillment of the LLAD requirements, the City of Oakland will submit the assessment roll to the Alameda County Auditor-Controller Agency by August 10, 2016 for inclusion in the FY 2016-17 property tax roll.

BACKGROUND / LEGISLATIVE HISTORY

The California Landscaping and Lighting Act of 1972 (California Streets and Highways Code Sections 22500-22679) allows local government agencies to form assessment districts for the purpose of financing the costs and expenses of landscaping and lighting in public areas, among other things as noted below in the Analysis Section. The City of Oakland formed the LLAD on June 23, 1989. In July 1993, the City increased the assessment rates after preparation of an engineer’s report, notice and hearing, and public opportunity to comment. In November 1994, the Oakland electorate approved the LLAD and assessments.

In January 2011, the Alameda County Superior Court ruled that the assessments, which were approved by the registered voters prior to the adoption of Proposition 218, are exempt from the requirements of Proposition 218. Proposition 218 requires the local government to have a vote of the affected property owners for any proposed new or increased assessment before the assessment can be levied.

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The City Council approves a resolution annually for the LLAD initiation, intention, and confirmation and conducts a public hearing that coincides with the June budget hearings. The City Council approved the LLAD Initiation on April 5, 2016 (Resolution No. 86071 C.M.S.) and the Intention on May 3, 2016 (Resolution No. 86147 C.M.S.).

ANALYSIS AND POLICY ALTERNATIVES

The information below was also shared in the Intention report, which was included with Resolution No. 86147 C.M.S. passed by City Council on May 3, 2016. It is included here again for reference related to the current proposed confirmation resolution.

Landscaping and Lighting Assessment District (LLAD) Coverage and Boundaries

The LLAD, utilizing a direct benefit assessment, provides a funding source for City parks, grounds and landscaped medians, open space, pools, and custodial services at about 40 park and recreation facilities, 43 stand-alone restrooms, and many other recreation-related buildings and infrastructure in the City of Oakland. The LLAD also supports activities such as community gardens and ball field maintenance, and pays utility costs for City street lights and water use at parks and fields. The LLAD boundaries coincide with the City of Oakland boundaries and encompass all land parcels within the City. The LLAD boundaries remain the same as those described in the FY 2015-16 Engineer's Report approved by the City Council, Resolution No. 85632 C.M.S., on June 2, 2015.

Annual LLAD Process and Timeline

In compliance with the California Streets and Highways Code, Section 22622, staff prepared Resolution No. 86071 C.M.S. initiating the annual assessment process of the LLAD for the FY 2016-17 property tax roll in April 2016. The resolution described the importance of initiating the LLAD and authorized the City Administrator or designee to order the District Engineer to prepare and file with the City Clerk, a Preliminary Engineer's Report for this district.

The California Streets and Highways Code Sections 22620-22631 apply to all assessments levied and collected for a fiscal year, within an existing assessment district. The code describes the process requirements for levying assessments as follows:

1. Request that a preliminary engineer's report be prepared which includes: a listing of improvements to be operated and maintained, a budget identifying the cost to operate and maintain those improvements, a description of the methodology to spread the costs to the benefitting properties within the LLAD, and a listing of each individual assessment. (This step was completed at the April 5, 2016 City Council Meeting).
2. Approve the engineer's report and adopt a resolution of intention. The resolution of intention declares the City Council's intention to levy and collect assessments within the LLAD for the fiscal year. It also states whether the assessment is proposed to change from the previous year and sets a public hearing date, time, and location. (This step was

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completed at the May 3, 2016 City Council Meeting through Resolution No. 86147 C.M.S.).

- 3. Conduct the public hearing affording all interested parties the opportunity to hear and be heard. The public hearing is scheduled to occur at 6:30 p.m. on June 7, 2016.
- 4. Adopt a resolution confirming the final engineer's report information and the assessment levy within the LLAD for the fiscal year. (This is the current step).

The City of Oakland collects the LLAD assessment through the County of Alameda property tax bill. Upon fulfillment of the LLAD requirements, the City of Oakland must submit the detailed assessment data for all affected properties to the Alameda County Auditor-Controller Agency for inclusion in the FY 2016-17 property tax roll by August 10, 2016.

Assessment

The proposed resolution states that the City Council does not intend to increase assessments for the FY 2016-17 LLAD. The current assessment rate structure has been in place since FY 1993-94. The following **Table 1**, taken directly from the Preliminary Engineer's Report, summarizes the assessment revenue by benefit zone and general land use. Zones, zone maps, and rates calculations are included in the attached Preliminary Engineer's Report (**Exhibit A**).

Table 1: Assessments Summary

| ASSESSMENT REVENUE BY BENEFIT ZONE | | | | | | |
|------------------------------------|-------------|-----------------|-------------|-----------------|-----------------|-----------------|
| DESCRIPTION | Zone 1 | | Zone 2 | | Zone 3 | Total All Zones |
| | Residential | Non-Residential | Residential | Non-Residential | Non-Residential | |
| Lighting | \$1,097,234 | \$688,705 | \$391,137 | \$140,902 | \$194,654 | \$2,492,632 |
| Landscaping | \$8,390,562 | \$2,417,626 | \$3,247,516 | \$553,364 | \$907,475 | \$15,516,543 |
| Total Estimated Assessments | \$9,487,796 | \$3,086,331 | \$3,638,653 | \$694,266 | \$1,102,128 | \$18,009,175 |

The FY 2016-17 Final Assessment Roll attachment to the Final Engineer's Report is not included here due to its large file size; however, it is on file with the City Clerk. The Final Assessment Roll attachment is a document that lists all properties within the assessment district by Assessor's Parcel Number and identifies each property's assessment amount.

FISCAL IMPACT

This report confirms the continuation of the City's annual LLAD assessment process in order to levy the tax this year. Similar to the previous LLAD reports this year, staff wanted to note the

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LLAD anticipated deficit. According to the FY 2015-16 Third Quarter Revenue and Expenditure report, projections show a savings of \$0.44 million in the current fiscal year, further narrowing the LLAD fund balance deficit to an estimated \$0.80 million. While the LLAD has steadily improved its FY 2008-09 negative fund balance of approximately \$6 million, rapidly increasing costs (e.g., utility rates, personnel, etc.) and the inability to adjust the assessment rate has prevented the City from reaching its goal of maintaining a positive LLAD fund balance.

District Engineer Contract

Per Resolution No. 84814 C.M.S., the contractual agreement with Francisco & Associates, Inc. was previously executed and funding is available to maintain the contract until December 2017. There is no impact on the General Fund and no additional funding is requested.

PUBLIC OUTREACH/INTEREST

Pursuant to the California Streets and Highways Code, the City Council must hold a public hearing to provide an opportunity for any interested party to be heard. Staff proposes that the date of the public hearing be set for Tuesday, June 7, 2016 at 6:30 p.m., or as soon thereafter as the item may be heard, in the City Council Chambers.

COORDINATION

The report was prepared in coordination with the Oakland Public Works Department, the Office of the City Attorney, the Controller's Bureau, and Francisco & Associates, Inc. (the City's Contractor who annually administers special financing districts).

SUSTAINABLE OPPORTUNITIES

Economic: Revenues generated from this assessment are relied upon to fund essential City services.

Environmental: Clean parks, tot lots, and recreational facilities reduce urban blight and provide plants that produce oxygen and trees that filter air.

Social Equity: Parks and recreational facilities provide a venue for healthy activities and a safe environment for the public. Well lit streets and recreational areas help increase public safety for everyone.

