

# Landscape, Lighting and Maintenance Assessment Districts (LLMADs)

- Gonzales Street Alleyway
- Bay Breeze
- Vista Montaña



# Recommendation

---

That the City Council adopt resolutions confirming the diagrams, assessments, and levying the assessments for Fiscal Year 2025-2026 for the:

- Bay Breeze Subdivision Landscaping and Lighting Maintenance Assessment District No. PK-03-02,
- Vista Montaña Subdivision Landscaping and Lighting Maintenance Assessment District (LLMAD) No. PK-03-03, and
- Gonzales Street Alleyway Landscaping and Lighting District (Gonzales LLMAD) No. PK-94-1.

# Annual Assessments

---

- The 1972 LLMAD Act allows for annual CPI increases
- Engineer's Report update and Annual Budget based on Consumer Price Index for the San Francisco Bay Area
- Public Hearing is advertised; LLMAD property owners received a courtesy notice in the mail.
- Public hearing is held
- If new assessments are approved, assessments placed on property tax bills

# Process

---

**Initiate – March 25, 2025**– City Council adopted Resolutions directing the filing of the Annual Engineer's Reports for all 3 LLMADS

**Update – April 21, 2025** – City Council adopted Resolutions accepting Engineer's Report for all 3 LLMADS & setting the Public Hearing for May 27, 2025

**Approve – May 27, 2025** - Public Hearing is required to levy the assessment for the Districts

# Annual Assessments

---

Need for annual increases:

- Account for rising personnel and materials costs
- Account for rising contractor costs
- If assessments do not keep pace with costs, then service levels will need to be reduced.



