

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 1988-1

City of Albany
Alameda County, California
(Pursuant to the Landscaping and Lighting Act of 1972)

on the

LEVY OF AN ANNUAL ASSESSMENT

for the
2012/13 FISCAL YEAR



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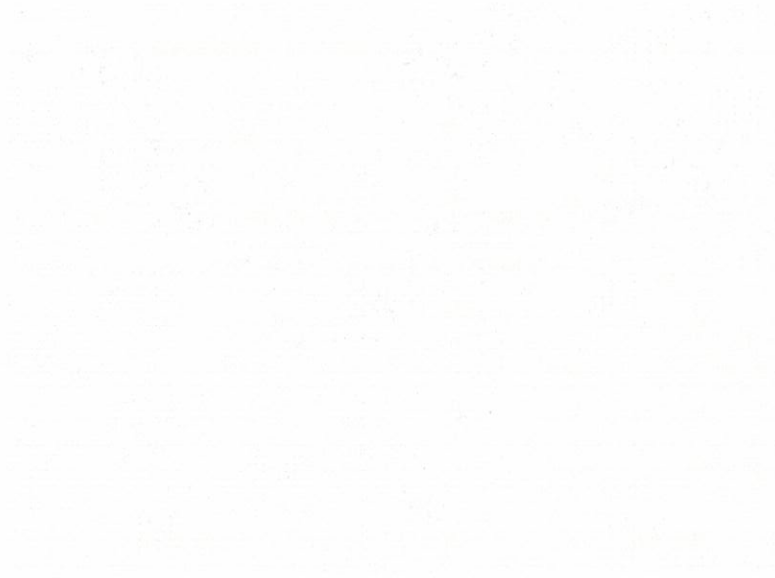
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Civil Engineering Land Surveying
Martinez, California

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Title Page Photo

"Courtesy of Albany Patch (<http://albany.patch.com/listings/jewels-terrace-park>)"

PART A
Description of Improvements

Assessment District No. 1988-1 improvements include the following operation and maintenance activities, bond payments and construction projects including plans, specifications and estimates related thereto:

1. Operation and Maintenance Activities (Recurring Annual Expense)
 - a) Community Center Maintenance (Dept. 100) - maintenance at the Community Center. LLAD 1988-1 funding terminated beginning in FY 2010/11.
 - b) Buchanan-San Pablo Medians (Dept. 410) – maintenance of medians on Buchanan Street and San Pablo Avenue
 - c) Playfield Maintenance (Dept. 417) – maintenance of ball-fields at Ocean View Park and Memorial Park
 - d) Engineering, Legal & Notice (Dept. 440) – annual cost to publish the resolution or intention in paper of general circulation as required by law and to deliver the report to the County Auditor.
 - e) Ohlone Path Lighting Service and Maintenance (Dept 911) – maintenance of the lights along the Ohlone Greenway that were installed with a Safe Routes to Transit Grant in 2007.
 - f) Ohlone Path Irrigation System Service and Maintenance (Dept 911) – maintenance of the irrigation valves and controllers along the Ohlone Greenway.
 - g) Park Maintenance (Dept. 916) – Beginning in 2009/10 replacement of irrigation valves and controllers in all City parks and Ohlone Greenway (2011/12 Formerly limited to Ocean View Park)
 - h) Sidewalk maintenance program (Dept.929) - Continued implementation of a Citywide sidewalk repair program whereby City reimburses a portion of the repair when a city street tree is involved in the damaged area. In 2009/10 FY repairs to the wooden stairs between Hillside Ave. and Washington Ave. known as Catherine’s Walk were made (Dept. 964).
 - i) Street Tree Maintenance- Commercial areas (Dept. 969) – maintenance of street trees in commercial areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969 Commercial and Residential)
 - j) Urban Forestry Program (Dept. 969) – The Urban Tree Task Force discussed ways to increase Albany’s inventory of street trees, proposed revisions to the Street Tree Master List, and will consider solution for enhancing funding for street tree plantings. This one time expense was completed in 2008/09 FY. The City’s Urban Forestry Program identifies trees as a valuable asset to our community. Street trees (trees between the sidewalk and roadway in the public right of way) can beautify neighborhoods and increase property values. Trees can also reduce noise and air pollution, keep our homes cool in the summer, create privacy, and

furnish homes for birds. The City conducts pruning of street trees in a 5-year cycle, with priority given to trees that have a greater tendency towards speedy growth, any emergency pruning for clearance or other immediate needs. Additionally, the City also conducts tree planting (and concrete removal if needed) as requested by homeowners. Prior to 2009/10 a portion of this activity was coded to Dept. 970, Commercial and Residential areas are now combined under Dept. 969.

