

Revised

STATE OF CALIFORNIA

GAVIN NEWSOM, *Governor*

**PUBLIC UTILITIES COMMISSION**

505 VAN NESS AVENUE



January 22, 2020

**Advice Letter 5464-E/5464-E-A**

Erik Jacobson  
Director, Regulatory Relations  
Pacific Gas and Electric Company  
77 Beale Street, Mail Code B10C  
P.O. Box 770000  
San Francisco, CA 94177

**SUBJECT: Request for Deviation from Electric Rule 20A in Accordance with  
General Order 96-B, 9.2.3.**

Dear Mr. Jacobson,

Advice Letter 5464-E and 5464-E-A is approved as of January 16, 2020 per resolution E-5040 Ordering Paragraphs.

Sincerely,

A handwritten signature in cursive script that reads 'Edward Randolph'.

Edward Randolph  
Deputy Executive Director for Energy and Climate Policy/  
Director, Energy Division

March 21, 2019

**Advice 5464-E-A**

(Pacific Gas and Electric Company ID U 39 E)

Public Utilities Commission of the State of California

**Subject: Supplemental: Request for Deviation from Electric Rule 20A In  
Accordance with General Order 96-B, Section 9.2.3**

**Purpose**

Pacific Gas and Electric Company (PG&E) submitted Tier 3 Advice Letter 5464-E on January 4, 2019, pursuant to California Public Utilities Commission (CPUC or Commission) General Order 96-B, Section 9.2.3 which allows utilities to provide service to governmental agencies under terms and conditions of service otherwise deviating from its tariffs then on file with the Commission.

PG&E respectfully submits this supplemental advice letter at the request of the Energy Division for additional information to supplement the record. The information in this supplemental advice letter will provide additional context for why the Commission should approve a deviation from Electric Rule 20A and to include within Phase 2 of the Piedmont Pines Area Underground Project (Project) some ancillary streets and parcels that the CPUC may determine do not meet the public interest criteria in Rule 20A.

**Requested Additional Information**

Energy Division requested the following information to supplement the record.

**1. Oakland Resolution Approving the Piedmont Pines Underground Utility District**

Oakland City Council Resolution 75652 establishing Underground Utility District No. 232 (Piedmont Pines Area) passed in May 2000 is attached as **Attachment A**. The resolution determined that 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. The City Council's 2000 resolution adopted the finding of the Public Works Agency (PWA) described in Section 2 below that all of the streets within the project boundary met at least one of the public

interest criteria identified in Rule 20A based on the PWA's interpretation of the Rule 20A criteria.

## **2. Oakland Staff Memoranda Providing Support to Seek Undergrounding of Electric Overhead Infrastructure**

An April 2000 Council Agenda Report prepared by the PWA for the Office of the City Manager provides the City's support for seeking undergrounding of the electric overhead infrastructure throughout the entire Piedmont Pines area at that time. See **Attachment B**. As described on pages 2-3, the City, at that time, "deem[ed] the majority of these streets qualified on the basis of 'heavy volume of vehicular traffic' in accordance with the City's Traffic Engineering general practice." Unfortunately, traffic counts do not exist beyond the description on page 3 of **Attachment B** of vehicular traffic on these streets in the Piedmont Pines area stemming from the time that the report was prepared. City staff and members of the Piedmont Pines Neighborhood Association report significant vehicular traffic on the streets in the Piedmont Pines area due to its unique location nestled among a number of public parks or areas of unique scenic interest, including specifically: Roberts Regional Recreation Area, the Chabot Space Science Center and Joaquin Miller Park, operated by the East Bay Regional Parks District (EBRPD); and Marjorie Saunders Park and Shepherd Canyon Park operated by the City of Oakland.

## **3. Additional Detail Regarding Oakland's Current Work Credit Balance**

The City of Oakland currently has \$23,757,357 in allocated work credits, and can utilize an additional \$8,461,280 pursuant to the Rule 20(A)(2)(c).

## **4. Future Rule 20A Projects in Oakland**

**Attachment C** provides a list of the current Oakland utility undergrounding wait list. Piedmont Pines is listed as still pending given the need to begin Phase 2 (requested here) and eventually Phase 3. **Attachment D** provides the City's Utility Undergrounding Project Prioritization Action Plan that continued the "first come, first served" undergrounding process that was initially created, that ensured no additional projects were added to the current list, and that the current list would be honored until exhausted. Importantly, **Attachment E** provides the list of past undergrounding projects completed in Oakland. The City reports that these past completed undergrounding projects have varied geographically throughout the city and have touched both low-income, medium-income, and high-income neighborhoods.

## **5. Additional Project Information Regarding Phase 2**

Piedmont Pines Phase 2 will likely have 24,000 feet of trenching which includes the mainline trench and individual service trenches. This project would replace approximately 9,161 circuit feet of overhead lines. The current cost estimate to the Rule 20A Program is \$16,495,000 (see **Attachment F**).

## **6. Information Regarding Assessment District**

**Attachment F**, created by the city of Oakland, includes detailed information regarding the proposed assessment parcel owners would be responsible for if this project is approved by the CPUC.

### **Protests**

PG&E asks that the Commission, pursuant to GO 96-B, General Rule 7.5.1, maintain the original protest and comment period designated in Advice 5464-E and not reopen the protest period as the information in this advice letter reflects the direction of Energy Division.

### **Effective Date**

PG&E requests that this Tier 3 advice submittal become effective upon Commission approval.

### **Notice**

In accordance with General Order 96-B, Section IV, a copy of this advice letter is being sent electronically and via U.S. mail to parties shown on the attached list. Address changes to the General Order 96-B service list should be directed to PG&E at email address PGETariffs@pge.com. For changes to any other service list, please contact the Commission's Process Office at (415) 703-2021 or at Process\_Office@cpuc.ca.gov. Send all electronic approvals to PGETariffs@pge.com. Advice letter submittals can also be accessed electronically at: <http://www.pge.com/tariffs/>.

\_\_\_\_\_  
/S/

Erik Jacobson  
Director, Regulatory Relations

Attachments



# ADVICE LETTER SUMMARY

ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39E)

Utility type:

- ELC       GAS       WATER  
 PLC       HEAT

Contact Person: Yvonne Yang

Phone #: (415)973-2094

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: Yvonne.Yang@pge.com

EXPLANATION OF UTILITY TYPE

ELC = Electric      GAS = Gas      WATER = Water  
 PLC = Pipeline      HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 5464-E-A

Tier Designation: 3

Subject of AL: Supplemental: Request for Deviation from Electric Rule 20A In Accordance with General Order 96-B, Section 9.2.3

Keywords (choose from CPUC listing): Agreements, Conditions of Service

AL Type:  Monthly  Quarterly  Annual  One-Time  Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested?  Yes  No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required?  Yes  No

Requested effective date:

No. of tariff sheets:

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected:

Service affected and changes proposed<sup>1</sup>: N/A

Pending advice letters that revise the same tariff sheets: N/A

<sup>1</sup>Discuss in AL if more space is needed.

Protests and all other correspondence regarding this AL are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:

CPUC, Energy Division  
Attention: Tariff Unit  
505 Van Ness Avenue  
San Francisco, CA 94102  
Email: [EDTariffUnit@cpuc.ca.gov](mailto:EDTariffUnit@cpuc.ca.gov)

Name: Erik Jacobson, c/o Megan Lawson  
Title: Director, Regulatory Relations  
Utility Name: Pacific Gas and Electric Company  
Address: 77 Beale Street, Mail Code B13U  
City: San Francisco, CA 94177  
State: California Zip: 94177  
Telephone (xxx) xxx-xxxx: (415)973-2093  
Facsimile (xxx) xxx-xxxx: (415)973-3582  
Email: PGETariffs@pge.com

Name:  
Title:  
Utility Name:  
Address:  
City:  
State: District of Columbia Zip:  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email:

Advice 5464-E-A  
March 21, 2019

**Attachment A**

**Oakland City Council Resolution 75652**

# 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:**

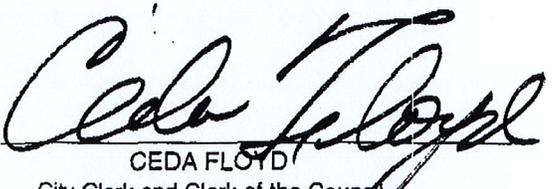
AYES- BRUNNER, ~~CHANG~~, MILEY, ~~NADAL~~, REID, RUSSO, ~~SPEES~~ AND  
PRESIDENT DE LA FUENTE - 5

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

Advice 5464-E-A  
March 21, 2019

**Attachment B**  
**City of Oakland**  
**Council Agenda Report**  
**April 18, 2000**

**CITY OF OAKLAND  
COUNCIL AGENDA REPORT**

TO: Office of the City Manager  
ATTN: Robert C. Bobb  
FROM: Public Works Agency  
DATE: April 18, 2000

RE: PUBLIC HEARING AND RESOLUTION ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 232 (PIEDMONT PINES AREA) AND AUTHORIZING THE UTILITIES TO IMPLEMENT CALIFORNIA PUBLIC UTILITIES COMMISSION 100-FOOT RULE TO INSTALL SERVICE LATERALS AND ELECTRIC SERVICE PANEL CONVERSIONS

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**SUMMARY**

A resolution has been prepared for Council approval to establish the Piedmont Pines Area Underground District. The ballot poll conducted last summer had a 65% response. Of those responding, 68% voted in favor of undergrounding and the associated costs. Of the non-responses, 6% were publicly owned properties. A map identifying the boundary of this District is attached.

This public hearing was originally scheduled for July 27, 1999, but was postponed to ascertain the direction the City should take on Pacific Gas & Electric Company's (PG&E) contention that certain streets did not qualify for Rule 20A funding. Legal counsel has advised that formation of the District would be the best approach in challenging PG&E's position with the California Public Utilities Commission (CPUC). The community's undergrounding committee is in agreement to proceed with the formation of the district.

In accordance with Council policy, funding for all City costs associated with this Undergrounding District will be paid through an assessment district to be formed later. With the current scope of work, this assessment is not expected to exceed \$5,500 per parcel.

The project is consistent with the City Council and Mayoral Goals #3 and #7 by improving the physical appearance, livability and integrity of the City's neighborhoods and by identifying, planning and solving urban environmental and social issues that impact the health and quality of life in Oakland.

Staff recommends Council approval of the resolution establishing Underground Utility District No. 232 (Piedmont Pines Area) and authorizing the implementation of CPUC 100-foot Rule to cover the costs of the service lateral to each home in the district up to 100 feet. Also authorized is the implementation of the electric service panel conversion in accordance with Council policy.

13-137  
5-2-00  
JFB  
4-18-00

**FISCAL IMPACTS**

This project will not adversely impact the City's current budget. It will be totally funded in accordance with CPUC Rules for the Utilities and for AT&T Cable Services in accordance with the franchise agreement with the City. Owners of properties in the District will pay their share of the costs. The estimated cost to each participant is as follows:

Pacific Gas & Electric Company	23.3 M
Pacific Bell	25.0 M
AT&T Cable Services	8.8 M
Property Owners (Assessment)	7.4 M
Property Owners and Utilities (Panel Conversion)	<u>1.3 M</u>
<b>TOTAL</b>	<b>65.8 M</b>

Owners of properties in the district will be assessed an amount not to exceed \$5,500 per residential parcel (benefit unit) to fund the purchase and installation of a street light system and for City staff project coordination. The property owners will have to pay some of the cost to convert their electrical service panel conversion. There may be a need for additional maintenance dollars in future years to operate the new street lighting system if property owners request additional lights.

**BACKGROUND**

In 1987, the Piedmont Pines Home Owners Association submitted a request to place utility lines underground. The City placed this project on the pending list until utility funding became available. Because the initial funds are now available, staff can now proceed with the project.

