

ANNUAL REPORT

Fiscal Year 2009-2010

**Street Lighting
County Service Area**

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INTRODUCTION

The Annual Report (Report) for County Service Area (CSA) SL-1970-1, Street Lighting, is presented to the Alameda County Board of Supervisors (Board) in compliance with County Service Area Law and the Alameda County Ordinance Code. The Report, which includes recommended service charges for the 2008-2009 Fiscal Year, is submitted to the Board for review and public hearing.

The Report describes the CSA's street lighting program, explains how service charges are calculated, provides a service charge history, and a table of proposed service charges. Copies of the Report are available for review or purchase at the Public Works Agency, 951 Turner Court, Hayward, CA 94545. Copies of Reports may be purchased in person for \$5.00 each, or by mail for \$8.00 prepaid. Copies are also posted on the Public Works 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.

BACKGROUND

CSA SL-1970-1, Street Lighting, was established in 1970 in response to property owner requests for street lighting in three residential areas: David Street and San Miguel Avenue in Castro Valley and Somerset Avenue in Eden Consolidated. CSA SL-1972-1, Castro Valley Boulevard Commercial Zone (CVB Zone), was formed in 1972 in response to requests of Castro Valley business owners, merchants and the Chamber of Commerce.

In the late 1970s, the County was faced with demands for increased street lighting, a decline in funds available for existing street lighting and escalating energy costs. As the nation had entered into a period of "energy awareness", the California Public Utilities Commission reviewed proposals by PG&E to convert existing street lighting from Mercury Vapor to High Pressure Sodium Vapor fixtures. The review concluded that the conversion would "...be accomplished without reduction in the quantity or quality of light for vehicular or pedestrian traffic or public safety." In order to conserve energy and stretch available funds, the County initiated a program to convert street lights to High Pressure Sodium Vapor.

In late 1978, in order to meet ongoing demands for increased street lighting, the Board implemented the reorganization of the existing street lighting CSAs. The result was the establishment of CSA SL-1970-1, 1981-1 Annexation, composed of four geographic service zones based on the bounds of the Eden Consolidated, Fairview, Castro Valley and Dublin-San Ramon Fire Districts, and the CVB Commercial Zone.

When the Board established the CSA, it also established the levels of street lighting. The goal was to provide uniform lighting levels for vehicular and pedestrian traffic, police protection and commercial street lighting. Residential street lighting would be placed approximately every 200-300 feet. This placement would be dependent on such factors as street width, type of lighting fixture, property lines, existing poles and other physical factors. Commercial street lighting would be established at approximately twice the residential level, except in the CVB Zone where a higher illumination level had been requested.

In August 1996, the County purchased approximately 6,700 street lights from Pacific Gas and Electric Company (PG&E). As a result of this purchase, the County has realized service cost savings and has improved its ability to meet the needs of the community. The County implemented more flexible design, maintenance and construction guidelines and continues to insure uniform lighting levels throughout the CSA.

SERVICE PROGRAM

During the 2000-2001 Fiscal Year, new street lighting guidelines were developed and implemented for special projects, such as road improvement projects and tract developments. This action allows more flexibility in available lighting options, the ability to utilize new lighting technology, and results in improved services to the CSA stakeholders without increasing their financial burden. Guidelines are based on IES street lighting standards, but retain the flexibility to address special circumstances. These latter include consideration for aesthetic, environmental, financial and safety concerns.

As a result of the purchase of the street lighting system in 1996, the Agency continues to review and implement revised design, maintenance and construction standards. Street lights are routinely relamped every four years. This replacement includes photocell replacement and is an ongoing process. Relamping and replacing the photocells minimizes street light outages and insures a more consistent illumination level.

In the 2006-2007 fiscal year an upgrade project was undertaken to increase the lighting levels on the most heavily traveled roadways within the county service area. The project was completed in three phases beginning with upgrading the streetlights on all arterial roads from the standard 70 watt to 150 watt fixtures. Next, collector roadways were upgraded from 70 watt to 100 watt and lastly infilling with upgraded lighting in various locations as identified by County staff.

Agency personnel continue to review the types and styles of street lights, computerized record systems and various long-term capital and maintenance programs. As lighting technology continues to evolve and new street lighting options become available, Agency personnel will investigate these options for possible inclusion in the street lighting program as well as grants or other funding mechanisms to support any large-scale changes. These investigations include areas such as energy efficiency, cost effectiveness, and environmental and aesthetic concerns.

