

ANNUAL REPORT

Fiscal Year 2016-2017

**Five Canyons
County Service Area**

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INTRODUCTION

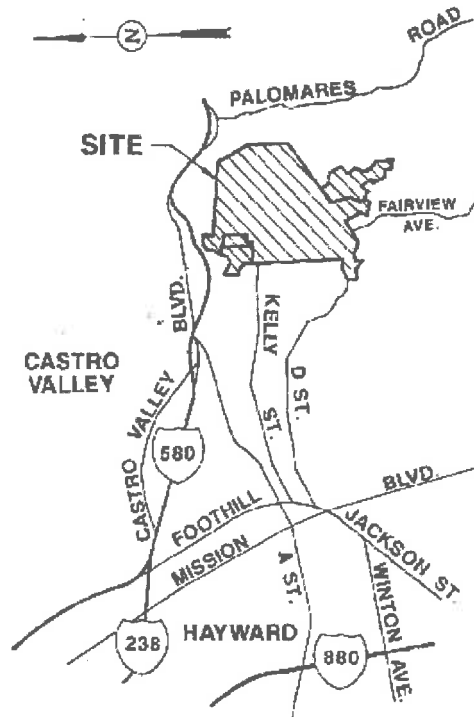
The Annual Report (Report) for County Service Area (CSA) PW-1994-1, Five Canyons, is presented to the Alameda County Board of Supervisors (Board) in compliance with CSA Law and the Alameda County Ordinance Code. The Report which includes recommended service charges is then submitted to your Board for review, public comment, and approval. 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 bi-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 2016-2017 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.

RECENT COMPLETED PROJECTS AND PLANNED PROJECTS

In FY 2015-2016, landscape lighting was installed at each of the monuments to improve the appearance. In FY 2016-2017 we are proposing to rehabilitate/repair a number of roadways within the CSA. Roadways not included in FY 2016-2017 will be evaluated for work in future years.

The Public Works Agency, along with the Five Canyons Volunteer Advisory Committee, worked with the landscape maintenance provider in FY 2014-2015 to minimize water usage for the parkway and monument landscaping areas through the use of water saving smart controllers. The controllers use highly accurate weather data and delays irrigation until water from the last watering or rain has evaporated. The controllers were installed in the fall of 2014.

The Public Works Agency worked with the Five Canyons Volunteer Advisory Committee in FY 2013-2014 to have landscape improvements made to several median strips and are working with the County to update the Reserve Fund Study for future repair or replacement of facilities.

The contract bid for the Landscape and Open Space contract was awarded at the end of FY 2012-2013. The new services began July 1, 2013. Pacheco Brothers Gardening was awarded a three contract following a Request for Proposal by the County.

After completing entry monument cleaning and repair, the landscape at the entry monuments was replaced. The waterfall lighting and monument lighting which had aged and suffered from vandalism were also replaced. These projects were completed over the 2011-2012 and 2012-2013 fiscal years.

Five Canyons County Service Area
Actuals Revenue and Expenditure Summary
2008/2009-2014/2015