The first step required that the City and Utilities examine all streets within the boundary of the project to determine their eligibility for undergrounding in accordance with CPUC Rules. PG&E and Pacific Bell qualified approximately 40% of the streets for undergrounding, with the remaining 60% of the streets deemed not qualified. The City, on the other hand, disagrees with the Utilities and deems the majority of these streets qualified on the basis of "heavy volume of vehicular traffic" in accordance with the City's Traffic Engineering general practice.

The CPUC criteria for qualifying streets for undergrounding with Rule 20A and 32A funds are:

1. "Such undergrounding will avoid or eliminate an unusually heavy concentration of overhead electric facilities;
2. The street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; and
3. The street or road or right-of-way adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public."

**The following streets in the district meet the CPUC Criterion 1:**

Darnby Drive, Castle Park Way, Weybridge Court, Cornwall Court, Osborne Court, Chelsea (from Chelton Drive to Clive Avenue), Ascot Lane, Ascot Court, Ascot Place, El Patio, Morley Drive, Blachford Court, Chelton Lane, Chatsworth Court, Beaconsfield Place, Keswick Court, west side of Kimberly Court, #2 Kimberly Court, Burton Drive, Wilton Drive.

**The following streets in the district meet the CPUC Criterion 2:**

Mountain Boulevard (2300 block to 2500 block), Ascot Drive, portion of Skyline Boulevard in the district, Chelton Drive (5600 block to 6500 block), and Castle Drive, Mountaingate Way, Carisbrook Drive (from Skyline Boulevard to Chelton Drive).

**Wilton City Drive meets the CPUC Criterion 3:**

According to PG&E and Pacific Bell, the following streets are not qualified. However, the majority are deemed qualified by the City for undergrounding under CPUC Rules of carrying "heavy volume of vehicular traffic" as interpreted by the City's Traffic Engineering and Ordinance No. 7769 C.M.S. The City's interpretation of "heavy volume of vehicular traffic" is a minimum of 7.1 vehicular trips per residence per day on a street not designated as a collector or arterial street in the City's General Plan.

Mastlands Drive, Holyrood Drive, Holyrood Manor, Melville Drive, Melville Lane, Waldeck Court, Camelford Place, Mall Court, Longcroft Drive, Clive Avenue, 6500 to 6579 Exeter Drive, Stockbridge Drive, Carisbrook Way (from Stockbridge to Chelton Drive), Rydel Court, Shirley Drive, Chelsea Drive (from Clive Avenue to Ascot Drive and from Girvin Drive to Chelton Drive), Chelsea Court, Thackery Drive, Totterdell Drive, Larry Lane, Haverhill Drive, Castle Lane, Longwalk Drive, east side of Kimberly Court (fed from Haverhill Drive), Westover Drive (from 5979 Westover Drive to 6465 Westover Drive), Bagshotte Drive, Scarborough Drive, Pelham Place, including Pelham Place cul-de-sac off Westover Drive, and Girvin Drive (from 6159 Girvin Drive to 6363 Girvin Drive).

Most of the remaining streets would be included due to engineering design efficiency as a result of the adjacent street qualifying. Shirley Drive does not qualify but is being included because the community has agreed to pay the additional costs required by CPUC Rule 20B and 32B to have the utilities on this street undergrounded.

The Piedmont Pines Area Underground Utility District consists of approximately 15 miles of roadway and 1,350 properties. If approved by Council, staff will work with the Utilities to expedite the design, construction, and completion of this project in five years from the establishment of the Assessment District.

## **KEY ISSUES AND IMPACTS**

- **CPUC 100 Foot Rule:**

In general, the CPUC Rules 20A/32A funds are used to underground the utilities in the public right-of-way. However, with the approval of the governing body, these funds can be used to pay for the installation of service laterals on properties in the District up to 100 feet and electric service panel conversion. City Council policy requires the implementation of the CPUC 100-Foot Rule and service panel conversion for the Piedmont Pines Area Underground Utility District to reduce the property owner's expense of undergrounding.

- **Creation of Utility Undergrounding District**

In accordance with City policy, Council must determine that the majority of property owners are in favor of the creation of this District. Staff has provided information via mail and through a public meeting on June 28, 1999 so property owners can make an informed decision.

- **Utility Contested Streets**

Staff has included the streets that the City qualifies as satisfying the "heavy volume of vehicular traffic" criterion based on traffic counts by the City's Traffic Engineering Division and in accordance with the amended Ordinance No. 7769 C.M.S. Staff expects that the CPUC's final say on this street will be in the City's favor. In the event that the CPUC's decision does not favor the City, staff will go back to the community for re-polling with new cost estimates.

- **Establishment of an Assessment District**

This will take place after the contested streets issue is resolved and if it favors the City. If not, a new underground district and assessment district with a smaller boundary will be presented to Council for consideration at a later date.

## **ENVIRONMENTAL OPPORTUNITIES**

Utility undergrounding projects eliminate unsightly overhead utility lines, which will improve the livability and integrity of Oakland neighborhoods. It also greatly reduces the potential of fire resulting from trees falling or touching overhead wires, which would impact the air quality.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council approve the resolution establishing Underground Utility District No. 232 (Piedmont Pines Area) and authorizing the Utilities to cover the costs of the service laterals to each home up to 100 feet and the electric panel conversion, up to \$1,500 for each service entrance.

Respectfully submitted,

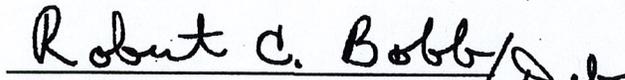


**CLAUDETTE R. FORD**  
Interim Director, Public Works Agency

Prepared by:

Daniel Woldesenbet, Ph.D.  
Assistant Director, Public Works Agency  
Design & Construction Services

**APPROVED AND FORWARDED TO THE  
CITY COUNCIL**

  
**OFFICE OF THE CITY MANAGER**



**LEGEND**  
BOUNDARY LINE  
OF PROPOSED  
DISTRICT.

PROPOSED PIEDMONT PINES AREA  
UNDERGROUND UTILITY DISTRICT

13-131 7-PA  
5-200 4-18-00

Advice 5464-E-A  
March 21, 2019

**Attachment C**

**City of Oakland**

**Underground Utility Project**

**CITY OF OAKLAND  
UNDERGROUND UTILITY PROJECTS**

<b>PROJECT</b>	<b>YEAR PETITIONED</b>	<b>RESOLUTION NO. &amp; YEAR</b>	<b>START OF CONSTRUCTION</b>	<b>CONSTRUCTION STATUS</b>	<b>APPROXIMATE LENGTH OF PROJECT IN MILES</b>
<b>APPROVED:</b>					
PIEDMONT PINES	1987	75652 5/02/00	Oct-11	Phase 1 in Progress	6.5
<b>PROPOSED:</b>					
LAKESHORE PHASE V		N/A	TBD	N/A	3.5
OAKMORE AREA	1987	N/A	TBD	N/A	3.5
MOUNTAIN BLVD./ THORNHILL DR.	1989	N/A	TBD	N/A	1.3
SEQUOYAH RD.	1991	N/A	TBD	N/A	1.2
HIGH VOLTAGE TRANSMISSION LINES PLUG	1994	N/A	TBD	N/A	2.0
SHEFFIELD AVE.	1995	N/A	TBD	N/A	N/A
FRUITVALE AVENUE	1996	N/A	TBD	N/A	N/A
PANORAMIC HILL AREA	1996	N/A	TBD	N/A	N/A
CABOT DRIVE	1996	N/A	TBD	N/A	N/A
CHABOT RD. & PRESLEY WAY	1998	N/A	TBD	N/A	N/A
ASHMOUNT AVENUE	1998	N/A	TBD	N/A	N/A
FAIRVIEW PARK AREA (HILLEGASS)	1998	N/A	TBD	N/A	N/A
WAWONA AVENUE	1998	N/A	TBD	N/A	N/A
JACOBUS AVENUE	1998	N/A	TBD	N/A	N/A
CLARENDON CRESCENT	1998	N/A	TBD	N/A	N/A
CRANE WAY	1998	N/A	TBD	N/A	N/A
ROCKRIDGE BLVD. NORTH, ROCKRIDGE BLVD. SOUTH, ROCKRIDGE PLACE	2000	N/A	TBD	N/A	NA
COLTON BLVD.	2000	N/A	TBD	N/A	N/A
ROCKRIDGE VISTA NEIGHBORHOOD	2001	N/A	TBD	N/A	N/A
BRUNS COURT	2001	N/A	TBD	N/A	N/A
SHATTUCK AVENUE	2007	N/A	TBD	N/A	0.5
TBD = TO BE DETERMINED WHEN STREET IS EVALUATED FOR FUNDING UNDER CPUC RULES.					

Advice 5464-E-A  
March 21, 2019

**Attachment D**  
**City of Oakland**  
**Agenda Report**  
**February 22, 2011**

# CITY OF OAKLAND

## AGENDA REPORT

2011 FEB 10 AM 9:45

**TO:** Office of the City Administrator  
**ATTN:** Dan Lindheim  
**FROM:** Public Works Agency  
**DATE:** February 22, 2011

**RE:** A Report From The Public Works Agency Electrical Services Division  
Presenting A Utility Undergrounding Project Prioritization Action Plan For The  
City Of Oakland

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### SUMMARY

Following a presentation by PWA Electrical Services Division at the Public Works Committee on the Prioritization of Underground Utility Projects on May 25, 2010, the Committee requested that Electrical Services return to provide an action plan for the Prioritization of Underground Utility Projects in Oakland. This report presents three potential action plans for consideration by Council.

1. Continue the "first come, first served" undergrounding process using Rule 20A funds with no further additions to the existing priority list.
2. Discontinue the use of Rule 20A funding for all non-commercial corridor projects and establish a Rule 20B / 20C process for residential undergrounding.
3. Create a task force to establish, evaluate and report on the political, social and economic impacts for prioritization of undergrounding projects that use Rule 20A funds.

### FISCAL IMPACT

There is no fiscal impact to the City as a result of this informational report.

### BACKGROUND

The City has been implementing underground utility projects for over four (4) decades using prioritization based on a "First Come First Served" policy. Electrical Services maintains the list of requested utility undergrounding projects which currently consists of one approved project, Underground Utility District No. 232 - Piedmont Pines Areas, and twenty-one (21) proposed underground utility projects, starting with Lakeshore Phase 5 and ending with Shattuck Avenue. It is estimated that it will take the City approximately 39 years to complete all the projects on the list. *Attachment A.*

Item: \_\_\_\_\_  
Public Works Committee  
February 22, 2011

Research by staff has indicated that San Francisco and Santa Barbara are using PUC Rule 20B and 20C guidelines for non-commercial or non-CIP related undergrounding projects. This requires self assessment by parcel owners to fully fund the costs incurred by the utilities and the City, but also uses the “first come, first served” method of prioritizing those locations desiring to participate in the program. The process is outlined in *Attachment B*; a program description developed by PO&E.

At the PWA committee meeting of May 25, 2010, members proposed the development of a task force to examine and report on key issues of the undergrounding program. The undergrounding task force would assist City staff and Council in the review of current policies and the formulation of revisions to those policies. After researching the City of San Francisco utility undergrounding task force and previous City of Oakland task force assignments, staff recommends that members of the task force be appointed for a single, one year term and meet on a monthly basis, or as needed, to address political, social and economic impacts of policy changes to the program. Staff proposes the task force membership as follows:

- Two appointments by the Mayor and two appointments for each Council member. It is recommended that one member could assist with impacts to the current project list and one member could assist with policy revision. (Voting Members)
- One representative from the Chamber of Commerce.
- One representative from the Public Utilities Commission (PUC).
- One representative from PG&E, AT&T and Comcast.
- Resource representatives from the City Attorney’s Office, PWA and CEDA.
- Other staff as required.

## KEY ISSUES AND IMPACTS

### Financing Undergrounding

The current City undergrounding program is a self financed operation, which assigns project precedence to those parcel owners willing to incur an assessment on their property to cover the associated City expense. The utility costs are borne by the individual companies under the provisions of PUC Rule 20A. The average cost to each parcel owner is around \$12,000.00 and the combined utilities spend approximately \$4,000,000.00 per mile.