SERVICE CHARGES

Service charges have not changed since the 1992-1993 Fiscal Year. Service charges have been kept at their 1992-1993 rates by taking advantage of savings realized by use of energy efficient lighting, the purchase of the street lighting system from Pacific Gas and Electric Company, and by the implementation of a pro-active maintenance program. Other costs saving measures include computerization of street lighting maintenance and administrative records systems.

The Board annually reviews proposed service charges, holds public hearings and then establishes the service charges to be levied for the fiscal year. Service charges are levied and collected at the same time, and in the same manner, as the general County taxes. They are

subject to the same fines, penalties and forfeiture as property taxes. The charges are listed as a separate item on the property tax bill. A computerized report which identifies each parcel in the CSA and associated service charges levied against each parcel is available for review at the Public Works Turner Court Office.

Castro Valley, Eden Consolidated and Fairview Zones

Street lighting service charges for the Castro Valley, Eden Consolidated and Fairview street lighting zones are based on the Land Use, as categorized by the Assessor's Office. All service charges are based on the Single Family Residence and Condominium property charge. This is called the Base Rate (BR). Charges for the various land use categories are:

<u>Rate</u>	<u>Assessor's Land Use</u>
1.0 X BR	Single Family Residences and Condominiums
2.0 X BR	Miscellaneous Commercial Property
2.5 X BR	Vacant Commercial, Industrial or Institutional
3.0 X BR	Small Multiples (2-4 Units) or Vacant Apartment Properties
3.0 X BR	Apartment Property Minimum Charge <i>plus</i>
0.2 X BR	for each living each
5.0 X BR	Industrial, Institutional or Commercial Property

Service charges vary from zone to zone because of variations in land use, types of street lighting fixtures and varying types of service. Rates may vary from year to year due to fluctuating energy costs, changes in the numbers of street lights in each zone, and cost containment efforts, such as the use of more cost effective, energy efficient street lighting and administrative streamlining.

CVB Commercial Zone

Service charges are based on the cost of street lighting in the Zone. This cost is broken into three portions. Each portion is spread over CVB Zone properties as follows: one-third of the service charge for each parcel is based on the parcel's proportionate share of total frontage feet in the Zone; one-third is based on the parcel's proportionate share of lot area; the last third is spread equally between all non-exempt Zone parcels.

RECOMMENDED SERVICE CHARGES

2009 - 2010

<u>Land Use</u>	<u>Castro Valley Zone</u>	<u>Eden Consolidated Zone</u>	<u>Fairview Zone</u>
Single Family Residential and Condominium	21.80	15.04	23.60
Small Multiples (2-4 units)	65.40	45.12	70.80
Commercial (Retail & Office)	109.00	75.20	118.00
Industrial	109.00	75.20	118.00
Rural	10.90	7.52	11.80
Institutional	109.00	75.20	118.00
Apartments (5 or more units) units:	65.40 + 4.36/unit	45.12 + 3.01/unit	70.80 + 4.72/unit
Commercial (Miscellaneous)	43.60	30.08	47.20
Vacant Land Single Family	10.90	7.52	11.80
Vacant Land Commercial (Retail & Office)	54.50	37.60	59.00
Vacant Land Industrial	54.50	37.60	59.00
Vacant Land Institutional	54.50	37.60	59.00
Vacant Land Apartments	65.40	45.12	70.80