Sabrina B. Landreth, City Administrator

Subject: FY 2016-17 Landscaping and Lighting Assessment District (LLAD) – Confirmation

Date: May 16, 2016

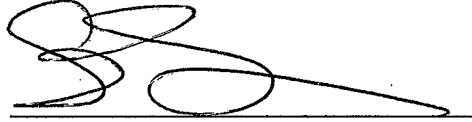
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ACTION REQUESTED OF THE CITY COUNCIL

In Compliance With California Streets And Highways Code, Sections 22620-22631, Staff Recommends That The City Council Adopt A Resolution, Following The Public Hearing On The Continuation Of The Landscaping and Lighting District (LLAD), Confirming The Information In The Engineer's Report For The City Of Oakland Landscaping And Lighting Assessment District For Fiscal Year (Fy) 2016-17 And The Levying Of Assessments.

For questions regarding this report, please contact Chantal Cotton Gaines at 510-238-7587.

Respectfully submitted,



Sarah Schlenk
Acting Budget Director

Prepared by:
Chantal Cotton Gaines, Assistant to the City Admin.

Attachments:

Exhibit A of Resolution: FY 2016-17 Final Engineer's Report for the LLAD

Item: _____
City Council
June 7, 2016

2016 MAY 26 PM 1:07

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION CONFIRMING THE INFORMATION IN THE ENGINEER'S REPORT FOR THE CITY OF OAKLAND LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR (FY) 2016-17 AND THE LEVYING OF ASSESSMENTS

WHEREAS, pursuant to the California Streets and Highways Code, Sections 22500, et seq., known as the Landscaping and Lighting Act of 1972 (Act of 1972), the City Administrator filed with the City Clerk and presented before Council, on June 7, 2016, reports for the continuation of the Landscape and Lighting Assessment District in order to raise funds for the installation, maintenance and servicing of public landscaping and lighting; and

WHEREAS, pursuant to Sections 22500 and following of the Act of 1972, the City took a series of actions preliminary to ordering the establishment of the Landscape and Lighting Assessment District ("District") and did establish such District as of June 23, 1989; and

WHEREAS, pursuant to Sections 22500 and following of the Act of 1972, the City has renewed the District each subsequent year; and

WHEREAS, the voters of the City of Oakland previously approved the continuation of the District, in accordance with Article XIID, Section 5, of the California Constitution (Proposition 218); and

WHEREAS, the District Engineer has filed an Engineer's Report for the District confirming the applicability of the existing assessment rates for FY 2016-17; and

WHEREAS, Tuesday, June 7, 2016, at the hour of 6:30 p.m. was fixed and properly noticed as the day and hour for the City Council to hear and pass on said reports, together with any objections or protests which may be raised by any of the property owners liable to be assessed for the costs of certain public maintenance and improvements equitably only among those citizens and businesses benefiting from such City programs; and

WHEREAS, the Engineer's Report was prepared in accordance with the provisions of Article XIII of the California Constitution and state law; and

WHEREAS, the Engineer's Report, incorporated by this reference, provides for services of particular benefit to the properties located within the District (as more specifically identified in the Engineer's Report); now, therefore be it

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

1. The City Council finds that the City Clerk gave notice of these proceedings as required by Government Code Section 53753 and in compliance with state law, and Article XIII of the California Constitution, and gave all other notices and took all other actions required by law with regard thereto.
2. A Public Hearing was held on June 7, 2016, (at 6:30 p.m. in the City Council Chambers in City Hall, located at 1 Frank H. Ogawa Plaza, Oakland California) to hear all public comments, protests, and thereafter to take final action as to the annual assessment for the District.
3. At the hearing the testimony of all interested persons for or against the furnishing of the specified types of improvements or activities, and the imposition of the annual assessment for the District was heard. All protests, both written and oral, are overruled and denied, and the City Council finds that there is not a majority protest within the meaning of the law.
4. The City Council finds, determines and declares that the District and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be received as specified in the Engineer's Report.
5. The Engineer's Report for the District and the proposed assessment district boundary description, assessment roll and map is accepted and approved and the assessments shall be as provided for in the Engineer's Report and assessment roll. The reasons for the assessments and the types of improvements, activities and services proposed to be funded and provided by the levy of assessments on property in the District and the time period for which the proposed assessments are to be made are those specified in the Engineer's Report.
6. The City's Budget shall annually appropriate funds from non-District funds to pay for a low-income rebate.
7. The City's and Successor Agency's budgets shall annually appropriate funds from non-district funds to pay for the district's assessment on City and Successor Agency properties.
8. The report which the District Engineer filed with the City Clerk and scheduled before Council on June 7, 2016 at the hour of 6:30 p.m. for the continuation of the

Landscape and Lighting Assessment District for the FY 2016-17, and the diagram and assessment as set forth in the annual report of the Engineering of Work and each component part of it, including each exhibit incorporated by reference in the report and the levying of each individual assessment as stated in the Assessment Roll described therein, as modified to reflect no increases in the assessment, is hereby accepted and confirmed.

9. Upon approval of the Landscape and Lighting Assessments, the City Administrator shall present an itemized report to the Alameda County Auditor-Controller Agency, State of California, to be placed on the FY 2016-17 County Tax Roll, and take whatever other action is necessary to collect the assessments.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

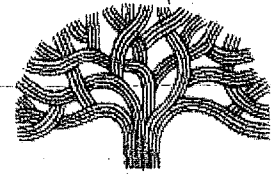
ATTEST:

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

**NOTICE OF PUBLIC HEARING REGARDING A RESOLUTION TO CONTINUE
THE CITY OF OAKLAND LANDSCAPING AND LIGHTING ASSESSMENT
DISTRICT FOR FISCAL YEAR 2016-17**

On Tuesday, June 7, 2016, the City Council of Oakland, California will consider a resolution to confirm the levying and collection of assessments for the Landscaping and Lighting Assessment District in FY 2016-16. The assessment rate structure remains unchanged from prior years. The assessments will be submitted to the Alameda County Auditor-Controller Agency for inclusion in the FY 2016-17 property tax roll. The Public Hearing is set for June 7, 2016 at 6:30 p.m. to be held before the City Council in the Council Chambers located on the Third Floor of City Hall, One Frank H. Ogawa Plaza, Oakland, California.

CITY OF OAKLAND



CITY OF OAKLAND LANDSCAPING & LIGHTING ASSESSMENT DISTRICT



Fiscal Year 2016-17
Final Engineer's Report

June 7, 2016

Prepared by:

Francisco & Associates, Inc.

130 Market Place, Suite 160

San Ramon, CA 94583

(925) 867-3400



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APPENDIX

Appendix A - Assessment Roll

CITY OF OAKLAND
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2016-17

MAYOR
Libby Schaaf

CITY COUNCIL MEMBERS

Dan Kalb, District 1
Council Member

Abel J. Guillen, District 2
Council Member

Lynette Gibson McElhaney, District 3
President of the Council

Annie Campbell Washington, District 4
Council Member

Noel Gallo, District 5
Council Member

Desley Brooks, District 6
Council Member

Larry Reid, District 7
Council Member

Rebecca Kaplan, At Large
Council Member

CITY STAFF MEMBERS

Sabrina Landreth
City Administrator

Barbara Parker
City Attorney

LaTonda Simmons
City Clerk

Brooke A. Levin
Director of Public Works

ASSESSMENT ENGINEER
Francisco & Associates, Inc.

CITY OF OAKLAND
LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
FISCAL YEAR 2016-17

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City of Oakland.



Dated: May 11, 2016

By _____
Joseph A. Francisco, P.E.
RCE No. 40688

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2016.

LaTonda Simmons, City Clerk
City of Oakland
Alameda County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was directed by the City Council of the City of Oakland, Alameda County, California, on the _____ day of _____, 2016.

LaTonda Simmons, City Clerk
City of Oakland
Alameda County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was filed with the County Auditor of the County of Alameda, on the _____ day of _____ 2016.

By _____
Francisco & Associates, Inc.
Joseph A. Francisco, P.E.