The conversion of the City’s undergrounding process to one governed by PUC Rule 20B or 20C would increase the cost per location by approximately 80% to \$60,000.00 per parcel. The owner would be responsible for paying the utility company costs in addition to City expenses. The other aspects of the current process would remain unchanged.

Currently the City of Oakland does not collect any special fees or taxes associated with undergrounding other than those assessed upon formation of the underground district with the parcel owner's approval.

### Undergrounding Task Force Goals

It will be the goal of the undergrounding task force to provide Council with input and recommendations on the following points:

- Improved procedures for legislating underground utility districts
- Best Practices for allocation of available resources
- Alternate funding resources
- Options to reduce utility undergrounding costs
- Coordination of utility undergrounding with other excavation projects
- Alternative tax options (surcharges, fees, formation of special benefit districts)
- Development of a long range plan for utility undergrounding

### **SUSTAINABLE OPPORTUNITIES**

Economic: An underground utility project provides the opportunity to use local contractors and employs Oakland residents, thus strengthening the local economy. It is generally perceived that underground utility projects can revitalize commercial business districts and increase property values.

Environmental: Implementation of underground utility projects eliminates unsightly overhead utility lines in the public-right-of-way. It improves the livability, aesthetics, and safety of the neighborhood and reduces the potential for fire, electric danger, or utility outage resulting from tree limbs touching overhead wires. The undergrounding of overhead cables and equipment and removal of wood poles enhances emergency evacuation in the event of a catastrophe.

Social Equity: The infusion of a sizable utility upgrade project in an area in Oakland results in new equipment systems and cable plant which benefit the immediate users as well as the community at large.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

The replacement of overhead lines and wood poles with a new underground system and underground street lighting will allow the disabled and senior citizens to move safely along unobstructed walkways.

**RECOMMENDATIONS AND RATIONALE**

Staff recommends that no further underground projects be added to the current list and in recognition of the many years that the priority list inhabitants have waited, the current list be honored until exhausted. This would be a policy decision for council to consider.

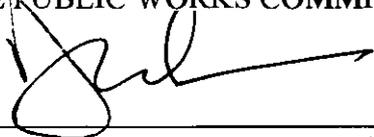
Respectfully submitted,

  
\_\_\_\_\_  
Vitaly B. Troyan, P.E., Director  
Public Works Agency

Reviewed by:  
Bruce Saunders, Assistant Director  
Daniel Clanton, Manager, Electrical Service Division

Prepared by:  
Paul Chan, Project Manager, Electrical Service Division

APPROVED AND FORWARDED TO  
THE PUBLIC WORKS COMMITTEE:

  
\_\_\_\_\_  
Office of the City Administrator

Item: \_\_\_\_\_  
Public Works Committee  
February 22, 2011

# Attachment "A"

PWA DIO Electrical  
 7101 Edgewater Dr., Bldg. 2  
 Oakland, CA 94621  
 P. Chan 5106156427

## CITY OF OAKLAND UNDERGROUND UTILITY PROJECTS

PROJECT	YEAR PETITIONED	RESOLUTION NO. S YEAR	START OF CONSTRUCTION	CONSTRUCTION STATUS	APPROXIMATE LENGTH OF PROJECT IN MILES
<b>APPROVED:</b>					
MACARTHUR BLVD. FROM 73RD TO SAN LEANDRO LINE	1993	76731 9/25/01	1ST QUARTER 2005	2008	2.5
PIEMONTE PINES AREA - RULE 20A	1987	75652 5/02/00	Not yet determined	N/A	6.5
<b>PROPOSED:</b>					
LAKESHORE PHASE V	1987	N/A	TBD	N/A	3.5
OAKMORE AREA	1987	N/A	TBD	N/A	3.5
MOUNTAIN BLVD./ THORNHILL OR.	1989	N/A	TBD	N/A	1.3
SEQUOYAH RD.	1991	N/A	TBD	N/A	1.2
HIGH VOLTAGE TRANSMISSION LINES PLUG	1994	N/A	TBD	N/A	2.0
SHEFFIELD AVE.	1995	N/A	TBD	N/A	N/A
FRUITVALE AVENUE	1996	N/A	TBD	N/A	N/A
PANORAMIC HILL AREA	1996	N/A	TBD	N/A	N/A
CASOT DRIVE	1996	N/A	TBD	N/A	N/A
CHABOT RD. & PRESLEY WAY	1996	N/A	TBD	N/A	N/A
ASHMOUNT AVENUE	1996	N/A	TBD	N/A	N/A
FAIRVIEW PARK AREA (HILLEGASS)	1998	N/A	TBD	N/A	N/A
WAWONA AVENUE	1998	N/A	TBD	N/A	N/A
JACOBUS AVENUE	1998	N/A	TBD	N/A	N/A
CLARENDON CRESCENT	1998	N/A	TBD	N/A	N/A
CRANE WAY	1998	N/A	TBD	N/A	N/A
ROCKRIDGE BLVD. NORTH, ROCKRIDGE BLVD. SOUTH, ROCKRIDGE PLACE	2000	N/A	TBD	N/A	NA
COLTON BLVD.	2000	N/A	TBD	N/A	N/A
ROCKRIDGE VISTA NEIGHBORHOOD	2001	N/A	TBD	N/A	N/A
BRUNS COURT.	2001	N/A	TBD	N/A	N/A
SHATTUCK AVENUE	2007	N/A	TBD	N/A	Alcatraz to Berkeley line
TBD = TO BE DETERMINED WHEN STREET IS EVALUATED TO DETERMINE ELIGIBILITY FOR FUNDING UNDER CPUC RULE 20A					

## Electric Undergrounding Program

PG&E places underground each year approximately 30 miles of overhead electric facilities, within its service area. This work is done under provisions of the company's Rule 20A, an electric tariff filed with the California Public Utilities Commission.

Projects performed under Rule 20A are nominated by a city, county or municipal agency and discussed with Pacific Gas and Electric Company, as well as other utilities. The costs for undergrounding under Rule 20A are recovered through electric rates after the project is completed.

Rule 20 also includes sections B and C. Sections A, B and C are determined by the type of area to be undergrounded and by who pays for the work.

### Rule 20A

Rule 20A projects are typically in areas of a community that are used most by the general public. These projects are also paid for by customers through future electric rates. To view current projects in queue, see [Rule 20A Project Status \(Rev Q3 2010\)](#).

To qualify, the governing body of a city or county must, among other things, determine, after consultation with Pacific Gas and Electric Company, and after holding public hearings on the subject, that undergrounding is in the general public interest for one or more of the following reasons:

- Undergrounding will avoid or eliminate an unusually heavy concentration of overhead electric facilities.
- The street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic.
- The street, road or right-of-way adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public.
- The street or road or right-of-way is considered an arterial street or major collector as defined in the Governor's Office of Planning and Research General Plan Guidelines.

### Rule 20B

Rule 20B projects are usually done with larger developments. The majority of the costs are paid for by the developer or applicant.

Undergrounding under Rule 20B is available for circumstances where the area to be undergrounded does not fit the Rule 20A criteria, but still involves both sides of the street for at least 600 feet. Under Rule 20B, the applicant is responsible for the installation of the conduit, substructures and boxes. The applicant then pays for the cost to complete installation of the underground electric system, less a credit for an equivalent overhead system, plus the ITCC (tax), if applicable.

## **Rule 20C**

Rule 20C projects are usually smaller projects involving a few property owners and the costs are almost entirely borne by the applicants.

Undergrounding under the provisions of Rule 20C is available where neither Rule 20A nor Rule 20B applies. Under Rule 20C, the applicant pays for the entire cost of the electric undergrounding, less a credit for salvage.

## **Rule 20 Process Flow**

A cross-functional team that includes representatives from Pacific Gas and Electric Company, the phone and cable companies, local governments and the community at-large oversees Rule 20A projects. Projects are accomplished by:

- Identifying and reviewing potential projects
- Developing preliminary costs for the projects
- Refining associated boundaries and costs
- Coordinating the schedules of other public works projects
- Developing final project plans
- Passing a municipal underground resolution
- Developing an underground design
- Converting service panels for underground use
- Starting construction
- Installing underground services
- Completing all street work
- Removing existing poles from the project area

## **Contact Us**

Pacific Gas and Electric Company  
Electric Undergrounding  
77 Beale Street, Mail Code H16B  
P.O. Box 770000  
San Francisco, CA 94177-0001

Advice 5464-E-A  
March 21, 2019

## **Attachment E**

# **Completed Undergrounding Projects in Oakland**

<b>District No.</b>	<b>Street Name</b>	<b>Location</b>
063-132	10th Ave.	from E. 19th through E. 22nd St.
87	10th St.	from Franklin to Harrison & 11th St. - Webster to Harrison
195	10th St.	from Cypress to Union
143	10th St. connection	from Market to Brush
161	13th St.	from Market to Brush & West St. - from 12th to 13th
145	14th St.	from Cypress to Brush
174	14th St.	from Wood to Cypress
169	17th St.	from Brush to San Pablo Ave.
146	18th St.	from Cypress to Market St.
158	18th St. connection	
189	21st St.	from Grove St. to Telegraph Ave.
70	22nd Ave.	from E. 12th to Foothill Blvd.
NO #	23rd & 24th st.	from Broadway & Harrison St.
NO #	23rd Ave.	from East 15th to 100 feet North Oakland Foothill Blvd.
216	23rd Ave. Overpass	from Dennison St. - Embarcadero to Kennedy
160	2nd & 3rd Ave.	from East 11th to East 14th
NO #	30th St.	from Telegraph Ave. to Summit
120	33rd through 36th Ave.	between E. 12th & E. 14th St.
159	35th Ave.	from MacArthur freeway to MacArthur Blvd.
182	40th St.	from Gove St. to Telegraph Ave.
234	48th St	between Telegraph Ave. and Shattuck Ave.
150	51st St.	from Telegraph Ave. to Shafter
155	51st St.	from Shafter to Broadway
132	52nd St.	from Shattuck Ave. to Grove St. - Shafter Freeway
NO #	5th Ave.	from Embarcadero to East 12th
185	66th Ave.	from Oakport to San Leandro
215	66th Ave.	from International Blvd. to San Leandro
152	6th through	9th, Alice, Jackson, Madison, Oak, Fallon
235	73rd Ave	from San Leandro St. to the West End
142	73rd Ave.	from Foothill Blvd.

