

ANNUAL REPORT

Fiscal Year 2009-2010

**Five Canyons
County Service Area**

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INTRODUCTION

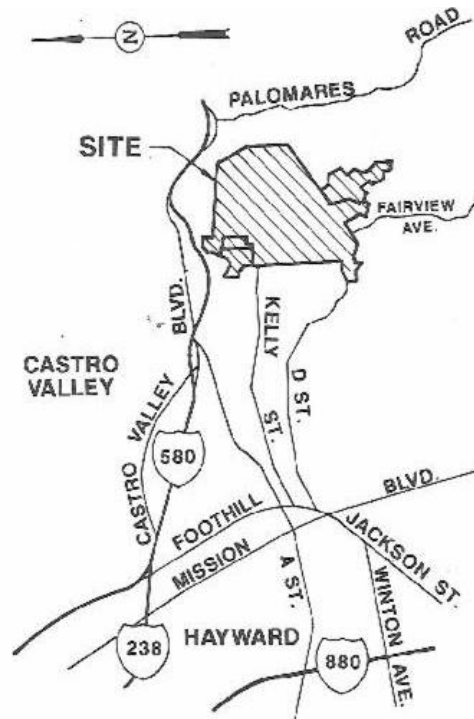
The Annual Report (Report) for County Service Area (CSA) PW-1994-1, Five Canyons, is presented to the Alameda County Board of Supervisors (Board) in compliance with CSA Law and the Alameda County Ordinance Code. The Report which includes recommended service programs and service charges is submitted to your Board for review and public hearing. The Report is available for review or purchase at the Public Works Agency, 951 Turner Court, Hayward, CA 94545. Copies may be purchased at the Agency for \$5.00 each, or for \$8.00 (prepaid) by mail. Copies are also posted on the Public Works Agency website where they can be downloaded and printed for free. They can be found at: <http://www.acgov.org/pwa>. The Annual Report is listed under Publications. The Reports are updated on the County's website each year in September.

Prior to the establishment of the CSA by the Board, the County Planning Department's analysis of the annual operating costs compared to annual revenues for the area concluded that there were insufficient funds to provide the many services required by such a large community. Further, certain extended services, or levels of service, were beyond the scope of services provided by the County. The CSA was established to provide a secure funding source for these services. A maximum service charge of \$909 per year was established at that time.

All development areas in the Five Canyons CSA are contiguous and benefit from the same areawide services. Public Works Agency staff actively work with a volunteer Advisory Committee and interested property owners to continue to review and clarify service programs and service budgets.

LOCATION DESCRIPTION

The CSA, which was established in December 1994, encompasses approximately 718 acres and numerous developments. It extends southerly from Castro Valley to Fairview Avenue in the Hayward Hills. The CSA contains approximately 1300 residences, 307 acres of East Bay Regional Park District lands and two Hayward Area Recreation District parks.



VOLUNTEER ADVISORY COMMITTEE

The Advisory Committee consists of representatives of various developments and property owners associations. The goals of the Advisory Committee are to ensure the best service levels possible, review service charges, and identify property owners' service-related concerns. It meets with Agency staff monthly. These volunteer Committee members do not receive any compensation for their services. They serve in a strictly advisory capacity and cannot authorize any expenditure of CSA funds. Committee meetings are open to all CSA property owners. Public notices for these meetings are mailed to all CSA property owners by first class mail.

SCOPE OF SERVICES

Service programs include:

- Roadways, Access Roads and Bridges
- Storm Drainage
- Landscaped Areas
- Open Space, Erosion Control, Mass Soil Movement & Fire Buffer Zones
- Retaining Walls and Entry Monuments
- Graffiti Prevention and Removal
- Administration and Engineering Services

SERVICE CHARGES

Annually, Agency staff review all CSA revenues and expenditures at the close of each fiscal year. Service charges are adjusted to reflect the actual program expenditures. This information is presented and discussed at public meetings noticed and open to all property owners in the CSA.

The proposed 2009-2010 Fiscal Year service charges, which are less than the \$909.00 Board-approved maximum, are:

| | |
|---|-------|
| Single Family Residence (SFR) with Street Tree | \$692 |
| Single Family Residence (SFR) without Street Tree | \$684 |
| Single Family Residence (SFR) with Private Roads | \$455 |
| Day Care Center (two times the private road SFR rate of \$455.00) | \$910 |

The Service Program is detailed on Page 5 of this report.

PROJECTS IN FISCAL YEAR 2008-2009

Vines were planted in April 2007 above the large retaining wall on the west side of the Five Canyons Parkway. The intent was that they would eventually cover enough of the wall to discourage large scale graffiti. The vines are still growing but it has been slow. They have reached the top of the wall but the vines have a distance to go. Other plant options have been discussed with the landscape contractor but the options are limited because nothing can be planted at the base of the wall due to site limitations.

Various traffic collisions have damaged trees and other landscaping along the Five Canyons Parkway. Once the rains have slowed for the year, which seems to be a factor for the accidents, most of the landscaping which has been damaged by collisions will be replaced by the landscapers. Agency Personnel will pursue reimbursement on the collisions which have traffic collision reports on file with the Highway Patrol.

Several entry monuments in Five Canyons are missing letters or are in need of repair. The CSA is in the process of obtaining an estimate and will arrange for repair of the monuments.

The CSA has a new Landscape contractor, Pacheco Brothers Gardening, Inc. They were selected last year as the new landscape contractor for the CSA through the County's competitive bidding process. The CSA's Volunteer Advisory Committee worked closely with the County and served on the selection committee during the bidding process. They also worked hard to develop the Scope of Services and the Request for Proposal.