- k) Street Tree Maintenance- Res. Areas (Dept. 970) – maintenance of trees in residential areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969)
 - l) Graffiti Abatement (Dept. 974) – Citywide abatement of graffiti on public property including the Bulb
 - m) Street Lights (Dept. 978) –energizing street lights on Solano Avenue
2. Community Center Bond Payments – Payments are made to retire the principal and interest for this loan that was obtained to pay for the Community Center. The last payment will be made in August of 2012.
3. Projects

Brief descriptions of new projects to be funded by Assessment District No. 1988-1 in Fiscal Year 2012/13 are listed below.

Project: P19 - Maintenance Center
P74 – Pierce Street Path Phase 2
Location: Between Pierce Street and Cleveland Avenue north of Washington Avenue
Description: Funds will be utilized to fund a portion of the design contract for the preliminary design of the City’s new Maintenance Center and Phase 2 of the Pierce Street path project.
Status: Begins in FY 2012/13.

Project: S08 – Solano Ave. Phase II Streetscape Improvements
Location: Solano Ave, Masonic to City Boundary
Description: Design and installation of improvements including trees, bulb outs, lighting and street furniture.
Status: Begins in FY 2012/13.

Descriptions of Prior Projects funded by Assessment District No. 1988-1 are:

Project: P44 – Repairs to Community Center Tower
Location: Community Center (Marin at Masonic)
Description: The project removed existing windows together with flashing in order to eliminate leaks.
Status: Repairs were completed in June of 2010.

Project: P04 - Memorial Park Improvements Phase I
Location: Memorial Park, between the playfields and Portland Avenue
Description: Construction of new adjoining children's play areas with all new play apparatus and parent seating, new walkways, new landscaping adjacent to park buildings, new turf and irrigation system, re-grading of the entire south side of the park with installation of a complete new drainage system.
Status: Completed in 2003/04

Project: P09 - Tennis Courts
Location: Ocean View Park
Description: Repair and resurface the 2 tennis courts at Ocean View Park.
Status: Construction was completed in 2005.

Project: P32 – Buchanan/Marin Medians
Location: Buchanan Street and Marin Avenue from San Pablo Avenue to Pierce Street.
Description: Planting and irrigation improvements to medians on Buchanan Street and Marin Avenue was funded by a grant from Waste Management. Preliminary plans were prepared in 2004/05.
Status: Construction was completed in 2005/06.

Project: P13 - Ocean View Park Improvement Plan
Location: Ocean View Park, 900 Buchanan Avenue
Description: The goal of this project was to improve specific areas of the park to make it more attractive and user friendly. The existing electrical service was replaced and brought up to code in 2006/07. A Landscape Architect developed designs for the permanent restroom building, new play structure, redesigned picnic area, improved park lighting and pathway improvements.
Status: Construction was completed in 2007.

Project: P32 – San Pablo Avenue Banners
Location: San Pablo Ave from south to North City Limit line.
Description: Install decorative metal banners on the existing street light poles.
Status: Installation was completed in 2007/08.

Project: P62 & 543 – Ohlone Greenway Lighting and Pathway Improvements

Location: Adjacent to Masonic Avenue and follows the course of the BART tracks from Berkeley to El Cerrito

Description: Replacement of the lighting system since the current one is in disrepair with some sections inoperable. Improvements include: installation of new lights beneath the BART Tracks, the realignment of the path at Portland Avenue and Washington Avenue in and to eliminate the existing mid-block crosswalks, and relocation of the curb ramps at Marin and Masonic to align the path with the existing crosswalk.

Status: Work was completed in 2007/08.

Urban Forestry Program



Tree Planting



Block Urban Forest Focus (BUFF)

<http://www.albanyca.org/index.aspx?page=145>

**ASSESSMENT DISTRICT 1988-1
CITY OF ALBANY
Alameda County, California**

LAND USE	ANNUAL ASSESSMENT
SFR	\$75.54
CONDOMINIUMS	\$56.64
MFR 0-20 units	\$56.64 per unit
MFR >20 units	\$1,132.80 \$37.76 per unit over 20
COMMERCIAL *	\$45.32 per area unit
INDUSTRIAL *	\$22.66 per area unit

* One area unit equals 4,000 square feet of land.