157	73rd Ave.	from East 14th St. to Bancroft Ave.
235	7st Ave.	from San Leandro St. to the West End
121	7th St.	from Cypress St. to Bay St.
137	7th St.	from Fallon to 5th Ave.
138	7th St.	from Brush to Cypress
212	85th Ave.	from 85th Ave. to San Leandro St.
162	98th Ave.	from Bancroft to MacArthur Blvd.
186	98th Ave.	from Airport Ave. to Empire
202	98th Ave.	from Nimitz Freeway to Golf Links Rd.
134	Access Rd.	from Redwood Rd. to Merritt College
163	Airport Access Rd.	
147	Beaumont Ave.	from East 38th to Park Blvd.
62	Bond st.	from Bond way & E. 16th St.
15	Broadway	from MacArthur Blvd to Clifton St.
176	Broadway	Broadway Terrace
177	Broadway	from Romany Rd. to Warren Freeway
69	Broadway through	Jackson, Madison, Webster, Harrison St.
164	Brush St.	from 10th to 18th
NO #	Buena Vista	Contra Costa, Acacia
231	Bullard Dr.	a segment only: 6301 Bullard Dr. to 6318 Bullard Dr.
225	Carlston Ave.	
191	Castro St.	11th St. (City Center)
196	Castro St.	from 14th st. to San Pablo Ave.
183	Chatham Rd.	from Park Blvd. to Beaumont
225	Chatham Rd.	1100 block
135	Chestnut	from 14th to 16th
225	Clarendon Crescent	
197	Coolidge Ave.	from Foothill to East 23rd
198	Coolidge Ave.	from East 23rd to David St.
209	Crestmont	
NO #	Cypress St.	from 5th to 32nd St.
230	Dawes St.	
194	Dennison St.	from Bridge to Embarcadero Ave.
216	Dennison St.	from Kennedy St. to Embarcadero

110	E. 12th St.	between 14th Ave. & Fruitvale Ave.
111	E. 12th St.	from Fruitvale Ave. to 37th Ave. & 35th Ave. - E. 12th to San Leandro
131	E. 31st St.	from 14th Ave. to Vallecito Pl.
109	E. 8th St.	from 7th to 14th Ave. & E. 12th St. - 13th to 14th Ave.
206	Easement right-of-way	East 11th, between 2nd & 3rd Ave.
172	East 10th St.	from Auditorium to 5th Ave.
54	East 15th St.	from 1st to 14th Ave.
NO #	East 27th St.	from 19th Ave. & 23rd Ave.
208	East 7th St.	from Kennedy to Embarcadero East
199	Edes Ave.	from 85th to 105th
193	Embarcadero East	from 10th Ave. & Dennison
207	Embarcadero East	from Dennison to E. 7th St.
156	Embarcadero West	from Webster to Fallon
181	Endover through	Elm, 34th St., Hawthorne Ave.
230	Estates Dr.	from La Salle Ave. to 6833 Estates Dr. near City of Piedmont line
231	Estates Dr.	from Moraga Ave. to La Salle Ave./Wood Dr.
225	Excelsior Ave.	1100 block
61	Fallon	Oak, Madison, Jackson, Alice, 10th & 11th St.
75	Fontaine St.	from Keller to Fontaine Ct.
NO #	Foothill Blvd.	from 23rd to 36th Ave.
153	Fruitvale Ave.	from Tidal Canal to East 10th St.
171	Fruitvale Ave.	from Tidal Canal & Alameda Ave. - Fruitvale Ave.
200	Fruitvale Ave.	from East 10th to East 12th
NO #	Fruitvale Ave.	from East 12th to East 22nd
179	Glen Ave.	from 41st to Linda
166	Golf Links Rd.	from Scotia to Grass Valley
220	Golf Links Rd.	from 82nd Ave. to Fontaine
211	Grand Ave.	from Mandana Blvd. to the City of Piedmont
228	Grizzly Peak Blvd.	
NO #	Grizzly Terr.	private st. undergrounding was done privately, no District number assigned
225	Grosvenor Pl.	from Excelsior Ave. to Longridge Rd.

108	Grove St.	from 47th st. to Berkeley City Line
144	Grove St.	from 27th to 47th St.
168	Grove St.	from San Pablo Ave. to 27th
105	Haddon Hill	
231	Harbord Dr.	from Moraga Ave. to the City of Piedmont line on Blair Ave.
178	Hawthorne Ave.	Webster St.
192	Hawthorne Ave.	Summit St.
141	Hegenberger Expressway	from San Leandro St. to Spencer
148	Hegenberger Expressway	from Spencer to East 14th
64	Hegenberger Rd.	from Doolittle to Nimitz Freeway
115	Hegenberger Rd.	Nimitz Freeway to San Leandro St.
223	High St.	from Redding St. to MacArthur Blvd.
225	Holman Rd.	from Grosvenor Pl. to Trestle Glen Rd.
225	Hubert Rd.	from Grosvenor Rd. to Longridge Rd.
NO #	Hubert Rd.	between Grosvenor Pl. and Longridge Rd. (Temp File)
129	Joaquin Miller Rd.	from Warren Freeway to 350 feet N/O N/L Robinson Dr.
82	Keller Ave.	from Fontaine St. to Sanford St.
230	La Salle Ave.	from 6036 La Salle Ave. to the City of Piedmont line
214	Lake Park Ave.	from Wesley Way & Lakeshore Ave.
4	Lakeshore Ave.	between 12th St. and 1st Ave.
231	Lane Ct.	
226	Lawton Ave.	
181	Letters	from property owners
230	Liggett Dr.	
140	Lincoln Ave.	to Champion St.
225	Longridge Rd.	from Lakeshore Ave. to Midcrest Road
NO #	M.L.K. Jr. Way	from 6th St. to San Pablo Ave.
96	MacArthur Blvd.	from Emeryville line to Harrison St.
151	MacArthur Blvd.	from 72nd to 73rd Ave.
184	MacArthur Blvd.	from Park Blvd. to 14th Ave.
219	MacArthur Blvd.	from 35th Ave. to High St.
222	MacArthur Blvd.	from 55th to Seminary Ave.

	233 MacArthur Blvd.	from 73rd Ave. to San Leandro border
NO #	MacArthur Blvd.	from Alma Ave. to Park Blvd.
NO #	Manchester Dr.	
	225 Mandana Blvd.	from Lakeshore Ave. to City of Piedmont line
	225 Mandana Cir.	
	221 Manzanita Dr.	from Colton Blvd. to Villanova Dr.
	228 Marborough Terr.	
	226 Margarido Dr.	from Mendocino Ave. to Lawton Ave.
	20 Market St.	from 57th to NCL
	139 Market St.	from 11th to 18th St.
	231 Marr Ave.	
	230 Marsh Pl.	
	63 Mather St.	to Pleasant Valley Ave.
	231 McAndrew Dr.	from Harbord Dr. to 6066 McAndrew Dr.
	226 Mendocino Ave.	from Lawton Ave. to Margarido Dr.
	225 Midrest Rd	
	190 Montclair Ave.	Montclair Business District
	218 Moraga Ave.	Mountain - from Thornhill to Park Blvd.
	81 Mountain Blvd.	to Seminary Extension
	231 Moyer Pl.	
	221 Northwood Cir.	
	221 Northwood Ct.	
	154 Oak St.	to Oak Center Minor Streets
	188 Oak St.	from Embarcadero to 3rd St.
	229 Oakland Fire Area	approximately 30 miles of roadway in the Oakland Hills
	175 Occidental St.	from 59th and 61st St.
	224 Ocean View Dr.	from Broadway to Acacia Ave.
	225 Paloma Ave.	from Longridge Rd. to Mandana Blvd.
	225 Paloma Ave.	from Trestle Glen Rd. to Mandana Blvd.
	127 Park Blvd.	from E. 18th St. to Excelsior Ave.
	167 Peralta Oaks Dr.	from Peralta Oaks Court
	173 Peralta St.	from 7th to 18th St.
	187 Peralta St.	to 24th St.
	230 Pershing Dr.	
	85 Piedmont Ave.	from Broadway to MacArthur Blvd.

119	Piedmont Ave.	from MacArthur Blvd. to Pleasant Valley
130	Piedmont Ave.	from Pleasant Valley Ave. to Mountain View Cemetery
227	Proctor Ave.	from Agnes Ave. to Florence Ave.
149	Redwood Rd.	from Willis Ct. to Warren Freeway
235	San Leandro St.	from 86th Ave. to 73rd Ave.
NO #	San Leandro St.	from 48th to 62nd Ave.
60	Skyline Blvd.	between Rishell Dr. & Bacon Rd.
76	Skyline Blvd.	between Bacon Rd. & Skyway Lane
170	Stanford Ave.	to Adeline St.
NO #	Stanford Ave.	from Emeryville line to San Pablo Ave.
201	Summit St.	to Webster St.
225	Sunny Hills Rd.	from Trestle Glen Rd. to Midcrest Rd.
90	Telegraph Ave.	from 20th St. to 40th St.
225	Trestle Glen Rd.	from Lakeshore Ave. to City of Piedmont line
204	Tunnel Rd.	from Buckingham Blvd. to Skyline Blvd.
133	Union St.	10th & Filbert St.
86	Valdez St.	from Grand Ave. to 27th St.
NO #	Valle Vista Ave.	from Elwood to Sunnyslope
225	Verrada Rd	
180	Webster St.	to 34th St.
225	Wesley Way	from Trestle Glen Rd. to Lake Park
NO #	West Grand Ave.	from Campbell Ave. to Cypress St.
NO #	Wood Ct.	Undergrounding was done privately, probably by the developer. No District number assigned
231	Wood Dr.	from 5901 Wood Dr. to 6144 Wood Dr.
165	Wood St.	from 7th St. to south end

Advice 5464-E-A  
March 21, 2019

## **Attachment F**

### **Draft Engineer's Report**

**City of Oakland  
Utility Underground  
Assessment District No. 2007-232**



# **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**

**March 9, 2018**



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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 XIIIID 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:

	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
Estimated Cost of Construction and Incidental Expenses:	\$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:

**\$139,877,247**

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

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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.

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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.

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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