# Gonzales Street Alleyway LLMAD



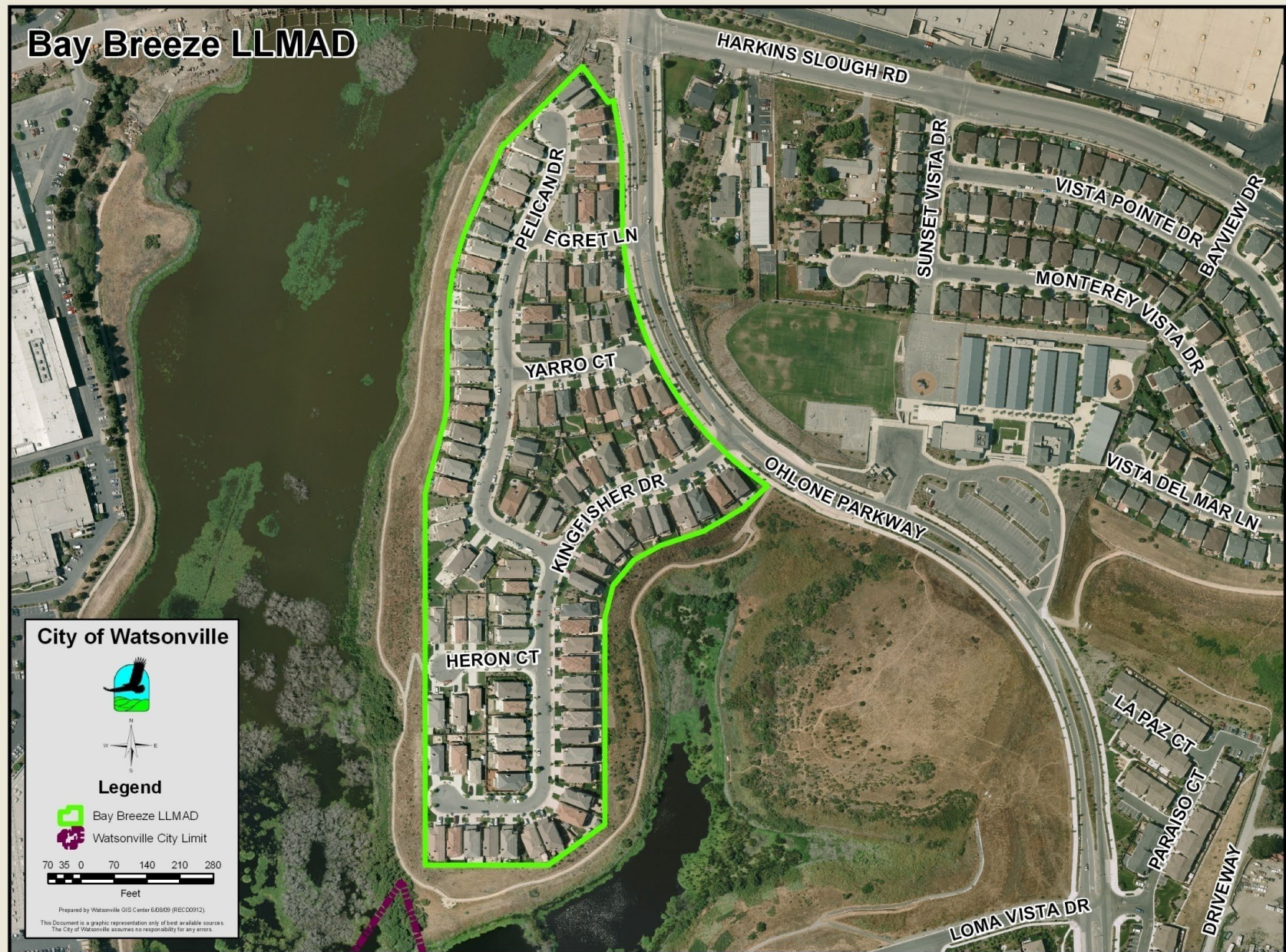
# Gonzales Street Alleyway

---

- Gonzales Street Landscape, Lighting & Maintenance Assessment District (LLMAD) was established in 1994.
- 17 parcels
- The maximum annual assessment is \$35.82 per unit.
- Total annual assessment is \$600.
- **No change to the 2025-26 assessment.**



# Bay Breeze LLMAD





# Budget for Bay Breeze- 2025-26

- 114 single family parcels
- Annual assessment per EDU:

	2024-25	2025-26	increase
Per EDU	\$627.38	\$642.44	\$15.06
Total District	\$71,521.15	\$73,237.66	\$1,716.51

- \$24,739 – For maintenance
- \$48,499 - Placed in reserve for future repair and replacement of critical infrastructure
- Reserve Balance - \$664,130

# Ongoing Maintenance

Beginning in 2004-2005, Operation, maintenance, repair, and replacement of:

- Interior Streetlights and Signage
- Detention basins and the access roads and fencing at the detention basins
- Perimeter fencing around the exterior boundaries
- Pedestrian path within the slough area adjacent to the district
- Pump station
- Plantings done as part of the wetland mitigation plan, including erosion control
- Environmental Management Open Space Parcel created within the district
- Street trees within the subdivision
- Landscaping and within the public right-of-way abutting and within the district, including half of the Ohlone Parkway medians
- Graffiti coatings on the public exposure of the perimeter walls along the district boundaries
- Administrative Services to operate the District

# Ongoing Issues

---

- Maintenance cost for all items in E.R. currently exceeds annual funding
  - Upcoming meetings regarding maintenance budget and potential fee increase
  - K&D is not providing a full service due to budget
- \$60,358 - Actuals for Maintenance: K&D services, Field Services, and Wastewater Services
- Detention basin fencing is failing
  - Plans to replace in design phase



# Vista Montaña LLMAD



# Budget for Vista Montaña- 2025-26

	2024-2025	2025-26	Increase
Single Family Dwelling Units	\$574.84	\$588.63	\$13.79
Townhomes	\$459.88	\$470.91	\$11.03
Apartments	\$158.58	\$162.39	\$3.81
Total	\$157,647	\$161,428	\$3,781

- Total Annual Maintenance Budget: \$161,428.
  - \$71,130 is budgeted for maintenance
  - \$90,298 will be placed in the reserve
  - Current Reserve Balance= \$75,745



# Background

---

## REASONS FOR RESERVE & MAINTENANCE DEFECIT

- \$138,000 was spent on landscaping improvements in 2007 at the request of residents
- \$141,000 of unrealized revenue loss due to no CPI increases until 2014
- Additional maintenance work over the years and resident expectations and requests that exceeded the budget.
- City Staff presented an option in 2024 to increase the assessment to meet aesthetic landscape expectations.
  - Proposal was voted down



# Current Maintenance Priorities

---

- Drainage channel clearing and maintenance
- Drainage channel weed abatement
- Culvert Clearing and maintenance
- Inlet Structure clearing and maintenance
- Sound wall maintenance/graffiti removal
- Pump station maintenance
- Street light maintenance
- Street signage
- Safety Issues/necessary repairs

# Recommendation

---

That the City Council adopt a resolutions confirming the diagrams, assessments, and levying the assessments for Fiscal Year 2025-2026 for the:

- Bay Breeze Subdivision Landscaping and Lighting Maintenance Assessment District No. PK-03-02,
- Vista Montaña Subdivision Landscaping and Lighting Maintenance Assessment District (LLMAD) No. PK-03-03, and
- Gonzales Street Alley Landscaping and Lighting District (Gonzales LLMAD) No. PK-94-1.

# Questions...