SECTION I
INTRODUCTION
ENGINEER'S REPORT
CITY OF OAKLAND
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FISCAL YEAR 2016-17

Background Information

The Landscape and Lighting Assessment District was originally formed on June 23, 1989 and subsequently approved by the registered voters of the City of Oakland in 1994. This District, utilizes direct benefit assessments as a funding source for the operation and maintenance of landscaping, park and recreation facilities, and street lighting within the City of Oakland.

An Engineering analysis was performed in 1989 to ensure the costs for funding the operation, maintenance, and servicing of improvements were apportioned to each parcel within the City based upon the special benefits they received from the improvements. Payment of the assessment for each parcel is made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment are placed in a special fund and are only used for the purposes stated within this Engineer's Report.

As required by the Landscaping and Lighting Act of 1972, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced by the District, (2) an estimated budget for the District, and (3) a listing of the proposed Fiscal Year 2016-17 assessments to be levied upon each assessable lot or parcel within the District.

The City of Oakland will hold a Public Hearing on June 7, 2016, regarding the District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAY CODE

CITY OF OAKLAND
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

FISCAL YEAR 2016-17

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), the Act, and in accordance with Resolution of Intention, adopted May 3, 2016 by the City Council, of the City of Oakland, State of California, and in connection with the proceedings for:

CITY OF OAKLAND
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

Hereinafter referred to as the "Assessment District" or "District", I, Joseph A. Francisco, P.E., the authorized representative of Francisco & Associates, Inc., and the duly appointed Engineer of Work, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be operated, maintained and serviced within the District. For a more detailed description of the improvements, refer to the listing of improvements on file in the Oakland Public Works Department, which are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements that are supported by assessment revenues for FY 2016-17, including incidental costs and expenses. For a more detailed cost estimate of the improvements, refer to the cost estimate on file in the Oakland Public Works Department, which are incorporated herein by reference.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a Diagram of the Assessment District showing the exterior boundaries of the District, the boundaries of any zones within the District, and the lines and dimensions of each lot or parcel of land within the District, are incorporated herein and are on file in the Office of the Oakland City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda for the fiscal year when this Report was prepared.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part describes the method of apportionment of assessments which was developed when the assessment district was formed in 1989. The method of apportionment is based upon parcel classification of land, and location within the District, in proportion to the estimated benefit to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This list contains a list of the Assessor Parcel numbers of Alameda County, and the net amount to be assessed upon the benefited lands within the District for FY 2016-17. The Assessment Roll is filed in the Office of the Oakland City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The facilities and improvements that have been constructed and those that may be subsequently constructed within the District, which will be maintained and serviced consist of: street lighting; landscaping; public park and recreation facilities; and appurtenant facilities including, but not limited to, personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the facilities.

Street Lighting:

The street lighting system includes all street lights within the public right-of-way, easements, and other exterior lighting which is not part of a building system. Street lights and appurtenant facilities include, but are not limited to, poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts, pedestals, and metering devices as required to provide safe lighting within the boundaries of the District. The locations of street lighting improvements are shown on a Street Light Base Map kept on file at the City's Electrical Engineering Section. There are more than 36,000 streetlights on residential, arterial, and collector streets, plus several hundred other public lights along pathways and outside buildings. Undergrounding projects, in accordance with PG&E programs, when warranted, are also included in the District improvements.

As streetlights are installed and upgraded to LED (Light Emitting Diode), the District's operating and maintenance costs are impacted. Cost estimates prepared by the Oakland Public Works Department, take into account the projected reduction in energy and maintenance costs and increase to the debt service payment for the LED Lighting Conversion Lease for the replacement of 30,000 high pressure sodium street lights to LED.

Public Park and Recreational Facilities:

The public park and recreational facilities, and landscape improvements, which are located within the incorporated limits of the City of Oakland, will be operated, maintained, and serviced by the District. Public park and recreational facilities include, but are not limited to: landscaping; irrigation systems; hardscapes; plazas; trees; sidewalks; trails; fixtures; appurtenant facilities i.e. lights, tot lots, play courts, public restrooms, sports fields, sports courts, parkways, etc.; designated easements; and buildings or structures used for the support of park and recreational programs such as, but not limited to, recreation centers, swimming pools, picnic facilities, water-based recreation facilities, and nature oriented facilities.

All landscaping, park, and recreational improvements in Oakland, maintained by the City on public lands, are included in the District. The District includes approximately 2,300 acres of street, park, and plaza landscaping featuring scenic Joaquin Miller Park, Lake Merritt, Mandela Parkway and Union Point Park; about 75,000 trees; more than 130 City parks and public grounds; about 40 Park and Recreation facilities and 44 Field Restrooms. The District also supports activities outside the Oakland Public Works Department such as community gardens, ball field maintenance and many other recreation related buildings and infrastructure.

Tables 1, 2, and 3 on the following pages, present a partial list of the District's landscaping, and park and recreational facilities by each Benefit Zone. This list is not exclusive and many small facilities (e.g., landscaped medians and islands) are not included. The benefit zones are those depicted on the Assessment Diagram for Residential and Nonresidential Zones.