	Estimated Costs	
	Preliminary	Confirmed
<b>ENGINEERING &amp; CONSTRUCTION COSTS</b>		
<b>Design Costs</b>		
PG&E	\$607,000	
ATT	\$112,000	
Comcast	\$126,000	
City - DOT Electrical	\$180,000	
<b>Subtotal Design Costs:</b>	<b>\$1,025,000</b>	
<b>Construction Costs</b>		
PG&E - Electrical	\$15,279,000	
ATT - Telecommunications	\$2,800,000	
Comcast - Cable	\$3,150,000	
Contingency for Utility Construction (20%)	\$3,990,000	
City - Street Lights & City's share of joint trench	\$1,500,000	
<b>Subtotal Construction Costs:</b>	<b>\$26,719,000</b>	
<b>Construction Management</b>		
City Inspection Services	\$550,000	
City Underground Coordination	\$45,000	
PG&E	\$609,000	
ATT	\$112,000	
Comcast	\$126,000	
City - DOT Electrical	\$200,000	
Permits/Fees	\$75,000	
<b>Subtotal Construction Management Costs:</b>	<b>\$1,717,000</b>	
<b>TOTAL ENGINEERING &amp; CONSTRUCTION COSTS:</b>	<b>\$29,461,000</b>	
<b>INCIDENTAL EXPENSES</b>		
City Treasury	\$75,000	
Assessment Engineer	\$47,600	
Bond Counsel	\$40,000	
Financial Advisor	\$30,500	
Legal Review	\$10,000	
Appraisal	\$15,000	
Filing Fees	\$500	
Incidental Contingencies	\$12,810	
<b>Total Incidental Expenses:</b>	<b>\$231,410</b>	
<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>	<b>(\$26,869,410)</b>	
<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>	<b>\$687,000</b>	
<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-7300-10) 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	\$943,108	NA	\$15,924.60		59.2 : 1
2	48D-7282-44-1	\$251,392	NA	\$15,924.60		15.8 : 1
3	48D-7282-42-1	\$411,634	NA	\$15,924.60		25.8 : 1
4	48D-7282-36	\$795,208	NA	\$15,924.60		49.9 : 1
5	48D-7282-37	\$189,070	NA	\$15,924.60		11.9 : 1
6	48D-7282-38	\$661,416	NA	\$15,924.60		41.5 : 1
7	48D-7282-39	\$472,545	NA	\$15,924.60		29.7 : 1
8	48D-7282-40-1	\$746,578	NA	\$15,924.60		46.9 : 1
9	48D-7250-4	\$901,874	NA	\$15,924.60		56.6 : 1
10	48D-7252-31-3	\$870,044	NA	\$15,924.60		54.6 : 1
11	48D-7252-32-6	\$316,322	NA	\$15,924.60		19.9 : 1
12	48D-7252-28	\$861,712	NA	\$15,924.60		54.1 : 1
13	48D-7252-27	\$198,642	NA	\$15,924.60		12.5 : 1
14	48D-7252-26	\$1,351,500	NA	\$15,924.60		84.9 : 1
15	48D-7252-1	\$454,359	NA	\$15,924.60		28.5 : 1
16	48D-7252-2	\$923,108	NA	\$15,924.60		58.0 : 1
17	48D-7252-3	\$334,846	NA	\$15,924.60		21.0 : 1
18	48D-7252-4	\$119,090	NA	\$15,924.60		7.5 : 1
19	48D-7252-5	\$378,328	NA	\$15,924.60		23.8 : 1
20	48D-7252-6	\$919,772	NA	\$15,924.60		57.8 : 1
21	48D-7252-7	\$432,565	NA	\$15,924.60		27.2 : 1
22	48D-7252-8	\$579,471	NA	\$15,924.60		36.4 : 1
23	48D-7252-12-1	\$1,038,492	NA	\$15,924.60		65.2 : 1
24	48D-7252-10-3	\$107,318	NA	\$15,924.60		6.7 : 1
25	48D-7252-10-2	\$488,344	NA	\$15,924.60		30.7 : 1
26	48D-7251-37-2	\$594,176	NA	\$15,924.60		37.3 : 1
27	48D-7251-38-3	\$99,924	NA	\$15,924.60		6.3 : 1
28	48D-7251-39-1	\$1,011,000	NA	\$15,924.60		63.5 : 1
29	48D-7251-40	\$1,056,238	NA	\$15,924.60		66.3 : 1
30	48D-7251-41-2	\$316,015	NA	\$15,924.60		19.8 : 1
31	48D-7251-41-3	\$720,368	NA	\$15,924.60		45.2 : 1
32	48D-7251-43	\$489,863	NA	\$15,924.60		30.8 : 1
33	48D-7251-44	\$328,049	NA	\$15,924.60		20.6 : 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
34	48D-7251-45	\$630,884	NA	\$15,924.60		39.6 : 1
35	48D-7251-46-1	\$1,116,843	NA	\$15,924.60		70.1 : 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	\$1,007,654	NA	\$15,924.60		63.3 : 1
39	48D-7282-28-3	\$107,318	NA	\$15,924.60		6.7 : 1
40	48D-7282-29-1	\$1,350,000	NA	\$15,924.60		84.8 : 1
41	48D-7282-30	\$110,698	NA	\$15,924.60		7.0 : 1
42	48D-7282-31	\$725,656	NA	\$15,924.60		45.6 : 1
43	48D-7282-32-1	\$922,896	NA	\$15,924.60		58.0 : 1
44	48D-7282-33-1	\$273,983	NA	\$15,924.60		17.2 : 1
45	48D-7282-34-1	\$847,891	NA	\$15,924.60		53.2 : 1
46	48D-7282-35	\$214,398	NA	\$15,924.60		13.5 : 1
47	48D-7253-25	\$441,407	NA	\$15,924.60		27.7 : 1
48	48D-7253-24	\$1,071,000	NA	\$15,924.60		67.3 : 1
49	48D-7253-23	\$81,334	NA	\$15,924.60		5.1 : 1
50	48D-7253-22	\$304,878	NA	\$15,924.60		19.1 : 1
51	48D-7253-21	\$76,685	NA	\$15,924.60		4.8 : 1
52	48D-7253-20	\$844,991	NA	\$15,924.60		53.1 : 1
53	48D-7253-19	\$455,880	NA	\$15,924.60		28.6 : 1
54	48D-7253-18	\$1,003,427	NA	\$15,924.60		63.0 : 1
55	48D-7253-17	\$900,814	NA	\$15,924.60		56.6 : 1
56	48D-7253-16-2	\$860,438	NA	\$15,924.60		54.0 : 1
57	48D-7253-15-1	\$286,044	NA	\$15,924.60		18.0 : 1
58	48D-7253-14-4	\$611,833	NA	\$15,924.60		38.4 : 1
59	48D-7253-12-1	\$852,801	NA	\$15,924.60		53.6 : 1
60	48D-7253-26	\$454,702	NA	\$15,924.60		28.6 : 1
61	48D-7253-27	\$1,294,437	NA	\$15,924.60		81.3 : 1
62	48D-7253-28	\$411,380	NA	\$15,924.60		25.8 : 1
63	48D-7253-29	\$1,370,000	NA	\$15,924.60		86.0 : 1
64	48D-7253-30	\$515,488	NA	\$15,924.60		32.4 : 1
65	48D-7253-31	\$318,787	NA	\$15,924.60		20.0 : 1
66	48D-7253-32-3	\$360,735	NA	\$15,924.60		22.7 : 1
67	48D-7253-34-2	\$210,574	NA	\$15,924.60		13.2 : 1
68	48D-7253-10-3	\$403,741	NA	\$15,924.60		25.4 : 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	\$382,170	NA	\$15,924.60		24.0 : 1
70	48D-7253-8	\$266,670	NA	\$15,924.60		16.7 : 1
71	48D-7253-7	\$756,705	NA	\$15,924.60		47.5 : 1
72	48D-7253-6	\$312,737	NA	\$15,924.60		19.6 : 1
73	48D-7253-5	\$553,067	NA	\$15,924.60		34.7 : 1
74	48D-7253-4	\$1,030,241	NA	\$15,924.60		64.7 : 1
75	48D-7253-1	\$251,613	NA	\$15,924.60		15.8 : 1
76	48D-7280-38-1	\$1,190,881	NA	\$15,924.60		74.8 : 1
77	48D-7280-39-1	\$1,159,779	NA	\$15,924.60		72.8 : 1
78	48D-7280-40-3	\$190,255	NA	\$15,924.60		11.9 : 1
79	48D-7280-41-3	\$1,000,961	NA	\$15,924.60		62.9 : 1
80	48D-7280-42	\$417,474	NA	\$15,924.60		26.2 : 1
81	48D-7280-43	\$244,170	NA	\$15,924.60		15.3 : 1
82	48D-7280-44	\$878,637	NA	\$15,924.60		55.2 : 1
83	48D-7280-45	\$924,754	NA	\$15,924.60		58.1 : 1
84	48D-7280-46	\$577,827	NA	\$15,924.60		36.3 : 1
85	48D-7280-47	\$257,475	NA	\$15,924.60		16.2 : 1
86	48D-7280-48	\$1,501,547	NA	\$15,924.60		94.3 : 1
87	48D-7280-49	\$720,587	NA	\$15,924.60		45.2 : 1
88	48D-7280-51-1	\$133,302	NA	\$15,924.60		8.4 : 1
89	48D-7280-52-1	\$624,046	NA	\$15,924.60		39.2 : 1
90	48D-7280-54	\$341,376	NA	\$15,924.60		21.4 : 1
91	48D-7280-55	\$90,206	NA	\$15,924.60		5.7 : 1
92	48D-7279-23	\$700,970	NA	\$15,924.60		44.0 : 1
93	48D-7279-24	\$758,635	NA	\$15,924.60		47.6 : 1
94	48D-7279-25-3	\$998,580	NA	\$15,924.60		62.7 : 1
95	48D-7279-27-1	\$915,370	NA	\$11,923.98		76.8 : 1
96	48D-7279-28-1	\$963,890	NA	\$11,923.98		80.8 : 1
97	48D-7279-29-1	\$158,043	NA	\$11,923.98		13.3 : 1
98	48D-7279-31	\$1,035,550	NA	\$13,259.04		78.1 : 1
99	48D-7279-32	\$726,260	NA	\$13,259.04		54.8 : 1
100	48D-7279-1	\$1,099,560	NA	\$13,259.04		82.9 : 1
101	48D-7279-3-2	\$451,740	NA	\$15,924.60		28.4 : 1
102	48D-7279-2	\$511,226	NA	\$15,924.60		32.1 : 1
103	48D-7281-39	\$854,977	NA	\$15,924.60		53.7 : 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
104	48D-7281-38	\$804,933	NA	\$15,924.60		50.5 : 1
105	48D-7281-42	\$721,697	NA	\$15,924.60		45.3 : 1
106	48D-7281-41-1	\$1,304,792	NA	\$15,924.60		81.9 : 1
107	48D-7281-40-1	\$631,904	NA	\$15,924.60		39.7 : 1
108	48D-7281-65	\$326,948	NA	\$11,923.98		27.4 : 1
109	48D-7281-64	\$395,131	NA	\$11,923.98		33.1 : 1
110	48D-7281-61	\$324,947	NA	\$11,923.98		27.3 : 1
111	48D-7281-60-1	\$1,575,000	NA	\$11,923.98		132.1 : 1
112	48D-7281-37-3	\$329,153	NA	\$15,924.60		20.7 : 1
113	48D-7281-36	\$1,560,000	NA	\$15,924.60		98.0 : 1
114	48D-7281-35	\$836,910	NA	\$15,924.60		52.6 : 1
115	48D-7281-34	\$1,144,281	NA	\$15,924.60		71.9 : 1
116	48D-7281-33	\$608,493	NA	\$15,924.60		38.2 : 1
117	48D-7281-32	\$738,091	NA	\$15,924.60		46.3 : 1
118	48D-7281-31	\$837,995	NA	\$15,924.60		52.6 : 1
119	48D-7281-30	\$1,449,770	NA	\$15,924.60		91.0 : 1
120	48D-7281-29	\$697,907	NA	\$15,924.60		43.8 : 1
121	48D-7281-28	\$2,112	NA	\$15,924.60		0.1 : 1
122	48D-7281-27	\$6,252	NA	\$15,924.60		0.4 : 1
123	48D-7286-30	\$231,329	NA	\$15,924.60		14.5 : 1
124	48D-7286-28-1	\$1,320,300	NA	\$15,924.60		82.9 : 1
125	48D-7286-27	\$958,118	NA	\$15,924.60		60.2 : 1
126	48D-7286-26	\$314,896	NA	\$15,924.60		19.8 : 1
127	48D-7286-37	\$2,134,411	NA	\$15,924.60		134.0 : 1
128	48D-7286-38	\$84,526	NA	\$15,924.60		5.3 : 1
129	48D-7286-23	\$1,517,983	NA	\$15,924.60		95.3 : 1
130	48D-7286-22	\$567,910	NA	\$15,924.60		35.7 : 1
131	48D-7286-21-1	\$552,456	NA	\$15,924.60		34.7 : 1
132	48D-7286-20-1	\$961,027	NA	\$15,924.60		60.3 : 1
133	48D-7286-19	\$473,970	NA	\$15,924.60		29.8 : 1
134	48D-7286-18	\$459,254	NA	\$15,924.60		28.8 : 1
135	48D-7286-17	\$629,032	NA	\$15,924.60		39.5 : 1
136	48D-7286-16	\$347,041	NA	\$15,924.60		21.8 : 1
137	48D-7286-15	\$99,924	NA	\$15,924.60		6.3 : 1
138	48D-7286-14	\$703,819	NA	\$15,924.60		44.2 : 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
139	48D-7286-13	\$1,135,457	NA	\$15,924.60		71.3 : 1
140	48D-7286-12	\$1,535,000	NA	\$15,924.60		96.4 : 1
141	48D-7286-10-5	\$397,000	NA	\$15,924.60		24.9 : 1
142	48D-7286-10-4	\$593,329	NA	\$15,924.60		37.3 : 1
143	48D-7287-22	\$102,248	NA	\$15,924.60		6.4 : 1
144	48D-7287-23	\$267,681	NA	\$15,924.60		16.8 : 1
145	48D-7287-24	\$869,763	NA	\$15,924.60		54.6 : 1
146	48D-7287-25	\$200,907	NA	\$15,924.60		12.6 : 1
147	48D-7287-26	\$95,699	NA	\$15,924.60		6.0 : 1
148	48D-7287-27	\$1,067,782	NA	\$15,924.60		67.1 : 1
149	48D-7287-28	\$309,844	NA	\$15,924.60		19.5 : 1
150	48D-7287-29	\$667,853	NA	\$15,924.60		41.9 : 1
151	48D-7287-30	\$502,980	NA	\$15,924.60		31.6 : 1
152	48D-7287-31	\$386,068	NA	\$15,924.60		24.2 : 1
153	48D-7287-11	\$1,249,500	NA	\$15,924.60		78.5 : 1
154	48D-7287-10	\$627,223	NA	\$15,924.60		39.4 : 1
155	48D-7287-9	\$192,102	NA	\$15,924.60		12.1 : 1
156	48D-7287-32	\$107,698	NA	\$15,924.60		6.8 : 1
157	48D-7287-33-3	\$191,107	NA	\$15,924.60		12.0 : 1
158	48D-7287-34-3	\$731,882	NA	\$15,924.60		46.0 : 1
159	48D-7287-35-1	\$360,366	NA	\$15,924.60		22.6 : 1
160	48D-7300-11	\$671,727	NA	\$15,924.60		42.2 : 1
161	48D-7300-12	\$128,595	NA	\$15,924.60		8.1 : 1
162	48D-7300-13	\$378,496	NA	\$15,924.60		23.8 : 1
163	48D-7300-14	\$114,290	NA	\$15,924.60		7.2 : 1
164	48D-7300-15	\$811,687	NA	\$15,924.60		51.0 : 1
165	48D-7300-16	\$910,708	NA	\$15,924.60		57.2 : 1
166	48D-7300-17	\$1,082,645	NA	\$15,924.60		68.0 : 1
167	48D-7300-18	\$237,324	NA	\$15,924.60		14.9 : 1
168	48D-7300-20-2	\$987,365	NA	\$15,924.60		62.0 : 1
169	48D-7300-20-3	\$189,508	NA	\$15,924.60		11.9 : 1
170	48D-7300-21-2	\$1,070,000	NA	\$15,924.60		67.2 : 1
171	48D-7300-22-1	\$509,709	NA	\$15,924.60		32.0 : 1
172	48D-7300-23-1	\$880,654	NA	\$15,924.60		55.3 : 1
173	48D-7300-1-1	\$888,724	NA	\$15,924.60		55.8 : 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
174	48D-7300-2	\$1,050,000	NA	\$15,924.60		65.9 : 1
175	48D-7300-3	\$424,546	NA	\$15,924.60		26.7 : 1
176	48D-7300-4	\$642,940	NA	\$15,924.60		40.4 : 1
177	48D-7300-5	\$166,849	NA	\$15,924.60		10.5 : 1
178	48D-7300-6	\$170,205	NA	\$15,924.60		10.7 : 1
179	48D-7300-7	\$108,797	NA	\$15,924.60		6.8 : 1
180	48D-7300-8	\$947,527	NA	\$15,924.60		59.5 : 1
181	48D-7300-9	\$1,050,857	NA	\$15,924.60		66.0 : 1
182	48D-7300-10	\$0	NA	\$17,051.55		0.0 : 1
183	48D-7301-7	\$1,136,361	NA	\$15,924.60		71.4 : 1
184	48D-7301-6	\$849,884	NA	\$15,924.60		53.4 : 1
185	48D-7302-22	\$392,513	NA	\$15,924.60		24.6 : 1
186	48D-7302-21	\$780,450	NA	\$15,924.60		49.0 : 1
187	48D-7302-20-1	\$748,938	NA	\$15,924.60		47.0 : 1
188	48D-7302-19-3	\$755,402	NA	\$15,924.60		47.4 : 1
189	48D-7299-35	\$120,690	NA	\$15,924.60		7.6 : 1
190	48D-7299-34	\$858,700	NA	\$15,924.60		53.9 : 1
191	48D-7299-33	\$100,347	NA	\$15,924.60		6.3 : 1
192	48D-7299-32	\$812,000	NA	\$15,924.60		51.0 : 1
193	48D-7299-31	\$797,008	NA	\$15,924.60		50.0 : 1
194	48D-7299-30	\$82,390	NA	\$15,924.60		5.2 : 1
195	48D-7299-29	\$757,574	NA	\$15,924.60		47.6 : 1
196	48D-7299-28	\$424,048	NA	\$15,924.60		26.6 : 1
197	48D-7299-26-1	\$1,118,825	NA	\$15,924.60		70.3 : 1
198	48D-7297-71	\$575,020	NA	\$15,924.60		36.1 : 1
199	48D-7297-70	\$438,993	NA	\$15,924.60		27.6 : 1
200	48D-7297-69	\$1,055,700	NA	\$15,924.60		66.3 : 1
201	48D-7297-68	\$457,203	NA	\$15,924.60		28.7 : 1
202	48D-7297-67	\$287,011	NA	\$15,924.60		18.0 : 1
203	48D-7297-66	\$534,673	NA	\$15,924.60		33.6 : 1
204	48D-7297-65	\$108,164	NA	\$15,924.60		6.8 : 1
205	48D-7297-64	\$1,125,000	NA	\$15,924.60		70.6 : 1
206	48D-7297-63-1	\$84,714	NA	\$15,924.60		5.3 : 1
207	48D-7297-62-1	\$124,268	NA	\$15,924.60		7.8 : 1
208	48D-7297-61	\$394,477	NA	\$15,924.60		24.8 : 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	\$262,136	NA	\$15,924.60		16.5 : 1
210	48D-7297-59	\$1,139,000	NA	\$15,924.60		71.5 : 1
211	48D-7297-56-2	\$1,032,131	NA	\$15,924.60		64.8 : 1
212	48D-7288-1-2	\$548,128	NA	\$15,924.60		34.4 : 1
213	48D-7288-2	\$806,381	NA	\$15,924.60		50.6 : 1
214	48D-7288-3	\$889,916	NA	\$15,924.60		55.9 : 1
215	48D-7288-4	\$1,566,720	NA	\$15,924.60		98.4 : 1
216	48D-7288-5	\$516,426	NA	\$15,924.60		32.4 : 1
217	48D-7288-6-1	\$848,823	NA	\$15,924.60		53.3 : 1
218	48D-7288-8-3	\$982,302	NA	\$15,924.60		61.7 : 1
219	48D-7288-9	\$737,843	NA	\$15,924.60		46.3 : 1
220	48D-7288-11-1	\$617,803	NA	\$15,924.60		38.8 : 1
221	48D-7296-42-1	\$1,011,912	NA	\$15,924.60		63.5 : 1
222	48D-7296-41	\$322,654	NA	\$15,924.60		20.3 : 1
223	48D-7296-40	\$224,516	NA	\$15,924.60		14.1 : 1
<b>Total</b>		<b>\$139,877,247</b>		<b>\$3,510,000.00</b>		<b>39.9 : 1</b>