CASTRO VALLEY BOULEVARD COMMERCIAL ZONE

RECOMMENDED SERVICE CHARGES

084A001200103	\$218.34	084A006400200	\$90.54
084A001200201	\$74.94	084A006400300	\$76.20
084A001200202	\$187.32	084A006400400	\$73.54
084A001200300	\$107.86	084A006400504	\$109.68
084A001200502	\$149.04	084A006400707	\$124.38
084A001200602	\$165.50	084A006400808	\$101.92
084A001200700	\$357.86	084A006402502	\$79.80
084A001500200	\$126.02	084A006402602	\$126.76
084A001500300	\$140.74	084A006402702	\$186.10
084A001500400	\$158.82	084A008001111	\$53.14
084A001600100	\$95.28	084A008001112	\$473.90
084A001600200	\$72.12	084A008001508	\$92.42
084A001600300	\$87.54	084A008001514	\$175.02
084A001600400	\$110.70	084A008001606	\$209.14
084A001700103	\$129.28	084A008001901	\$63.72
084A001700300	\$87.54	084A008001903	\$157.82
084A001700400	\$76.34	084A008500103	\$348.70
084A001700500	\$52.52	084A008500602	\$126.04
084A001700601	\$125.74	084A011200703	\$90.26
084A001700800	\$123.62	084A011201002	\$138.22
084A003600101	\$102.24	084A011201100	\$129.82
084A003600102	\$141.22	084A011201201	\$81.10
084A003600201	\$69.74	084A011201202	\$51.06
084A003600301	\$193.50	084A011201300	\$136.12
084A003700101	\$117.04	084A011201400	\$136.12
084A003700200	\$103.04	084A011201505	\$127.04
084A003701101	\$0.00	084A012800209	\$348.46
084A003701102	\$204.14	084A012800211	\$131.10
084A004001300	\$103.56	084A013101106	\$115.98
084A004001400	\$73.24	084A013101200	\$122.18
084A004001500	\$71.14	084A013101300	\$128.84
084A004001602	\$71.30	084A013101400	\$130.14
084A004001701	\$81.06	084A013101502	\$114.86
084A004001804	\$181.30	084A013101900	\$21.80
084A004001900	\$179.38	084A016000601	\$141.46
084A004002000	\$93.12	084A016000701	\$124.68
084A004002102	\$112.72	084A016000906	\$131.26
084A006000106	\$136.28	084A018105703	\$105.62
084A006000307	\$56.64	084A018105803	\$55.70
084A006000308	\$141.66	084A018105804	\$0.00
084A006000403	\$242.50	084A018106600	\$65.08
084A006400100	\$149.08	084A018106801	\$63.74

CASTRO VALLEY BOULEVARD COMMERCIAL ZONE

RECOMMENDED SERVICE CHARGES

084A018106802	\$62.32	084C072409202	\$109.38
084A018106900	\$72.22	084C072409400	\$0.00
084A018107000	\$61.86	084C072412300	\$84.60
084A018107100	\$69.44	084C072412400	\$21.80
084A018107200	\$111.18	084C072412500	\$21.80
084A018107300	\$65.82	084C072412602	\$21.80
084A018107400	\$63.00	084C072412700	\$21.80
084C061800104	\$190.64	084C072412800	\$21.80
084C061800203	\$0.00	084C072412900	\$21.80
084C061800204	\$112.00	084C072413000	\$21.80
084C061801000	\$80.72	084C072413100	\$21.80
084C061801100	\$86.58	084C072413200	\$21.80
084C062100104	\$379.08	084C072413300	\$21.80
084C062100200	\$214.50	084C072413400	\$21.80
084C062100300	\$88.94	084C072413500	\$21.80
084C062100405	\$78.88	084C072413600	\$21.80
084C062100406	\$0.00	084C072413700	\$21.80
084C062500103	\$225.32	084C072413800	\$21.80
084C062500205	\$118.08	084C072413900	\$21.80
084C062600100	\$101.52	084C072414000	\$21.80
084C062700100	\$100.88	084C072414100	\$21.80
084C063000103	\$253.30	084C072414200	\$21.80
084C063000606	\$342.54	084C072414300	\$21.80
084C063001109	\$108.00	084C072414400	\$21.80
084C063001117	\$482.56	084C072414500	\$21.80
084C065000907	\$0.00	084C072414600	\$0.00
084C065000908	\$216.08	084C077300503	\$230.30
084C066100403	\$114.52	084C077300600	\$60.52
084C066100504	\$244.36	084C077300700	\$131.66
084C066100606	\$282.22	084C077300804	\$74.06
084C071600701	\$217.24	084C077300806	\$127.62
084C071600803	\$123.58		
084C072001104	\$584.96		
084C072406302	\$110.86		
084C072406501	\$112.46		
084C072406700	\$83.96		
084C072406800	\$83.96		
084C072406900	\$125.68		
084C072407001	\$0.00		
084C072407002	\$150.24		
084C072408704	\$96.22		
084C072409101	\$0.00		
084C072409102	\$107.92		