| Table 1: BENEFIT ZONE 1 | | | |
|--|---------------------------------------|--|--|
| Name of Park/Facility | Address | Name of Park/Facility | Address |
| 14th Street Pocket Park | 14th Street / Wood Street | Jack London Aquatic Center | 115 Embarcadero West |
| 25th Street Mini-Park | 2425 Martin L. King Jr. Way | John Marshall | 3400 Malcolm Avenue |
| 88th Avenue Mini-Park | 1722 88th Avenue | Josie de la Cruz / Sanborn Park | 1637 Fruitvale Avenue |
| Allendale Park / Recreation Center | 3711 Suter Street | King Estates Playground | 8251 Fontaine Street |
| Arroyo Viejo Park / Recreation Center | 7701 Krause Avenue | Knowland Park/Zoo | 9777 Golf Links Road |
| Arroyo Viejo Tennis Courts | 7921 Olive Street | Lazear Playground | 824 - 29th Avenue |
| Athol Plaza Plaza and Tennis Courts | Foothill Boulevard / Lakeshore Ave | Lion Creek Park | 6819 Lion Way |
| Beaumont Park | Beaumont Avenue / East 28th Street | Lions Pool | 3860 Hanly Road |
| Bella Vista Park | 1025 East 28th Street | Live Oak Pool | 1055 MacArthur Boulevard |
| Bertha Port Tot Lot | 1756 Goss Street | Lowell Park / Playground | 1180 - 14th Street |
| Brookdale Park / Recreation Center | 2535 High Street | Mandela Parkway | 8th St. to 32nd St. |
| Brookdale Tennis Courts | 2535 High Street | Manzanita Park / Recreation Center | 2701 - 22nd Avenue |
| Brookfield Playground / Tennis Courts | 525 Jones Avenue | Marston Campbell Park | 1704 West Street |
| Brooklyn Plaza | 14th Avenue / Foothill Boulevard | Maxwell House Park and Playground | 4618 Allendale Avenue |
| Burckhalter Park | 4062 Edwards Avenue | McClymonds Mini-Park | 2528 Linden Street |
| Burckhalter Playground / Tennis Courts | 4062 Edwards Avenue | Morcom Rose Garden / Buildings | 700 Jean Street |
| Carmen Flores Recreation Center | 1637 Fruitvale Avenue | Morgan Plaza | 2601 Highland Drive |
| Cesar Chavez Park | 3705 Foothill Boulevard | Nicol Park | 3042 Nicol Avenue |
| Central Reservoir Park/Playground | 2506 East 29th Street | Oak Glen Park | 3390 Richmond Boulevard |
| Cleveland Cascade | 395 Merritt Avenue | Oak Park | 3239 Kempton Avenue |
| Clinton Square Park | 1230 6th Street | Oakport Field | 5885 Oakport Street |
| Columbian Gardens Playground | 9920 Empire Road | Officer Willie Wilkins Park | 1990 - 98th Avenue |
| Concordia Park / Tennis Courts | 2901 64th Avenue | Otis Spunkmeyer Field | Harbor Bay Pkwy. & Doolittle Dr. |
| Curt Flood Field | School Street / Coolidge Avenue | Peralta Hacienda House and Park | 2500 - 34th Avenue |
| Cypress Freeway Memorial Park | Mandela Parkway bet. 13th & 14th Sts. | Peralta Oaks Park | Peralta Oaks Court / 106th Avenue |
| Davies Tennis Stadium | 198 Oak Road | Pine Knoll Park | Lakeshore Avenue / Hanover Avenue |
| Defremery Park / Recreation Center | 1651 Adeline Street | Poplar Park / Recreation Center | 3131 Union Street |
| Defremery Playground / Tennis Courts | 16th Street / Poplar Street | Poplar Playground | 3131 Union Street |
| Defremery Pool | 1269 - 18th Street | Raimondi (Ernie) Park | 1800 Wood Street |
| Dimond Park / Recreation Center | 3860 Hanly Road | Raimondi Field | 18th Street / Wood Street |
| Dimond Tennis Courts | Fruitvale Avenue / Lyman Avenue | Rainbow Park / Recreation Center | 5800 International Boulevard |
| Dunsmuir Estate Park | 61 Covington Street | Rainbow Teen Center | 5818 International Boulevard |
| Dunsmuir Ridge | East of Lake Chabot Muni Golf Course | Rainbow Tennis Courts | 5800 International Boulevard |
| Durant Mini-Park | 675 29th Street | Rancho Peralta Park | 34 East 10th Street |
| East Oakland Sports Center | 9161 Edes Avenue | Saint Andrews Plaza | 32nd Street / San Pablo Avenue |
| Eastshore Park | 550 El Embarcadero / Lakeshore Ave | San Antonio Park / Recreation Center | 1701 East 19th Street |
| Elmhurst Playground / Tennis Courts | 1900 - 98th Avenue | San Antonio Playground / Tennis Courts | 1701 East 19th Street |
| Estuary Channel Park | 5 Embarcadero | Sheffield Village Park / Recreation Center | 251 Marlowe Drive |
| Eula Brinson Mini-Park | 1712 - 85th Avenue | Sobrante Park / Playground | 470 El Paseo Drive |
| F.M. Smith Park | 1969 Park Boulevard | South Prescott Park | 3rd Street / Chester St. |
| F.M. Smith Recreation Center | 1969 Park Boulevard | Stonehurst Park / Playground | 10315 E Street |
| Franklin Park / Recreation Center | 1010 East 15th Street | Studio One | 365 - 45th Street |
| Franklin Playground | 1010 East 15th Street | Tassafaronga Park / Recreation Center | 975 - 85th Avenue |
| Fremont Pool | 4550 Foothill Boulevard | Tassafaronga Playground | 975 - 85th Avenue |
| Fruitvale Bridge Park | 3205 Alameda Avenue | Tomas Melero - Smith Park | 1461 65th Avenue |
| Fruitvale Plaza | 1412 - 35th Avenue | Union Point Park | Embarcadero East bet. Dennison & Kennedy St. |
| Garfield Playground | 2260 Foothill Boulevard | Upper Dunsmuir | adjacent to Dunsmuir House & Gardens |
| Glen Daniels / King Estates Park | 8251 Fontaine Street | Vantage Point Park | 1198 - 13th Avenue |
| Glen Echo Creek Park | Panama Court / Monte Vista Avenue | Verdes Carter Park / Recreation Center | 9600 Sunnyside Street |
| Carter Gilmore Field | 1390 - 66th Avenue | Wade Johnson Park | 1250 Kirkham Street |
| Grove Shafter Park I, II, III | Martin L. King Jr Way / 36th Street | Waterfront Trail | Fruitvale to High |
| Hellman Estates | 3400 Malcolm Avenue | West Oakland Teen Center | 3233 Market Street |
| Holly Mini-Park | 9830 Holly Street | Willow Mini-Park | 14th Street / Willow |
| Ira Jinkins Recreation Center | 9175 Edes Avenue | Wood Park | 2920 McKillop Road |

| Table 2: BENEFIT ZONE 2 | | | |
|--|----------------------------------|--|----------------------------|
| Name of Park/Facility | Address | Name of Park/Facility | Address |
| Avenue Terrace Park | 4369 Bennett Place | Linden Park | 998 42 St. |
| Beaconsfield Canyon | end of Beaconsfield Place | Marj Saunders Park | 5750 Ascot Dr. |
| Bushrod Park / Recreation Center | 560 - 59th Street | McCrea Trout Pond | 4460 Shepherd Street |
| Bushrod Playground / Tennis Courts | 560 - 59th Street | Montclair Park / Recreation Center | 6300 Moraga Avenue |
| Caldecott Field | 6900 Broadway | Montclair Playground/ Tennis Courts | 6300 Moraga Avenue |
| Chabot Park | 6850 Chabot Road | Mosswood Park / Recreation Center | 3612 Webster Street |
| Chabot Playground / Tennis Courts | 6850 Chabot Road | Mosswood Playground Tennis Courts | 3612 Webster Street |
| Colby Park | 431 61st Street | Ostrander Park | 6151 Broadway Terrace |
| Dover Street Park | 5707 Dover Street | Pinto Park (Jones Field) | 5000 Redwood Road |
| Garber Park | Alvarado Road / Claremont Avenue | Ranger Station | 3450 Joaquin Miller Road |
| Gateway Gardens | Tunnel Road / Caldecott Lane | Redondo Park | Redondo Ave. & Clarke St. |
| Golden Gate Playground / Recreation Center | 1075 - 62nd Avenue | Redwood Heights Park / Recreation Center | 3883 Aliso Avenue |
| Grizzly Peak Open Space | Grizzly Peak Blvd. | Rockridge Park | 6090 Rockridge Boulevard |
| Hardy Park | 491 Hardy Street | Rockridge-Temescal Greenbelt | Hudson St. to Redondo Park |
| Jefferson Playground | 2035 49th St. | Sequoia Park / Lodge | 2666 Mountain Boulevard |
| Joaquin Miller Community Center | 3590 Sanborn Drive | Shepherd Canyon Park | 6000 Shepherd Canyon Road |
| Joaquin Miller Park | 3304 Joaquin Miller Road | Temescal Pool | 371 - 45th Street |
| Leona Heights Park | 4444 Mountain Boulevard | Woodminister Theater | 3304 Joaquin Miller Road |
| Leona Lodge | 4444 Mountain Boulevard | Woodminister Cascade | 3305 Joaquin Miller Road |
| McCrea Park | 4460 Shepherd Street | | |

| Table 3: BENEFIT ZONE 3 | | | |
|-------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|
| Name of Park/Facility | Address | Name of Park/Facility | Address |
| African American Museum & Library | 659 14th St. | Lakeside Nursery | 666 Bellevue Avenue |
| Bandstand | Lakeside and Lakeshore | Lakeside Park | Lakeside Drive along Lake Merritt |
| Bowling Clubhouse | 666 Bellevue Avenue | Gardens at Lake Merritt | 666 Bellevue Avenue |
| Bowling Green | 666 Bellevue Avenue | Latham Square Fountain | 15th Street / Broadway |
| Channel Park | 21 - 7th Street & 1 East 10th Street | Lincoln Square Park | 261 - 11th Street |
| Children's Fairyland | 699 Bellevue Avenue | Lincoln Square Recreation Center | 250 - 10th Street |
| Chinese Garden /Hong Lok Center | 275 7th Street | Madison Square Park | 810 Jackson Street |
| Downtown Veterans Bldg. | 200 Grand Ave. | Main Library | 125 14th street |
| Duck Islands | 666 Bellevue Avenue | McElroy Fountain | 666 Bellevue Avenue |
| Fire Alarm Building | 1310 Oak Street | Necklace of Lights | Lake Merritt perimeter |
| Frank H. Ogawa Plaza (Civic Center) | One Frank H. Ogawa Plaza | Lake Chalet Restaurant | 1520 Lake Chalet Restaurant |
| Garden Center | 666 Bellevue Avenue | Peralta Park | 94 East 10th Street |
| Lafayette Square Park | 635 - 11th Street | Rotary Nature Center | 600 Bellevue Avenue |
| Lake Merritt | 468 Bellevue Avenue | Sailboat House | 568 Bellevue Avenue |
| Lake Merritt Boating Center | 568 Bellevue Avenue | Snow Park | 19th & Harrison |
| Lakeside Park Improvements | 12th Street | | |

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the landscaping, street lighting, public park, street and park trees and recreational facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, street lighting, public park and recreational facilities, or appurtenant facilities; providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; and the removal of trimmings, rubbish, debris, and other solid waste. Servicing means the furnishing of water for the irrigation of the landscaping, and the maintenance of any street lighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas, or other illuminating agent for the street lighting, public park, and recreational facilities or appurtenant facilities.