Assessments are rounded to the nearest even cent.

PART C
METHOD OF ASSESSMENT

The estimated net cost of the improvements has been divided among the several parcels of land within the assessment district in proportion to the estimated benefits to be received by the parcels, respectively, from the improvements. The method used to apportion the cost among the benefiting properties is identical to that approved upon formation of the District, with the inclusion of the modifications noted in the Fiscal Year 1990/91 report.

Discussion of Benefit

Public landscaping, park and recreation facilities serve to:

- a) Improve Property Appearance
- b) Provide Recreation for Citizens
- c) Improve Community Image
- d) Provide Location for Community Activities

The benefit from landscaping, park and recreation vary with parcel size and parcel use as it relates to an improved quality of life on a day to day basis.

Benefit Factors by Land Use

Single Family Residential

Approximately 72% of the parcels in the City are single family residential (SFR). Although SFR parcels vary in size and use it is reasonable to assume that the benefit received by SFR parcels is essentially the same. The SFR parcels were therefore assigned a benefit factor of unity (1.0). Equating the land benefit to the user benefit, values of 0.5 were assigned to the SFR parcel for land benefit and 0.5 for user benefit. Using this format benefit factors were computed for Multi-family Residential, Commercial, Industrial and other land use as follows:

Multiple Residential

Multi-family Residential (MFR) parcels, apartment units and condominiums, are typically smaller than SFR parcels. Land benefit and user benefit are both proportionately less. Taking reduced size and common area maintenance costs into account the following reduced benefit for MFR dwellings has been utilized:

0 to 20 units .75 x SFR rate per unit

> 20 " .50 x SFR " " "

Condominiums were assessed at 0.75 x SFR rate.

Commercial Land Use

Commercial parcels share, on an equal basis with SFR parcels the land benefit derived from park and recreation facility improvements. Commercial parcels benefit less from user benefits identified with Park and Recreational Facilities. Commercial parcels share on equal basis the user benefit derived from landscaping on public streets. The commercial properties have been assigned a factor of 0.10 to reflect user benefit from street improvements. An averaged sized SFR lot in Albany is estimated to be 4,000 square feet (sf). Commercial parcels of 4,000 sf or less were assigned a land benefit factor equal to SFR or 0.5 and a user benefit factor of 0.10. Larger Commercial parcels were assigned additional units based on the ratio of the total parcel area (A) to 4,000 sf.

Industrial

Industrial land benefits less from landscaping, parks and recreation improvements and was assessed 50% of the commercial land benefit factor and 50% of the commercial use benefit factor. The number of industrial units assessed was computed by dividing the approximate land area by 4,000 sf and multiplying by 0.30.

Exceptional Parcels

Parcels owned by Public Agencies were not assessed. Utilities were assessed only to the degree that they benefit. Railroad tracks were assumed not to benefit from landscaping improvements. Churches were not assessed. Vacant parcels were assessed at half the occupied rate reflecting the absence of user benefit. Common areas in condominium developments were not assessed. Parcels having less than 0.50 unit of assessment were assessed for 0.50 unit. Unusual or exceptional parcels not provided for above were assessed according to the judgment of the Engineer. Areas used in this report to determine relative benefit are approximations only, based upon information available with the County Assessor. They are not intended to be precise values. The amount assessed reflects the Engineer's judgment of the relative benefit received.

Proposed Assessment Rates

Table I lists the benefit factors assigned to the various types of land use discussed in the preceding paragraphs.

Table II lists proposed assessments for the 2012/13 fiscal year based on the estimate of costs and the benefit factors discussed. All assessments have been rounded to even cents. The proposed rates for fiscal year 2011/12 are the same as for the 1993/94, 1994/95, 1995/96, 1996/97, 1997/98, 1998/99, 1999/00, 2000/01, 2001/02, 2002/03, 2003/04, 2004/05, 2005/06, 2006/07, 2007/08, 2008/09, 2009/10, 2010/11 and 2011/12 fiscal years.

Table III lists Benefit factors by County Use Code and description.

Table IV is a summary of assessments by County Use Code and description.