**Five Canyons County Service Area
Actuals Revenue and Expenditure Summary
2002/2003- 2007/2008**

| Description (FY July 1- June 30) | 2002-2003 | 2003-2004 ² | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 |
|---|-----------------|------------------------|-----------------|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCE | 552,290. | 497,886. | 1,443,711. | 1,212,803. | 1,229,803. | 1,324,510. |
| REVENUE | | | | | | |
| Interest | 15,020. | 11,429. | 25,003. | 41,572. | 71,213. | 80,873. |
| Service Charges ¹ | 235,525. | 612,792. | 669,419. | 673,540. | 672,216. | 676,515. |
| Other Revenue- Shea HOA Reimb,Dmg Claim | 982. | 8,102. | 1,194. | 3,177. | 2,682. | 2,604. |
| Other Revenue-Settlement Agreements | 0. | 772,500. | 0. | 0. | 0. | 0. |
| TOTAL REVENUE | 251,527. | 1,404,823. | 695,616. | 718,289. | 746,112. | 759,992. |
| PROGRAM SPECIFIC EXPENDITURES | | | | | | |
| Landscape Maintenance | 131,862. | 160,099. | 145,852. | 136,240. | 144,014. | 175,687. |
| Utilities - Electric | 12,178. | 13,688. | 11,561. | 13,857. | 15,321. | 12,735. |
| Utilities - Water | 56,004. | 81,397. | 80,992. | 59,987. | 79,679. | 102,454. |
| <i>Landscape Maintenance Subtotal</i> | <i>200,044.</i> | <i>255,184.</i> | <i>238,405.</i> | <i>210,084.</i> | <i>239,014.</i> | <i>290,877.</i> |
| Roads, Side walks, EVAs (Slurry s.,fences) | 0. | 761. | 2,092. | 9,938. | 1,991. | 0. |
| Storm Drainage | 0. | 2,796. | 0. | 588. | 16,848. | 9,010. |
| Silt Basin M&O/Repairs | | | | | | 5,976. |
| Open Space & Fire Buffer Zones | 19,611. | 31,575. | 36,887. | 62,586. | 43,990. | 43,990. |
| Graffiti Prevention & Removal | 0. | 0. | 290. | 294. | 54. | 329. |
| Retaining Walls | 0. | 0. | 0. | 0. | 0. | 0. |
| Landscape Enhancement Project | 0. | 42,154. | 544,708. | 44,174. | 0. | 0. |
| Studies:Traffic Eng, Reserv Sty/signs | 0. | 1,685. | 3,379. | 0. | 7,244. | 0. |
| CSA Admin. & Engineering | | | | | | |
| CSA Admin. & Engineering | 66,986. | 101,583. | 90,085. | 103,365. | 72,693. | 131,801. |
| M&O Misc Field Insp,Repair, Removal | | | | | | 4,041. |
| Office Expense & Supplies | 75. | 95. | 108. | 0. | 23. | 0. |
| Memberships & Dues | 6. | 0. | 0. | 0. | 0. | 0. |
| Publications & Legal Notices | 47. | 43. | 73. | 23. | 26. | 27. |
| <i>CSA Eng. & Admin. Subtotal</i> | <i>67,114.</i> | <i>101,721.</i> | <i>90,266.</i> | <i>103,388.</i> | <i>72,742.</i> | <i>135,869.</i> |
| County Counsel | 12,426. | 14,507. | 739. | 1,311. | 595. | 1,317. |
| Risk Management | 411. | 496. | 700. | 232. | 232. | 232. |
| Aerial Photograph | 0. | 0. | 1,593. | 0. | 0. | 0. |
| Advisory Committee Insurance | 5,795. | 8,119. | 7,465. | 8,693. | 8,696. | 9,365. |
| Service Charge Refunds | 530. | 0. | 0. | 0. | 0. | 0. |
| TOTAL EXPENDITURES | 305,931. | 458,998. | 926,524. | 441,288. | 391,405. | 496,964. |
| Operating Reserv, Encumbrances, Carryover | 497,886. | 1,443,711. | 1,212,803. | 1,489,803. | 1,584,510. | 1,587,538. |
| Capital Reserves Program (Long Term Future Expenditures)³ | | | | - 260,000. | - 260,000. | - 260,000. |
| Ending Fund Balance | | | | 1,229,803. | 1,324,510. | 1,327,538. |

Notes: Final figures are updated as information becomes available

1 Each Fiscal Year, funds are not available for service programs until January, an approximate six month lag time requiring an Operating Reserve Fund.

2 By Fiscal Year 2003-2004 all housing tracts in Five Canyons Area had been added to the County Service Area

3 Fiscal Year 2005-2006 was the beginning of a Long Term Future Expenditure Planning Program.

**FIVE CANYONS COUNTY SERVICE AREA
FISCAL YEAR 2009-2010 BUDGET**

| Service Program Budget | | | |
|---------------------------------|----------------------------|----------------------------------|----------------------|
| Program Names | Annual Budget Total | Parcel Type | Total Revenue |
| Roadways, EVA and Bridges | \$147,853 | SFR no Tree - \$684 per parcel | \$223,668 |
| Storm Drainage | \$53,701 | SFR with Tree - \$692 per parcel | \$321,780 |
| Landscaped Areas | \$292,916 | Private Road - \$455 per parcel | \$151,060 |
| Open Space & Fire Buffer Zones | \$57,188 | Day Care - \$910 | \$910 |
| Retaining Walls | \$7,672 | | |
| Graffiti Prevention and Removal | \$2,790 | | |
| CSA Administration | \$135,299 | | |
| | | SFR = Single Family Residence | |
| TOTAL | \$697,418 | | \$697,418 |