The plans and specifications for the improvements are on file in the Oakland Public Works Department of the City of Oakland.

PART B

ESTIMATE OF COST

The City's FY 2016-17 Baseline Budget Summary for the District is shown below in Table 4.

| Table 4 - Estimate of Revenues and Costs City of Oakland Landscaping and Lighting Assessment District Fiscal Year 2016-17 | | | |
|---|--------------------------------|---|---|
| | FY 16-17 PROPOSED BUDGET | OTHER FUNDING FOR LLAD ACTIVITIES | TOTAL FY 16-17 LLAD ELIGIBLE ACTIVITIES |
| Estimated Revenues | | | |
| Property Assessments | \$18,009,175 | \$0 | \$18,009,175 |
| Port Revenue - Non Airport Parcels | \$661,792 | \$0 | \$661,792 |
| Port Revenue - Airport Parcels | \$153,813 | \$0 | \$153,813 |
| County Administrative Fee for Assessment Collections (1.7%) | (\$306,156) | \$0 | (\$306,156) |
| Recoveries for Damaged Lights | \$15,000 | \$0 | \$15,000 |
| Tree Removal Permits | \$57,500 | \$0 | \$57,500 |
| Collection from Delinquent Accounts | \$211,000 | \$0 | \$211,000 |
| Revenues from Other Funds | \$415,000 | \$5,904,454 | \$6,319,454 |
| Total Revenues | \$19,217,124 | \$5,904,454 | \$25,121,578 |
| Estimated Expenditures | | | |
| City Administrator - Budget Office | | | |
| Budget Analysis & Operations | \$25,210 | \$0 | \$25,210 |
| Finance & Management - Revenue & Info Technology | | | |
| Revenue Collections | \$27,876 | \$0 | \$27,876 |
| <i>Subtotal</i> | <i>\$27,876</i> | <i>\$0</i> | <i>\$27,876</i> |
| Public Works | | | |
| Parks, Grounds and Medians | \$6,314,425 | \$4,506,830 | \$10,821,255 |
| Trees | \$3,161,884 | \$0 | \$3,161,884 |
| Electrical & Energy Efficiency | \$2,853,495 | \$1,322,512 | \$4,176,007 |
| Facilities Management & Development | \$2,420,129 | \$0 | \$2,420,129 |
| Safety, Liability & Compliance | \$351,163 | \$0 | \$351,163 |
| Ball Fields | \$443,400 | \$0 | \$443,400 |
| <i>Subtotal</i> | <i>\$15,544,496</i> | <i>\$5,829,342</i> | <i>\$21,373,838</i> |
| Parks & Recreation | | | |
| Central Administration | \$2,552,355 | \$0 | \$2,552,355 |
| Recreation, Cultural, Civic | \$73,364 | \$0 | \$73,364 |
| Competitive Sports | \$0 | \$75,112 | \$75,112 |
| <i>Subtotal</i> | <i>\$2,625,719</i> | <i>\$75,112</i> | <i>\$2,700,831</i> |
| Capital Improvement Projects | | | |
| Park Prioritization Study | \$15,000 | \$0 | \$15,000 |
| Non-Departmental | | | |
| Debt Service | \$1,700,899 | \$0 | \$1,700,899 |
| Total Expenditures | \$19,939,200 | \$5,904,454 | \$25,843,654 |
| Contribution to/(from) Fund Balance | (\$722,076) | \$0 | (\$722,076) |
| Estimated Beginning Fund Balance | (\$289,890) | \$0 | (\$289,890) |
| Estimated Ending Fund Balance | (\$1,011,966) | \$0 | (\$1,011,966) |

* Negative Fund Balance will not be eliminated by using future LLAD assessments, but instead from other funds.

The 1972 Act provides that the total cost for operations, maintenance and servicing of those facilities or improvements, which provide a “special benefit” to the parcels can be recovered in the assessment spread including incidental expenses. These incidental expenses include but are not limited to engineering fees, legal fees, printing, mailing, postage, publishing, etc.

In addition to the \$19.2 million in revenue that is proposed to be collected in FY 2016-17 and includes prior year assessment delinquency collections, the City will also be financing approximately \$5.9 million in additional landscape and lighting district expenditures from other funding sources. This City contribution will be used to offset costs that are attributable to the general benefits received to the public at large.

The District’s total assessment revenue allocation by benefit zone is shown below in Table 5. The location of the zones of benefit and the method of apportionment are described in Part D of this Report.

| DESCRIPTION | Zone 1 Budget | | Zone 2 Budget | | Zone 3 | Total All Zones |
|-----------------------------|---------------|-----------------|---------------|-----------------|-------------|-----------------|
| | Residential | Non Residential | Residential | Non Residential | Residential | |
| Lighting | \$1,097,234 | \$668,705 | \$391,137 | \$140,902 | \$194,654 | \$2,492,632 |
| Landscaping | \$8,390,562 | \$2,417,626 | \$3,247,516 | \$553,364 | \$907,475 | \$15,516,543 |
| Total Estimated Assessments | \$9,487,796 | \$3,086,331 | \$3,638,653 | \$694,266 | \$1,102,128 | \$18,009,175 |

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by the assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