<sup>1</sup> Value as shown on the Alameda County Assessor's Office, Property Assessment Information for Tax Year 2017-18.

## 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 210 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.

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## 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 SUPERINTENDENT OF STREETS of the CITY OF OAKLAND, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID 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, SUPERINTENDENT OF STREETS  
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

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

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>
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

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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	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
6108 CHELTON DR	93	48D-7279-24	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
6116 CHELTON DR	94	48D-7279-25-3	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
39 KIMBERLEY CT	95	48D-7279-27-1	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
33 KIMBERLEY CT	96	48D-7279-28-1	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
25 KIMBERLEY CT	97	48D-7279-29-1	0.75	0.75	1.00	\$3,200.68	\$3,211.60	\$4,219.73	\$10,632.02	\$2,627.02	\$13,259.04
15 KIMBERLEY CT	98	48D-7279-31	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
9 KIMBERLEY CT	99	48D-7279-32	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
1 KIMBERLEY CT	100	48D-7279-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
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	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
5965 CHELTON DR	106	48D-7281-41-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
6001 CHELTON DR	107	48D-7281-40-1	0.75	0.50	1.00	\$3,200.68	\$2,141.07	\$4,219.73	\$9,561.48	\$2,362.51	\$11,923.98
6011 CHELTON 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
6015 CHELTON DR	109	48D-7281-64	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5970 GIRVIN DR	110	48D-7281-61	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
5980 GIRVIN DR	111	48D-7281-60-1	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
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

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>
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-7287-22	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6208 CHELTON DR	144	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
6216 CHELTON DR	145	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
6224 CHELTON DR	146	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
6232 CHELTON DR	147	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
6240 CHELTON DR	148	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
6250 CHELTON DR	149	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
2701 DARNBY DR	150	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

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-7287-30	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2721 DARNBY DR	152	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
2733 DARNBY DR	153	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
2741 DARNBY DR	154	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
2751 DARNBY DR	155	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
2769 DARNBY DR	156	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
2801 DARNBY DR	157	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
2809 DARNBY DR	158	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
2821 DARNBY DR	159	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
2768 DARNBY DR	160	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
2760 DARNBY DR	161	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
2752 DARNBY DR	162	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
2746 DARNBY DR	163	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
2716 DARNBY DR	164	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
2708 DARNBY DR	165	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
2704 DARNBY DR	166	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
2700 DARNBY DR	167	48D-7300-18	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
6300 CHELTON DR	168	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
6316 CHELTON DR	169	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
6330 CHELTON DR	170	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
6340 CHELTON DR	171	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
6342 CHELTON DR	172	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
2601 CARISBROOK DR	173	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
2615 CARISBROOK DR	174	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
2625 CARISBROOK DR	175	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
2631 CARISBROOK DR	176	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
2643 CARISBROOK DR	177	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
2651 CARISBROOK DR	178	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
2659 CARISBROOK DR	179	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
2667 CARISBROOK DR	180	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

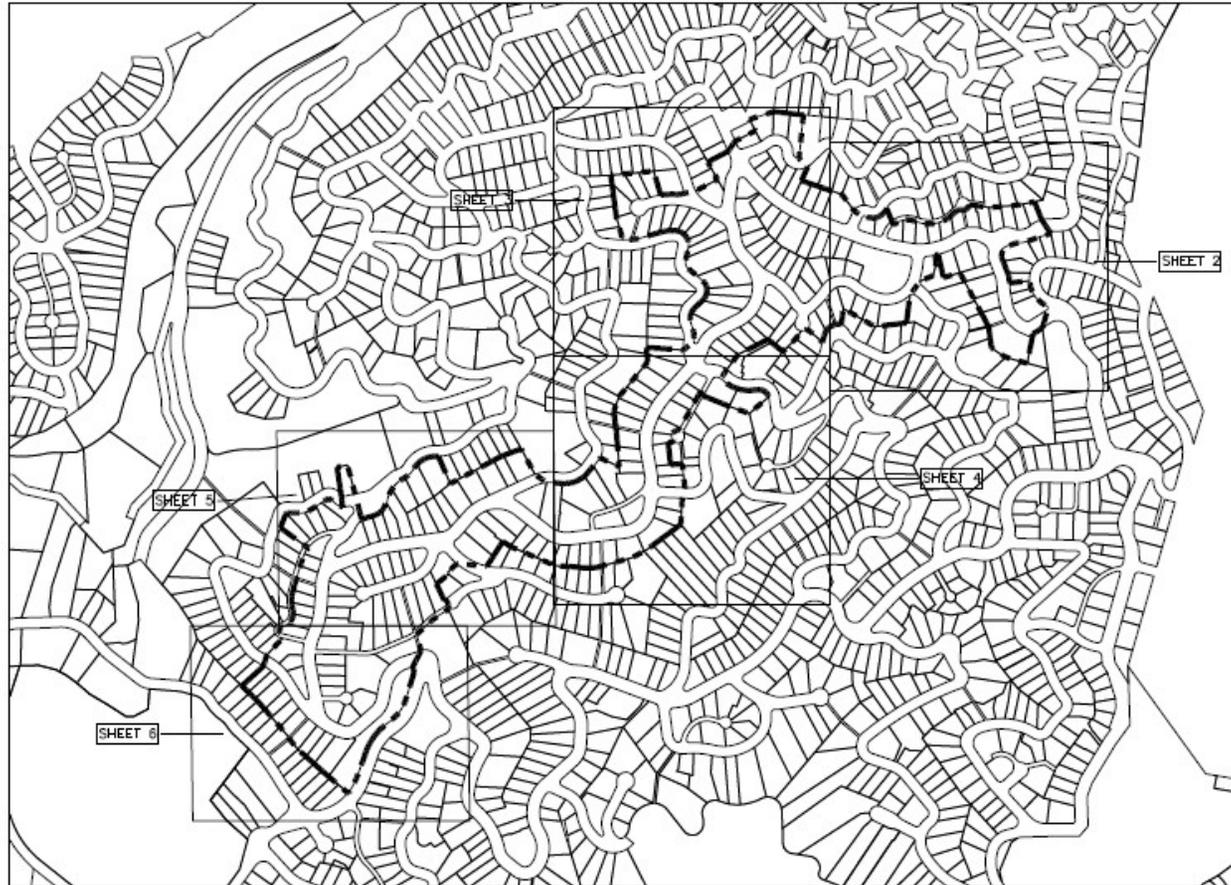


Property Address	Asmt No.	Assessor's Parcel No. (APN)	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Aesthetics Benefit Assessment	Safety Benefit Assessment	Reliability Benefit Assessment	Total Benefit Amount	Estimated Financing Cost	Total Assessment <sup>1</sup>
2675 CARISBROOK DR	181	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
CARISBROOK DR	182	48D-7300-10	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