ASSESSMENT DISTRICT 1988-1
 CITY OF ALBANY
 Alameda County, California

BENEFIT FACTORS BY
 LAND USE

LAND USE	LAND	USE	TOTAL
SFR	0.50	0.50	1.00
CONDOMINIUMS	0.38	0.37	0.75
MFR 0-20 units	0.38	0.37	0.75
MFR >20 units	0.25	0.25	0.50
COMMERCIAL	0.50	0.10	0.60 x A/4,000
INDUSTRIAL	0.25	0.05	0.30 x A/4,000

Benefit Factors by County Use Code

4/3/2012

<u>COUNTY USE CODE</u>	<u>DESCRIPTION</u>	<u>UNITS</u>
0300	Exempt public agencies	0.00
0400	Property leased by a public utility	0.00
0500	Property owned by a public utility	0.00
0800	Vacant residential tract lot	0.50
1000	Vacant residential land zoned for < four units	0.50
1100	Single family residential home used as such	1.00
1110	SFR - split TRA's	1.00
1130	SFR - cooperative housing projects	1.00
1200	Single family residential home w/ 2nd living unit	1.00
1300	Single family residential home w/slight comm. use	1.00
1500	Planned development (townhouse type)	1.00
1590	Planned development common area (townhouse type)	0.00
1800	Planned development (tract type) with common area	1.00
1810	Planned development TRA's split	1.00
1890	Planned development common area (tract type)	0.00
2100	Two, three or four single family homes	0.75 x n
2200	Double or duplex	1.50
2300	Triplex; double or duplex w/ Single Fam Res home	2.25
2400	Four living units, eg fourplex,triplex w/S F Res	3.00
2500	Residential property of 2 living units val<code 22	1.50
2600	Residential property of 3 living units val<code 23	2.25
2800	Residential property w/2,3 or 4 units w/boardg use	.75 x n
3000	Vacant commercial land (may include misc. imps)	$(0.60 \times A / 4,000) \times 0.50$
3100	One - story store	$0.60 \times A / 4,000$
3110	One-story store split TRA's	$0.60 \times A / 4,000$
3200	Store on 1st fl w/office or apts on 2nd or 3rd fls	$0.60 \times A / 4,000$
3300	Miscellaneous commercial (improved)	$0.60 \times A / 4,000$
3310	Miscellaneous commercial Imp'd (split TRA's)	$0.60 \times A / 4,000$
3510	Discount House (split TRA's)	$0.60 \times A / 4,000$
3600	Restaurant	$0.60 \times A / 4,000$
3610	Restaurant (split TRA's)	$0.60 \times A / 4,000$
3700	Shopping Center	$0.60 \times A / 4,000$
3800	Supermarket	$0.60 \times A / 4,000$
3900	Commercial or industrial condominium to sale of 1unit	$0.60 \times A / 4,000$
4000	Vacant industrial land (may include misc imps)	$(0.30 \times A / 4,000) \times 0.50$
4100	Warehouse	$(0.30 \times A / 4,000)$
4200	Light Industrial	$(0.30 \times A / 4,000)$
4300	Heavy industrial(factories batching plants etc)	$(0.30 \times A / 4,000)$

**Benefit Factors
by County Use Code**

4/3/2012

<u>COUNTY USE CODE</u>	<u>DESCRIPTION</u>	<u>UNITS</u>
4500	Nurseries	$(0.30 \times A / 4,000)$
6400	Schools	0.00
6600	Churches	0.00
6800	Lodgehalls and clubhouses	0.00
7000	Vacant apt land capable of 5 or more units	$(0.75 \times n) \times 0.50 + (0.50 \times m) \times 0.50$
7200	Residential property converted to 5 or more units	$(0.75 \times n) + (0.50 \times m)$
7300	Condominiums	0.75
7390	Common area of condominium or planned development	0.00
7500	Restricted income properties	$(0.75 \times n) \times 0.50 + (0.50 \times m) \times 0.50$
7700	Multiple residential properties > 5 units	$(0.75 \times n) + (0.50 \times m)$
7790	Common area of condominium or planned development	0.00
8000	Car washes	$0.60 \times A / 4,000$
8100	Commercial garages (repair)	$0.60 \times A / 4,000$
8200	Automobile dealerships	$0.60 \times A / 4,000$
8210	Auto Dealerships split TRA's	$0.60 \times A / 4,000$
8300	Parking Lots	$0.60 \times A / 4,000$
8500	Service stations	$0.60 \times A / 4,000$
8510	Service Stations split TRA's	$0.60 \times A / 4,000$
8610	Funeral Homes split TRA's	$0.60 \times A / 4,000$
8700	Nursing or boarding homes	$0.60 \times A / 4,000$
9010	Motel split TRA's	$0.60 \times A / 4,000$
9200	Banks	$0.60 \times A / 4,000$
9300	Medical- Dental	$0.60 \times A / 4,000$
9400	1 to 5 story offices	$0.60 \times A / 4,000$
9600	Bowling alleys	$0.60 \times A / 4,000$
9710	Theaters (walk-in) split TRA's	$0.60 \times A / 4,000$
9900	Other recreational: rinks, stadiums, race tracks	$0.60 \times A / 4,000$