PART C

ASSESSMENT DISTRICT DIAGRAM

Assessment District

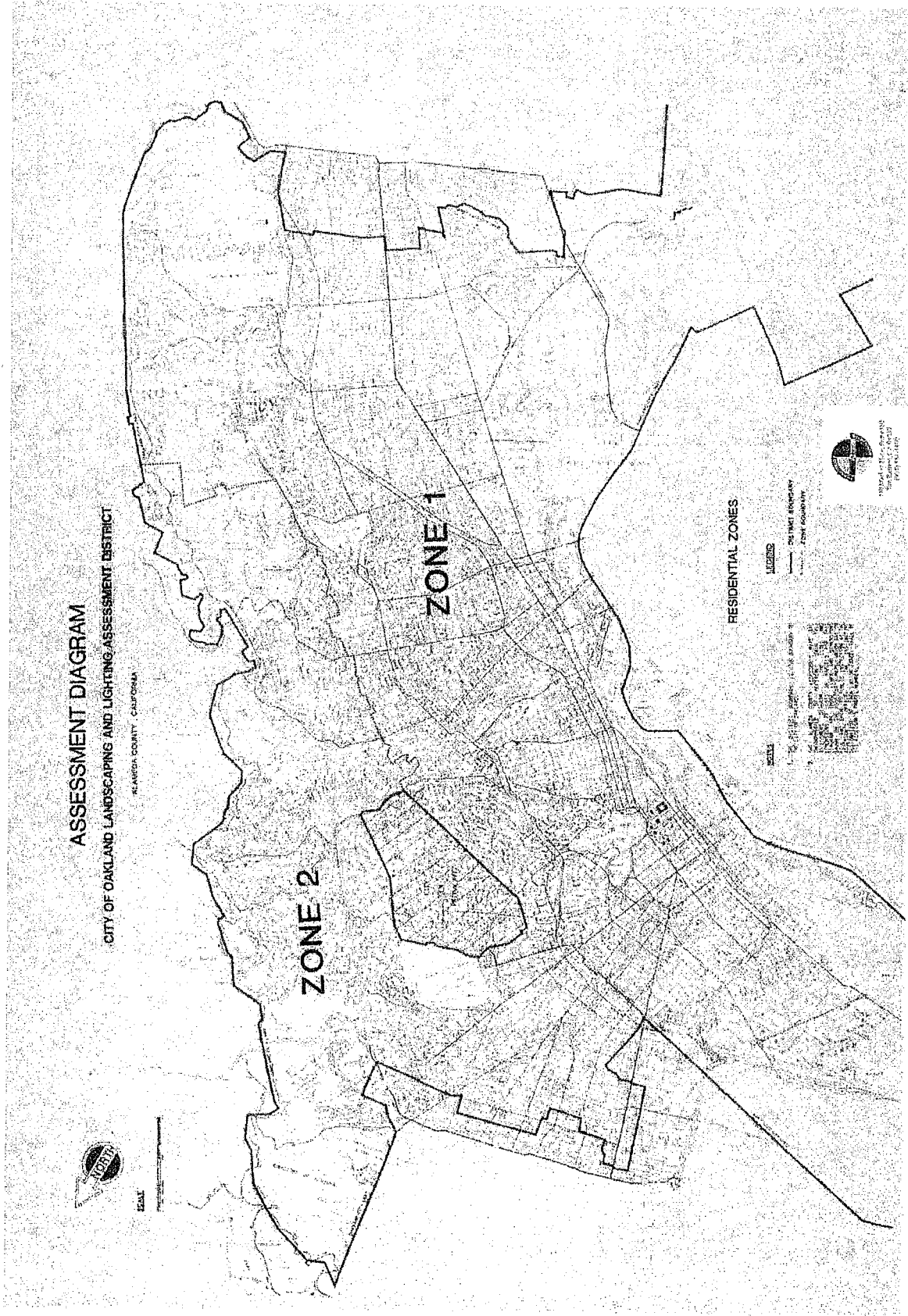
The boundaries of the City of Oakland's Landscaping and Lighting Assessment District coincide with the boundaries of the City of Oakland and encompass all parcels of land within the City. The District Diagram is located on the following pages of this Report.

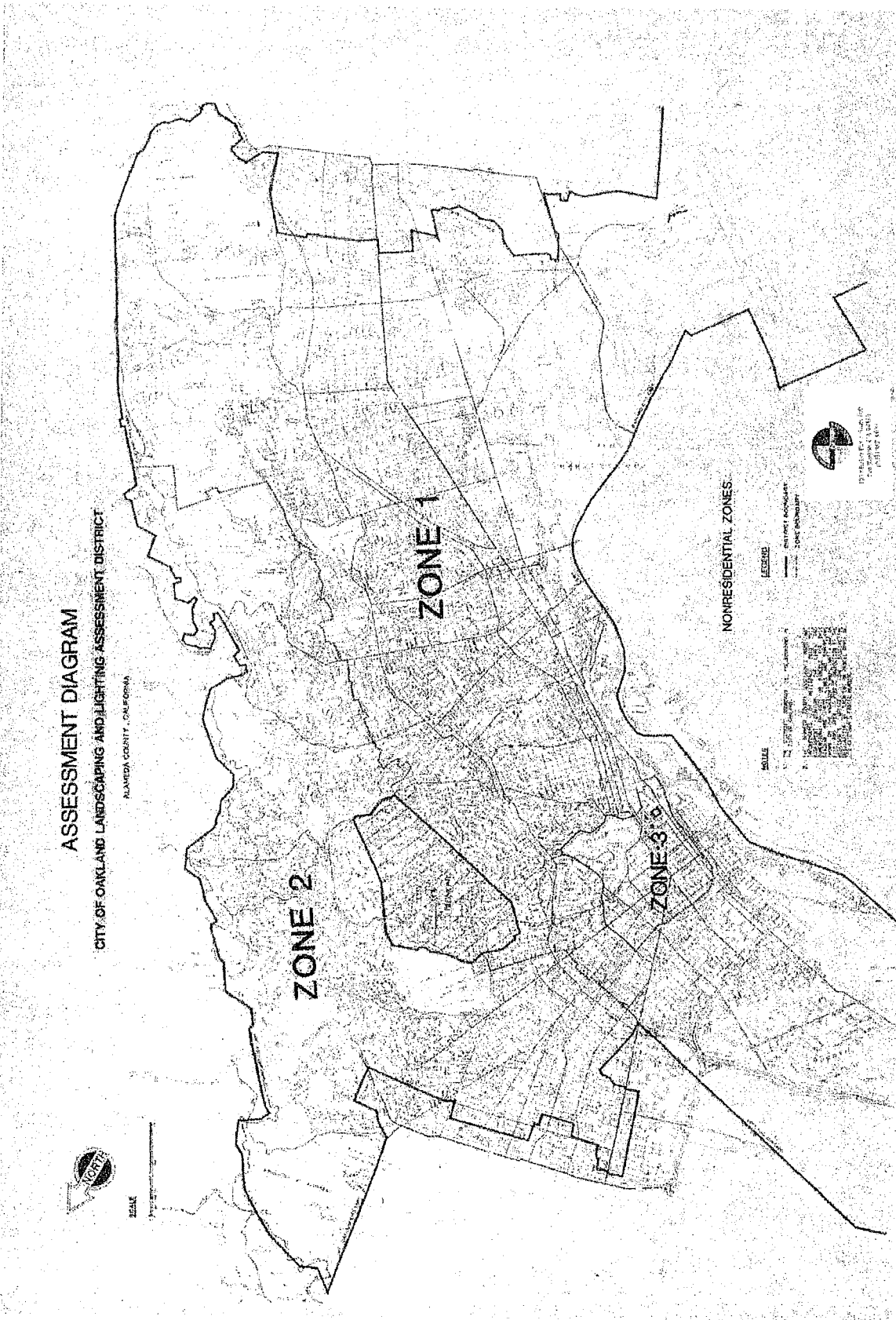
The District Diagram presents the District boundary, the Zones of Benefit, and City streets. The lines and dimensions of each parcel of land within the District, are those lines and dimensions of the Assessor's parcel maps on file at the Alameda County Assessor's office. The Assessor's maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel.

Benefit Zone Boundaries

The District is divided by two benefit zone systems, residential and non-residential. Consequently, the District Diagram is presented in two sheets, one depicting residential Benefit Zones 1 and 2, and the other depicting non-residential Benefit Zones 1, 2, and 3. For each sheet of the Assessment District Diagram, the dividing line between Benefit Zones 1 and 2 generally begins at I-580 and the northerly City Park District Limits, then continues easterly along I-580 and northerly along Piedmont Avenue to the City Limits of Piedmont. It then generally begins at Park Boulevard and the southerly boundary of Piedmont and meanders southerly to State Road 13 near Seminary Avenue, and easterly to the Oakland City Limits.

Non-residential Benefit Zone 3 encompasses the downtown business district generally bordered by Grand Avenue, El Embarcadero, Lakeshore Avenue, the Nimitz Freeway, Highway 24 and 27th Street.





PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

The Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing, maintaining, and servicing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping facilities and park and recreational facilities.

Section 22573 of the 1972 Act requires that assessments be levied according to benefit rather than according to assessed value. This section states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements.”

The 1972 Act permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements”.