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-7288-1-2	1.00	1.00	1.00	\$4,267.57	\$4,282.14	\$4,219.73	\$12,769.44	\$3,155.15	\$15,924.60
2749 CARISBROOK DR	213	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
2765 CARISBROOK DR	214	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
2779 CARISBROOK DR	215	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
9011 SKYLINE BLVD	216	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
9019 SKYLINE BLVD	217	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
9033 SKYLINE BLVD	218	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
9045 SKYLINE BLVD	219	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
9057 SKYLINE BLVD	220	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
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
<b>Totals: 223 Parcels</b>			<b>220.50</b>	<b>219.75</b>	<b>223.00</b>	<b>\$941,000.00</b>	<b>\$941,000.00</b>	<b>\$941,000.00</b>	<b>\$2,823,000.00</b>	<b>\$687,000.00</b>	<b>\$3,510,000.00</b>

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

Appendix B



ASSESSMENT DIAGRAM FOR  
 UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2017-232  
 (PIEDMONT PINES PHASE II)  
 CITY OF OAKLAND, COUNTY OF ALAMEDA  
 STATE OF CALIFORNIA

**LEGEND:**  
 ASSESSMENT DISTRICT BOUNDARY  
 PARCEL LINE

**NOTES:**  
 REFERENCE IS HEREBY MADE TO MAPS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF ALAMEDA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN, WHICH MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OAKLAND THIS \_\_\_\_ DAY OF \_\_\_\_ 201\_\_

CITY CLERK

2. RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF OAKLAND THIS \_\_\_\_ DAY OF \_\_\_\_ 201\_\_

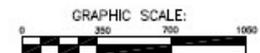
SUPERINTENDENT OF STREETS  
 CITY OF OAKLAND

3. AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE \_\_\_\_ DAY OF \_\_\_\_ 201\_\_; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, ON THE \_\_\_\_ DAY OF \_\_\_\_ 201\_\_. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK

4. FILED THIS \_\_\_\_ DAY OF \_\_\_\_ 201\_\_ AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGES \_\_\_\_ THROUGH \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

COUNTY RECORDER,  
 COUNTY OF ALAMEDA

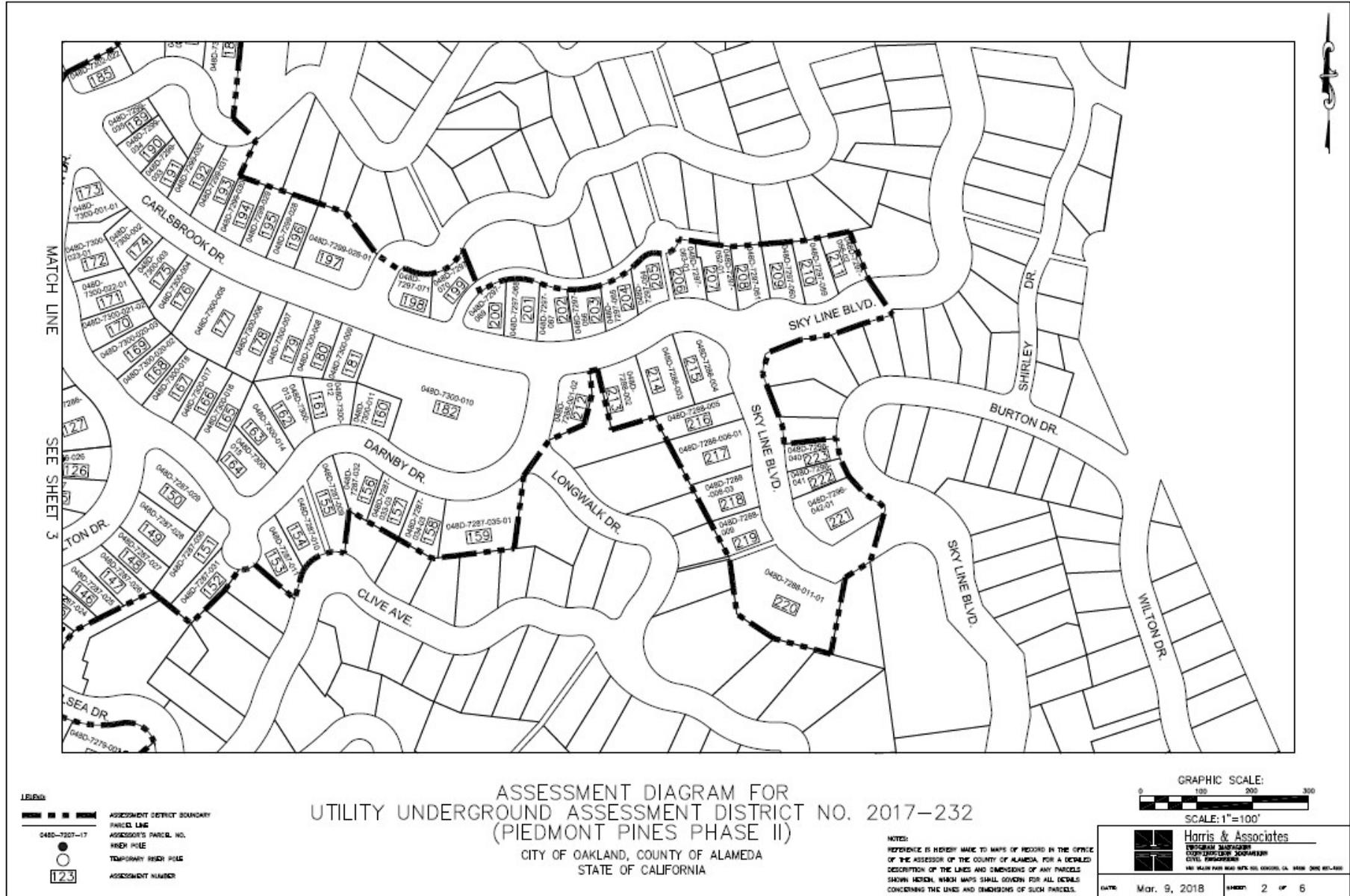


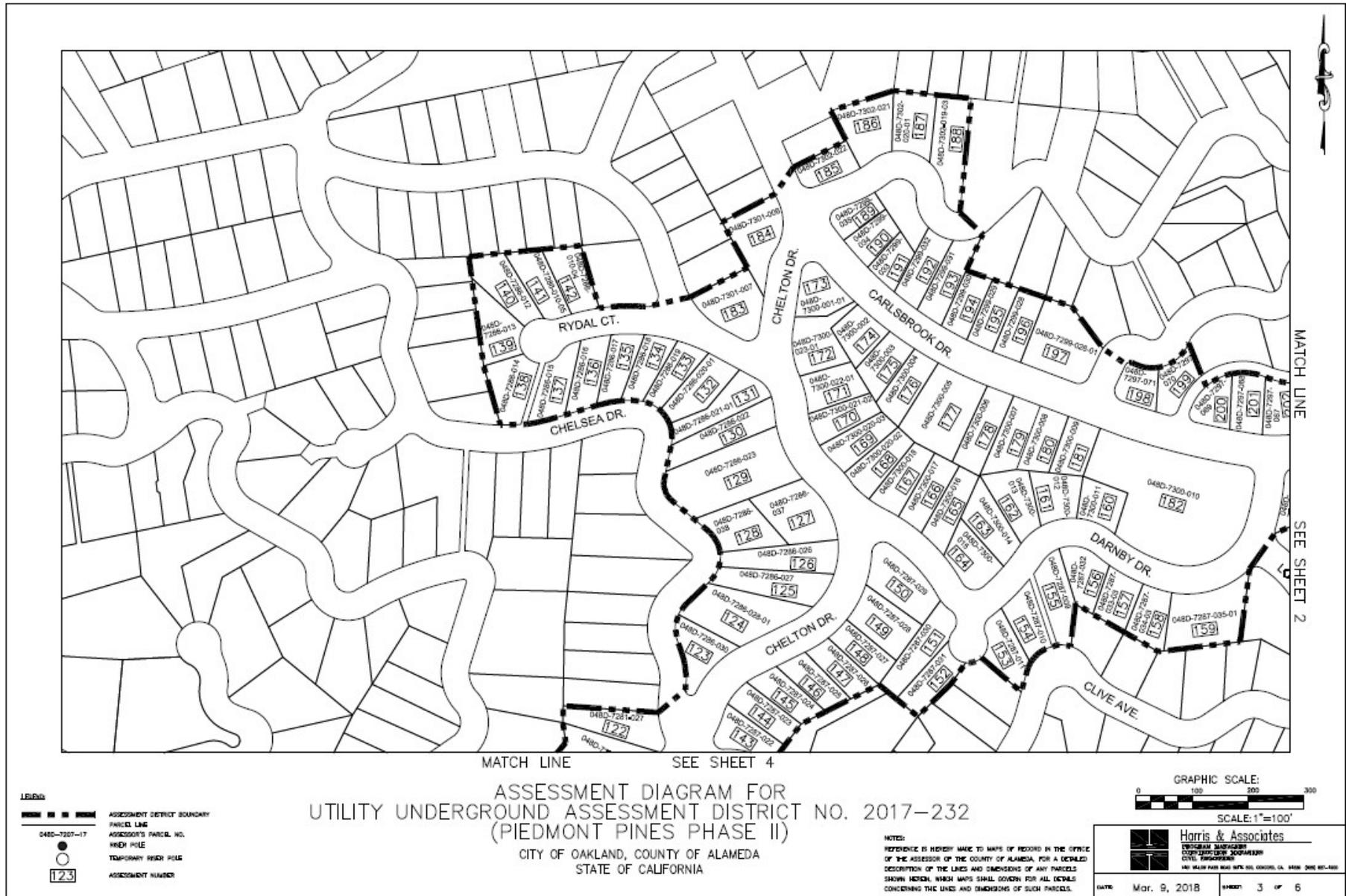
SCALE: 1" = 350'

**Harris & Associates**  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 4400 WILSON AVENUE SUITE 200 OAKLAND, CA 94612 (925) 434-8900