Description (FY July 1- June 30)	2007	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
BEGINNING FUND BALANCE		2,158,116	2,346,909	2,621,948	2,778,701	2,937,076	3,110,328	3,386,375
REVENUE								
Interest		48,062	17,369	14,323	11,588	7,665	7,699	11,327
Service Charges ¹		674,432	672,980	675,904	673,216	673,873	673,499	677,315
Other Revenue- Shea HOA Reimb,Dmg Claim		1,640	2,442	4,586	1,243	1,453	1,463	2,859
Other Revenue-Settlement Agreements			0	0	0	0	0	0
TOTAL REVENUE		\$724,133	\$692,791	\$694,813	\$686,047	\$682,990	\$682,661	\$691,501
PROGRAM SPECIFIC EXPENDITURES								
Professional Services Contracts for landscape								
Landscape Maintenance contract, waterfall & backflow serv		195,757	178,561	168,396	173,886	235,975	184,591	172,033
Storm Drainage		6,000	6,764	5,202	6,764	5,073	7,200	10,034
Open Space & Fire Buffer Zones		42,550	42,550	43,563	41,434	45,782	44,563	44,250
<i>Landscape Professional Contract Maintenance Subtotal</i>		<i>244,907</i>	<i>227,875</i>	<i>217,161</i>	<i>222,084</i>	<i>286,830</i>	<i>236,354</i>	<i>226,317</i>
Professional Services Contracts For Additional Programs /Serv								
Advisory Committee Insurance		8,718	8,726	8,728	8,702	9,006	9,465	11,983
Graffiti Prevention & Removal		2,439	0	0	755	317	0	0
Retaining Walls		0	0	0	0	0	0	0
Landscape Enhancement Project,monument/lighting repair		0	1,988	66,521	75,744	0	0	0
Studies:Traffic Eng, Reserv Str/Geotec Eval		0	0	0	2,250	0	0	0
Roads, (Slurry s.), Sidewalks, EVAs, Fence		3,382	1,569	67,044	9,478	243	0	0
<i>Other Professional Contract Programs/Serv Subtotal</i>		<i>14,539</i>	<i>12,283</i>	<i>142,293</i>	<i>96,929</i>	<i>9,566</i>	<i>9,465</i>	<i>11,983</i>
Utilities								
Utilities - Electric		16,056	18,733	17,118	19,072	22,138	23,912	26,248
Utilities - Water		97,302	77,530	70,459	85,640	112,049	55,513	71,173
<i>Utilities Subtotal</i>		<i>113,359</i>	<i>96,263</i>	<i>87,577</i>	<i>104,712</i>	<i>134,186</i>	<i>79,425</i>	<i>97,421</i>
CSA Admin. & Engineering								
CSA Labor Admin. & Engineering		128,568	74,685	88,675	41,883	75,729	81,072	60,608
M&O Labor: Silt Basin & drainage wrk, vege rem Insp,lighting repr		30,225	1,811	1,252	61,631	3,211	0	0
Road Labor: Inspection Bid pkg prep for slurry seal		2,139	3,121	0	0	0	0	0
M&O supplies, signs,stripping, fencing,debrsi remvl, equip		542	1,567	0	0	0	258	0
Office Expense & Supplies		0	0	0	0	0	0	0
Memberships & Dues CA Special District Asso		15	0	0	0	0	0	0
Publications & Legal Notices		48	129	148	0	0	0	0
County Counsel		998	20	954	433	217	40	0
Risk Management								
<i>CSA Eng. & Admin. Subtotal</i>		<i>162,535</i>	<i>81,332</i>	<i>91,029</i>	<i>103,947</i>	<i>79,157</i>	<i>81,370</i>	<i>60,608</i>
Aerial Photograph		0	0	0	0	0	0	0
Service Charge Refunds or Other Expenditures		0	0	0	0	0	0	0
<i>Other Expenditures Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
TOTAL EXPENDITURES		\$535,340	\$417,753	\$538,060	\$527,672	\$509,738	\$406,614	\$396,329
TOTAL REVENUE less TOTAL EXPENDITURES		\$188,793	\$275,039	\$156,753	\$158,375	\$173,252	\$276,047	\$295,172
ENDING FUND BALANCE								
W/ Capital Resrv Program (Long Term Capital Fund)2		\$2,346,909	\$2,621,948	\$2,778,701	\$2,937,076	\$3,110,328	\$3,386,375	\$3,681,547

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

2 Fiscal Year 2005-2006 was the beginning of RESERVES set aside for Long Term Future Expenditure Planning Program. Report Available for Review.

3 FY 2011-12: M&O labor consisted of BOTH silt basin clearing and vegetation removal in several locations

3/12/2015

FIVE CANYONS COUNTY SERVICE AREA

FISCAL YEAR 2016-2017 BUDGET

Service Program Budget				
Program Names	Annual Capital Reserve Budget	Annual Program Budget	Parcel Type	Revenue
Roadway Program				
Slurry Seal			SFR no Tree - \$684 per parcel	\$223,668
Overlay			SFR with Tree - \$692 per parcel	\$321,780
Curb & Gutter	\$6,060		Private Road - \$455 per parcel	\$151,060
Sidewalk	\$7,575		Day Care - \$910	\$910
Storm Drainage Program				
Manhole, Field Inlets, and Catch Basins				
Retaining Wall Program				
Retaining Walls	\$21,000			
Landscaping Capital Program	\$146,924			
Replacement Fund for landscaping				
Landscaping Maintenance Program		\$380,000		
Landscape contract, waterfall, open space & fire buffer, v-ditch, utilities		\$3,027		
Graffiti Prevention and Removal Advisory Committee Insurance		\$9,000		
CSA Administration, Maintenance Labor, Engineering		\$110,000		
Subtotals	\$181,559	\$502,027	SFR = Single Family Residence	
Total Expenditures		\$683,586	Total Revenue	\$697,418