SPECIAL BENEFIT DETERMINATION

Street Lighting

The proper functioning of street lighting is imperative for the welfare and safety of property located adjacent to or near the street lights throughout the City. Proper operation, maintenance, and servicing of a street lighting system benefits the adjacent properties by providing increased illumination for ingress and egress to property, safe pedestrian traveling at night, improved security and protection to the property.

Landscaping

Trees, landscaping, hardscaping, and appurtenant facilities, if well maintained, provide beautification, shade and esthetic enhancement of the surroundings to the adjacent properties, and therefore, directly increase property desirability and value. In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

“... there is no lack of opinion, based on general principals and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly. . Indeed, in most cases where public money has been spent for parkways, the assumption has been definitely made that the proposed parkway will show a provable financial profit to the City.”

It should be noted that the definition of “parkways” above includes all roadway landscaping including medians and entranceways.

Parks and Recreation

Park and Recreational facilities provide a special and direct benefit to properties located near or adjacent to the park and recreational facilities. These park and recreational facilities enable the adjacent property owners to participate in sporting events, leisure activities, picnics, organized social events, and other neighborly activities. Since these parcels are located within close proximity of the park and recreational facilities, these parcels realize a direct increase in property values. Property values increase more when the park and recreational facilities are in place, improved, operable, safe, clean, and well maintained near or adjacent to their parcels. Conversely, property values decrease when park and recreational facilities are non-existent, unsafe, or destroyed by the elements or vandalism.

Studies in a number of neighborhoods and communities, including counties and cities throughout the United States, have indicated that recreation and recreational facilities, if well maintained, have caused an increase in the property values within the community. These studies confirm the opinion long held by planning authorities as to the economic value to parcels from park and recreational facilities located nearby.

“The recreation value is realized as a rise in the value of land and other property in or near the recreation area, is of both private interest to the landowner and others holding an economic stake in the area, and of public interest to the taxpayers, who have a stake in a maximum of total assessed values.” (National Recreation and Park Association, June 1985)

BENEFIT ZONES

Benefit zones have been established to distinguish geographic areas with differing degrees of benefit received by parcels of similar size and use. These distinctions arise from variations in the nature, location, and extent of improvements. Within a benefit zone, parcels of similar size and use are estimated to receive the same degree of benefit. For the City of Oakland Landscaping and Lighting Assessment District, two benefit zone systems are used; one for residential parcels and one for non-residential parcels.

Street Lighting Improvements

The Oakland City Council has established minimum standards for residential street lighting that are uniformly applied throughout the City. The District's lighting budget includes funds to maintain all residential streets at these standards. In addition, the residential properties receive some additional benefit from the increased street lighting located on collector and arterial streets. Because all residences benefit from a portion of the collector and arterial lighting, 30 percent of these lighting costs are included in the residential assessments. In addition, for non-residential parcels, a distinction is necessary for benefits received from street lighting. Throughout the City, street lighting is similar among non-residential areas. One exception to this similarity in lighting among non-residential areas is the downtown area, which is more intensely lighted than are other non-residential areas. To account for this difference in lighting intensity, Benefit Zone 3 encompassing the central business district, is created for non-residential properties.

Landscaping Improvements

Because of the variation in density of roadway, median and parkway landscaping throughout the City, the District is divided into two benefit zones. Parcels located within their respective benefit zones will pay for the landscaping costs located within that benefit zone based upon the methodology detailed within this Report.

Parks and Recreation

Finally, a long-standing system of City Park Maintenance Districts provides another basis for placement of benefit zone boundaries. These park and recreational benefit zone boundaries were established on the basis of location and density of park and recreational improvements, in an effort to establish areas requiring equivalent input of resources.

For residential and non-residential parcels, it is appropriate to make the same distinction between Benefit Zones 1 and 2 for benefits received from park improvements. In addition to distinguishing lighting intensity, the Benefit Zone 3 boundary serves another purpose, the highest density of park improvements is in the downtown area. Downtown improvements include Lake Merritt. Clearly, areas outside Benefit Zone 3 also benefit from the downtown improvements. Portions of the Benefit Zone 3 park and recreational benefits are therefore attributed to Benefit Zones 1 and 2.

Estimates of the benefits received from the park & recreational improvements located within Benefit Zone 3 were based on interviews with City staff and other persons possessing extensive knowledge of City parks and their usage. Fifty percent of park & recreational improvements located within Benefit Zone 3 benefit the non-residential and residential parcels located within Benefit Zone 1, twenty-five percent of the park & recreational improvements located within Benefit Zone 3 benefit the non-residential parcels located in Benefit Zone 3; and 25 percent of the park & recreational improvements located within Benefit Zone 3 benefit the non-residential and residential parcels located within Benefit Zones 2.

In summary, several zones of benefit are established as follows:

| | |
|--------|-----------------|
| Zone 1 | Residential |
| Zone 1 | Non-Residential |
| Zone 2 | Residential |
| Zone 2 | Non-Residential |
| Zone 3 | Non-Residential |

SPECIAL BENEFIT ALLOCATION

Each parcel is assigned Equivalent Dwelling Units (EDUs) in proportion to the estimated benefit the parcel receives from the lighting, landscape, and park improvements. The total number of EDUs is then divided into the annual revenue requirement to determine the cost per EDU.

Calculation of the EDUs to be allocated to each parcel is based upon land use (intensity of development), street frontage and parcel size.

Single Family

Since the single-family parcel represents over 64% of the total assessable parcels within the District, it is used as the basic unit of assessment and is defined as 1.00 EDU (one Equivalent Dwelling Unit). Single family parcels are defined as parcels that have a land use classification as single family residential with the Alameda County Assessor's Office.

Condominium

Condominium parcels are considered 0.75 EDUs due to their reduced population density and size of structure relative to the typical single family residence. Condominium parcels are defined as parcels that have a land use classification as condominium, attached planned unit development or co-op with the Alameda County Assessor's.

Mobile Home Parks

Mobile home parcels are considered 0.75 EDUs due to their reduced population density and size of structure relative to the typical single family residence. Mobile home parcels are defined as parcels that have a land use classification as mobile home with the Alameda County Assessor's.

Multi-Family

Multi-family residential parcels are also given a reduction of EDUs because of their reduced benefit received as the number of units increase. By decreasing the equivalency factor as the number of units increases, a reasonable benefit assessment per parcel is achieved. The equivalency factors for multi-family parcels are shown on Table No. 6 below. Multi-family parcels are defined as parcels that have a land use classification as multi-family, which includes duplexes, triplexes, apartments, etc., with the Alameda County Assessor's Office.

| Table 6: Multi-Family Residential EDU Calculations | | | |
|--|--|-------------------------------------|--|
| Number or Range of Units Per Parcel | Single-Family Equivalent Benefits Per Unit | Number or Range of Units Per Parcel | Single-Family Equivalent Benefits Per Unit |
| 2 | 0.700 | 31-34 | 0.514 |
| 3 | 0.650 | 35-39 | 0.511 |
| 4 | 0.600 | 40-44 | 0.508 |
| 5 | 0.550 | 45-49 | 0.505 |
| 6 | 0.547 | 50-59 | 0.502 |
| 7 | 0.544 | 60-69 | 0.499 |
| 8 | 0.541 | 70-79 | 0.496 |
| 9 | 0.538 | 80-99 | 0.493 |
| 10 | 0.535 | 100-129 | 0.490 |
| 11 | 0.532 | 130-159 | 0.487 |
| 12 | 0.529 | 160-199 | 0.484 |
| 13-15 | 0.526 | 200-249 | 0.481 |
| 16-19 | 0.523 | 250-299 | 0.478 |
| 20-24 | 0.520 | 300-349 | 0.475 |
| 25-30 | 0.517 | 350-500 | 0.472 |

Commercial and Institutional

The commercial and institutional land use category represents the largest non-residential category. Although the parcel area and frontage equating to the benefit received by a single family residential parcel is incapable of exact determination, reasoned judgment establishes estimates resulting in fair assessments. Commercial and institutional parcels are generally defined as parcels that have a land use classification as commercial or institutional with the Alameda County Assessor's Office. Institutional land uses include but are not limited to; schools, churches and hospitals.