DATE: Mar. 9, 2018 SHEET: 1 OF 6

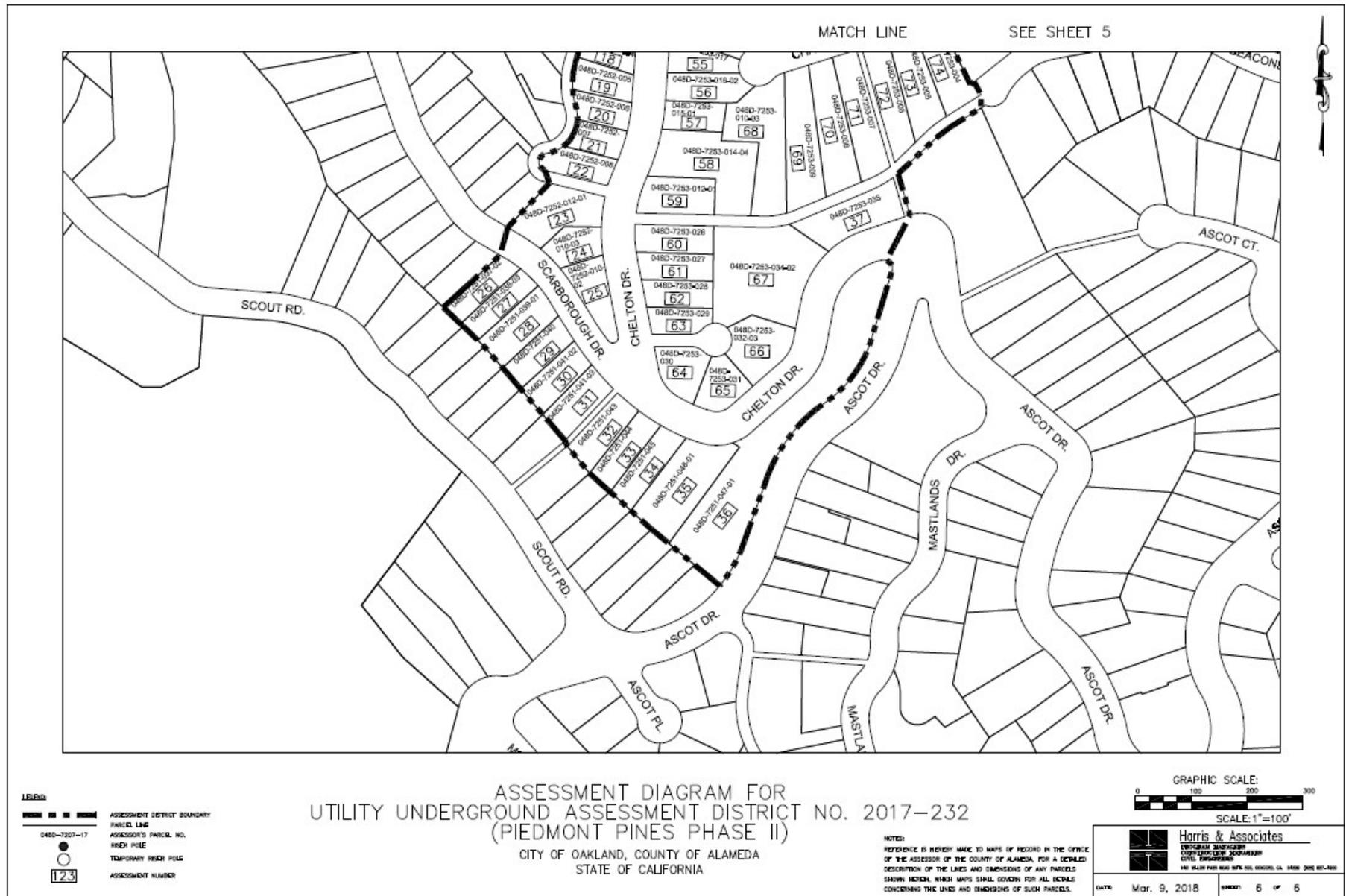
Assessment Diagram











## 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 & ZABBPARMLEY VALERIE A TRS	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 LILI & 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	PERLO DOUGLAS N & REBECCA B	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	MOWERY MICHAEL & PATRICIA TRS	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 L & ANNE M TRS	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 SARAH T & NILS M TRS	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	BARTH VALERIE M	5950 CHELTON DR
80	48D-7280-42	WAGNER JACEK & MARIA TRS	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	LANDY JONATHAN S & TECARRO JAIREH	6016 CHELTON DR
87	48D-7280-49	WHEELER DAWN & DELASOL LISA	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 TR	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 TRS	6001 CHELTON DR
108	48D-7281-65	JOAN DRIVE LLC	6011 CHELTON DR
109	48D-7281-64	JOAN DRIVE LLC	6015 CHELTON 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	ISLES ADRIAN J & BEY KAAMIL J	6157 CHELTON DR
120	48D-7281-29	GUTIERREZ FELIX F & MARIA E TRS	6163 CHELTON DR
121	48D-7281-28	SILVEIRA BRIAN L & WILLIAM 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	HEYWOOD JOHN & LEHR ASHLEY	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-7287-22	KOSMOS CHRISTINE TR	6200 CHELTON DR
144	48D-7287-23	GELFAND DAVID H & DANIELL ELLEN TRS	6208 CHELTON DR
145	48D-7287-24	PINES CAROLYN A & SCHWARTZ JUDITH E TRS	6216 CHELTON DR
146	48D-7287-25	ESSER MARIAN TR	6224 CHELTON DR
147	48D-7287-26	SILVA STEVEN M & SUSAN G TRS	6232 CHELTON DR
148	48D-7287-27	ROBINSON STEPHEN & SCOTT CHERYL	6240 CHELTON DR
149	48D-7287-28	KUMARELAS EUGENIA & JAMES ETAL	6250 CHELTON DR
150	48D-7287-29	BEAZELL CHARLES D TR & BENVENUTO MARTIN TR	2701 DARNBY DR
151	48D-7287-30	GHOSE AMITAVA & PALMERGHOSE CELESTE TRS	2715 DARNBY DR
152	48D-7287-31	WEINGARD HERBERT & MALTAWEINGARD JOANN	2721 DARNBY DR
153	48D-7287-11	SINGH ANKIT & CHANDURI SWAICHA	2733 DARNBY DR
154	48D-7287-10	KROGER JAMES R & LAURA K TRS	2741 DARNBY DR
155	48D-7287-9	VOGEL DAVID & VIRGINIA TRS	2751 DARNBY DR
156	48D-7287-32	MARGETTS CARRIE A	2769 DARNBY DR
157	48D-7287-33-3	SIMPSON GABRIELE A TR	2801 DARNBY DR
158	48D-7287-34-3	BROWN KATHRYN J TR	2809 DARNBY DR
159	48D-7287-35-1	KULKA RICHARD H & ALICE H TRS	2821 DARNBY DR
160	48D-7300-11	BRYCK ANDREA E TR & PHILLIPS MARGARET A TR	2768 DARNBY DR
161	48D-7300-12	SODERBACK RUTH A TR	2760 DARNBY DR
162	48D-7300-13	COLEMAN NATHANIEL & BEMER JANICE L	2752 DARNBY DR
163	48D-7300-14	BARTHOLOMEW DAVID B	2746 DARNBY DR
164	48D-7300-15	KEMP ANDREAS	2716 DARNBY DR
165	48D-7300-16	BULLER TERRY D	2708 DARNBY DR
166	48D-7300-17	HALL ANDREW O & RACHEL L	2704 DARNBY DR
167	48D-7300-18	BRODERICK PATRICK J	2700 DARNBY DR
168	48D-7300-20-2	DEUTSCH STANLEY E TR & LITTAUER CHERYL M TR	6300 CHELTON DR
169	48D-7300-20-3	KESSELER WILLIAM P & JUDITH E TRS	6316 CHELTON DR
170	48D-7300-21-2	SO ANTHONY F & CHRISTINE R	6330 CHELTON DR

Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
171	48D-7300-22-1	COOKSEY DEBORAH A	6340 CHELTON DR
172	48D-7300-23-1	BURNS JOEL T	6342 CHELTON DR
173	48D-7300-1-1	WATZ JILL L & WHITE JOHN M	2601 CARISBROOK DR
174	48D-7300-2	GENT WENDY S & DAVID C	2615 CARISBROOK DR
175	48D-7300-3	MAKINEN PATRICIA A TR	2625 CARISBROOK DR
176	48D-7300-4	GOURHAN JOHN T & ALESO R TRS	2631 CARISBROOK DR
177	48D-7300-5	SCHMITZ MARY K TR	2643 CARISBROOK DR
178	48D-7300-6	PETERSON GLENN D	2651 CARISBROOK DR
179	48D-7300-7	BARNES DAVID M TR	2659 CARISBROOK DR
180	48D-7300-8	BARNES ADRIAN J & MOHAN ERICA J	2667 CARISBROOK DR
181	48D-7300-9	KADE KATHRYN M	2675 CARISBROOK DR
182	48D-7300-10	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	GIARRETTO ARIEL & BLAZE JEFFREY A	6525 CHELTON DR
188	48D-7302-19-3	THOMAS KEVIN M & GOMADA A	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	WILLAIMS 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	CRATUS HOMES LLC	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	JANSSEN ERIC H & ASTORQUIA CARA M	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-7288-1-2	BRANNON CLIFTON T & TRINGALI SHARON TRS	2739 CARISBROOK DR
213	48D-7288-2	TRAN LANG & MOL	2749 CARISBROOK DR

Assessment No.	Assessor's Parcel No.	Property Owner	Situs Address
214	48D-7288-3	LEE BARBARA H & TONDRO TRACY K TRS	2765 CARISBROOK DR
215	48D-7288-4	BARTH VALERIE M	2779 CARISBROOK DR
216	48D-7288-5	MOORE LON B & HELENE S	9011 SKYLINE BLVD
217	48D-7288-6-1	GEMINIUC KEVIN & LEE CINDY	9019 SKYLINE BLVD
218	48D-7288-8-3	BORZUCHOWSKI ANDRZEJ N & VIVIANA P	9033 SKYLINE BLVD
219	48D-7288-9	HARRISON MICHAEL W & SUSAN L	9045 SKYLINE BLVD
220	48D-7288-11-1	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 ELIZABETH A	2812 BURTON DR

**PG&E Gas and Electric  
Advice Filing List  
General Order 96-B, Section IV**

AT&T	Downey & Brand	Pioneer Community Energy
Albion Power Company	East Bay Community Energy	Praxair
Alcantar & Kahl LLP	Ellison Schneider & Harris LLP	Regulatory & Cogeneration Service, Inc.
	Energy Management Service	SCD Energy Solutions
Alta Power Group, LLC	Evaluation + Strategy for Social	
Anderson & Poole	Innovation	SCE
	GenOn Energy, Inc.	SDG&E and SoCalGas
Atlas ReFuel	Goodin, MacBride, Squeri, Schlotz &	
BART	Ritchie	SPURR
	Green Charge Networks	San Francisco Water Power and Sewer
Barkovich & Yap, Inc.	Green Power Institute	Seattle City Light
P.C. CalCom Solar	Hanna & Morton	Sempra Utilities
California Cotton Ginners & Growers Assn	ICF	Southern California Edison Company
California Energy Commission	International Power Technology	Southern California Gas Company
California Public Utilities Commission	Intestate Gas Services, Inc.	Spark Energy
California State Association of Counties	Kelly Group	Sun Light & Power
Calpine	Ken Bohn Consulting	Sunshine Design
	Keyes & Fox LLP	Tecogen, Inc.
Cameron-Daniel, P.C.	Leviton Manufacturing Co., Inc.	TerraVerde Renewable Partners
Casner, Steve	Linde	Tiger Natural Gas, Inc.
Cenergy Power	Los Angeles County Integrated Waste	
Center for Biological Diversity	Management Task Force	TransCanada
City of Palo Alto	Los Angeles Dept of Water & Power	Troutman Sanders LLP
	MRW & Associates	Utility Cost Management
City of San Jose	Manatt Phelps Phillips	Utility Power Solutions
Clean Power Research	Marin Energy Authority	Utility Specialists
Coast Economic Consulting	McKenzie & Associates	
Commercial Energy		Verizon
County of Tehama - Department of Public	Modesto Irrigation District	Water and Energy Consulting
Works	Morgan Stanley	Wellhead Electric Company
Crossborder Energy	NLine Energy, Inc.	Western Manufactured Housing
Crown Road Energy, LLC	NRG Solar	Communities Association (WMA)
Davis Wright Tremaine LLP		Yep Energy
Day Carter Murphy	Office of Ratepayer Advocates	
	OnGrid Solar	
Dept of General Services	Pacific Gas and Electric Company	
Don Pickett & Associates, Inc.		
Douglass & Liddell		