NOTES:

1. n = number of residential units less than or equal to 20.
2. m = number of residential units greater than 20.
3. A = approximate parcel area (as determined by the Engineer from the County Assessor or other public record).
4. Vacant parcels are assessed at half the occupied rate.
5. Parcels having less than 0.50 unit of assessment are assigned 0.50 unit.
6. Unusual or exceptional parcels not provided for were assessed according to the judgment of the Engineer.

SUMMARY OF ASSESSMENTS

5/28/2012

COUNTY USE CODE	DESCRIPTION	NUMBER OF PARCELS	ASESS RES UNITS	ASESS AREA UNITS	TOTAL AMOUNT
0300	Exempt public agencies	166			
0500	Property owned by a public utility	17			
1000	Vacant residential land zoned for < four units	24	12.50		\$944.48
1100	Single family residential home used as such	3,663	3,669.75		\$277,213.00
1200	Single family residential home w/ 2nd living unit	28	28.50		\$2,152.90
1300	Single family residential home w/slight comm. use	1	1.00		\$75.54
1500	Planned development (townhouse type)	7	7.00		\$528.78
1590	Planned development common area (townhouse type)	1			
1800	Planned development (tract type) with common area	10	10.00		\$755.40
1890	Planned development common area (tract type)	6			
2100	Two, three or four single family homes	55	79.00		\$5,968.14
2200	Double or duplex	129	193.75		\$14,637.10
2300	Triplex; double or duplex w/ Single Fam Res home	39	87.75		\$6,628.44
2400	Four living units, eg fourplex,triplex w/S F Res	61	179.50		\$13,559.40
2500	Residential property of 2 living units val<code 22	23	34.50		\$2,606.36
2600	Residential property of 3 living units val<code 23	6	13.50		\$1,019.76
3000	Vacant commercial land (may include misc. imps)	10		4.44	\$335.46
3100	One - story store	78		85.46	\$6,455.98
3200	Store on 1st fl w/office or apts on 2nd or 3rd fls	34	0.62	28.59	\$2,206.70
3300	Miscellaneous commercial (improved)	15		10.25	\$774.38
3500	Discount House	8		71.46	\$5,398.12
3600	Restaurant	15		15.78	\$1,192.06
3800	Supermarket	1		10.19	\$769.76
3900	Commercial or industrial condominium to sale of 1 unit	6	3.00	0.89	\$293.88
4000	Vacant industrial land (may include misc imps)	2		1	\$75.56
4100	Warehouse	1		3.44	\$259.86
4200	Light Industrial	5		13.76	\$1,039.42
4300	Heavy industrial(factories batching plants etc)	3		22.94	\$1,732.88
4500	Nurseries	1		0.94	\$71.00
6400	Schools	3			
6600	Churches	6			
6800	Lodgehalls and clubhouses	2			
7200	Residential property converted to 5 or more units	4	12.75		\$963.16
7300	Condominiums	1,077	807.75		\$61,022.80
7390	Common area of condominium or planned development	31			
7500	Restricted income properties	1	4.63		\$349.76
7700	Multiple residential properties > 5 units	88	671.25	0.42	\$50,738.20
8000	Car washes	1		4.71	\$355.80
8100	Commercial garages (repair)	19		23.52	\$1,776.78
8200	Automobile dealerships	2		4.31	\$325.58
8300	Parking Lots	16		15.66	\$1,183.02
8500	Service stations	5		4.62	\$349.02
8700	Nursing or boarding homes	1		0.75	\$56.66
9200	Banks	5		9.19	\$694.22
9300	Medical- Dental	29		22.46	\$1,696.68
9400	1 to 5 story offices	25	4.00	14.81	\$1,420.98
9600	Bowling alleys	1		7.51	\$567.30
9700	Theaters (walk-in)	3		2.70	\$203.96
9900	Other recreational: rinks, stadiums, race tracks	4		771.19	\$58,255.70
		5,738	5,820.75	1,150.99	\$526,653.98

NOTES:

1. Third digit code xx9 is a common area of a condominium or planned development