Parcel area and frontage for an "average" single family parcel are approximately 3,200 sq. ft. and approximately 40 feet respectively. If one further estimates that the benefits received by a "typical" single family parcel are attributable to one-half of its street frontage and one-half of its parcel area, the 0.50 EDUs should be allocated for each 3,200 sq. ft. of parcel area and 0.50 EDUs should be allocated to each 40 feet of street frontage. It is this range of estimates that is applied to the commercial/institutional and industrial (see below) land use categories.

As noted in the following table and illustrated in the example calculation, one EDU benefit is attributed to a commercial/institutional parcel for each 80 feet of frontage and for each 6,400 square feet of parcel area.

| Land Use Category | Frontage (FT) | Area (SF) | Building Area (SF) |
|----------------------------|---------------|-----------|--------------------|
| Commercial/Institutional | 80 | 6,400 | N/A |
| Industrial | 100 | 10,000 | N/A |
| Public Utilities | 1,000 | 100,000 | N/A |
| Golf Course | 1,000 | 200,000 | N/A |
| Quarry | 1,000 | 250,000 | N/A |
| Tall Buildings > 5 Stories | 80 | 6,400 | 5,000 |

Example benefit estimation for a commercial or institutional parcel with a frontage of 160 feet and an area of 12,800 square feet:

| | | | | |
|-----------------|---|--------------|---|------------------------|
| <u>Frontage</u> | | <u>Area</u> | | |
| 160 FT | | 12,800 SF | | |
| 80 FT/SFE | + | 6,400 SF/SFE | = | 4.00 SFE Benefit Units |

Industrial

Predominantly industrial areas are generally less intensely lighted than are predominantly commercial areas. This less intense lighting is accounted for by using larger frontage and area factors to represent the unit benefit. Moreover, basic differences in land use result in less benefit being received per unit area or frontage by industrial uses than for commercial or institutional uses. Industrial uses are typically less intense, requiring greater areas and generating fewer occupants and pedestrians than do commercial or institutional uses. In addition, the enhanced image created by the presence of parks and landscaping is generally more important to commercial and institutional uses than to industrial uses.

For the industrial land use category, estimates are taken from the other end of the range discussed above. One EDU benefit is represented by 100 feet of frontage and by 10,000 square feet of parcel area. It is estimated that, for a given increment of frontage or area, an industrial parcel benefits less than does a commercial or institutional parcel. The distinction in frontage or area per unit benefit is designed to take this difference into account.

Non-Residential Condominiums

There are a number of condominiums with use codes in the commercial and industrial land use categories. Parcel area and frontage data from the Assessor's parcel maps pertain to a condominium complex as a whole. This data were used to compute an assessment for the total complex. A third variable, each parcel's percentage interest in the condominium, was derived from documents in the County Recorder's Office and was used to prorate the assessment for the total complex to the individual condominium units.

Tall Non-Residential Buildings

Tall non-residential buildings make relatively intense use of public lighting, landscaping, and parks because of their high rates of occupancy and pedestrian generation. Because of the small ratio of building footprint to floor area for a tall building, the benefits received from this intense use are not fairly measured by parcel area and frontage alone. In estimating the benefits received by tall buildings, area and frontage measures are supplemented by net rentable area of the building.

A tall building is defined as a building of more than five stories. For tall buildings, the normal benefit computation is performed on the basis of parcel area and frontage. Added to that result is an estimated additional benefit of one EDU per 5,000 SF of net rentable area. To avoid unreasonably large benefit estimates for tall buildings on large parcels, a maximum estimated benefit of 100 EDU's is established.

Public Utilities

Properties owned or leased by investor owned public utilities are established as a separate land use category. Many of the parcels in this category have large areas and frontages and would receive unreasonably large assessments unless a distinction is made in the frontage and area representing a unit benefit. Most of these parcels contain equipment and facilities that receive relatively little benefit from public lighting, landscaping, and parks. These parcels were allocated 1.00 EDU benefit for each 1,000 FT of frontage and for each 100,000 SF of area.

Golf Courses

Golf Course parcels represent very large areas and frontages. Most of the area involving golf courses is permanent open space. Golf courses do contain clubhouses and other structures and do benefit from public lighting, landscaping and parks, but estimation of their benefits requires a formula different from that applied to other land uses. The golf courses are allotted 1.00 EDU benefit for each 1,000 FT of frontage and for each 200,000 SF of area.

Quarries

Quarry parcels are typically very large and derive little benefit from the District's improvements. Among all use categories, quarries are estimated to receive the least benefit per frontage and area and are allotted 1.00 EDU benefit for each 1,000 FT of frontage and 250,000 SF of parcel area.

Exempt

Exempted from the assessment would be public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts and public parkways, open space and all other public property.

SUMMARY OF ASSESSMENTS

The methods described above are applied to estimate the benefits received by each assessable parcel in the District from lighting, landscaping, parks, and recreational improvements. These estimates are expressed as Equivalent Dwelling Units (EDU). The total of equivalent benefit units for each Zone is then computed for both residential and non-residential land uses. A Summary of Single-Family EDUs by Zone and General Land Use is presented below.

| Benefit Zone | Residential | Non-Residential | Combined |
|--------------|-------------|-----------------|------------|
| 1 | 92,437.61 | 27,361.09 | 119,798.70 |
| 2 | 32,621.96 | 5,690.70 | 38,312.67 |
| 3 | N/A | 4,781.47 | 4,781.47 |
| Total | 125,059.57 | 37,833.26 | 162,892.83 |

These EDU benefits are then divided into the appropriate budget item subtotal (see Cost Estimate) to obtain the assessment for lighting and for parks and landscaping, for residential and non-residential uses in each Benefit Zone. A Summary of Assessments for One Equivalent Dwelling Unit Benefit by Zone and General Land Use is as follows:

| Table No. 9 - Summary of Assessment Rates For One Equivalent Dwelling Unit By Zone and Land Use | | |
|---|-------------|-----------------|
| | | |
| Zone 1 | Residential | Non-Residential |
| Lighting | \$11.87 | \$24.44 |
| Landscaping/Parks | \$90.77 | \$88.36 |
| Total | \$102.64 | \$112.80 |
| | | |
| Zone 2 | Residential | Non-Residential |
| Lighting | \$11.99 | \$24.76 |
| Landscaping/Parks | \$99.55 | \$97.24 |
| Total | \$111.54 | \$122.00 |
| | | |
| Zone 3 | Residential | Non-Residential |
| Lighting | N/A | \$40.71 |
| Landscaping/Parks | N/A | \$189.79 |
| Total | N/A | \$230.50 |

The assessment for a particular parcel is computed by multiplying that parcel's EDU's by the assessment rate shown above. The total assessment revenues for residential and non-residential parcels within each Zone are presented in the following table:

| Table 10: Summary of Assessment Revenue By Benefit Zone and Land Use | | | |
|---|--------------|-----------------|--------------|
| Benefit Zone | Residential | Non-Residential | Combined |
| 1 | \$9,487,796 | \$3,086,331 | \$12,574,127 |
| 2 | \$3,638,653 | \$694,266 | \$4,332,919 |
| 3 | N/A | \$1,102,128 | \$1,102,128 |
| Total | \$13,126,450 | \$4,882,725 | \$18,009,175 |

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City of Oakland Landscaping and Lighting Assessment District is shown on the last equalized Property Tax Roll of the Alameda County Assessor, which by reference is hereby made a part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2016-17 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Oakland and is shown in this Report as Appendix "A".

APPENDIX 'A'

FY 2016-17 ASSESSMENT ROLL

(Under separate cover and on file with the City Clerk)