

Landscape, Lighting and Maintenance Assessment Districts (LLMADs)

Bay Breeze
Property
Owners
Meeting

June 18, 2024



Background

- The Landscape and Lighting Act of 1972 permits the establishment of assessment districts.
- Fund certain public improvements that include operation, maintenance and servicing of infrastructure, including street lighting, sewer/stormwater service and landscape.
- A benefit assessment - Only those properties that benefit from improvements are assessed.
- There are 3 LLMADS in the City.

Bay Breeze LLMAD



City of Watsonville



Legend



Bay Breeze LLMAD

Watsonville City Limit

70 35 0 70 140 210 280

Feet

Drawn by Watsonville GIS Contract & Design (BSC 2001)

Bay Breeze Open Space



What's Included?

Operation, maintenance, repair, and replacement of:

1. Interior Streetlights
2. Detention basins and the detention basin access roads within the district
3. Perimeter fencing around the exterior boundaries of the district
4. Pedestrian path within the slough area adjacent to the district
5. Sewer pump station
6. Plantings done as part of the wetland mitigation plan, including erosion control
7. Environmental Management Open Space Parcel created within the district
8. Street trees within the subdivision
9. Landscaping within the public right-of-way abutting and within the district, including half of the Ohlone Parkway medians
10. Graffiti coatings on the public exposure of the perimeter walls along the district boundaries
11. Administrative Services to operate the District

Annual Assessments

- The 1972 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

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 need to be reduced.

Process

Initiate – Mar. 26, 2024– City Council adopted Resolutions directing the filing of the Annual Engineer’s Reports for all 3 LLMADS

Update – May 14, 2024 – City Council adopted Resolutions accepting Engineer’s Report for all 3 LLMADS & setting the Public Hearing for July 9, 2024

Approve – July 9, 2024 - Public Hearing is required to levy the assessment for the Districts

Budget

- The City began the maintenance work for this subdivision in fiscal year 2004-05.
- 114 single family parcels
- Annual assessment per EDU:

	2023-24	2024-25	increase
Per EDU	\$611.48	\$627.38	\$15.90
Total District	\$69,708.72	\$71,521.15	\$1,812.42

Budget

- \$24,159.24 - Budgeted for maintenance
- \$47,361.91- Placed in reserve for future repair and replacement

Budget

Item	Maintenance	Reserve
Street Lights	\$1,200.84	\$5,605.82
Street Trees	\$16,651.90	\$978.77
Detention Basins	\$1,657.32	\$1,274.45
Perimeter Fencing	\$0.00	\$14,340.90
Wetland Mitigation	\$0.00	\$1,461.73
Environmental Management Open Space	\$0.00	\$509.79
Pedestrian Path	\$0.00	\$5,296.70
Landscaping	\$2,660.40	\$3,186.11
Sewer Pump Station	\$1,657.32	\$13,688.08
Graffiti Coating	\$0.00	\$1,019.56
Administration	\$331.46	\$0.00
Annual Total	\$24,159.24	\$47,361.91
Maximum Annual Assessment		\$71,521.15
Maximum Annual Assessment per EDU		\$627.38

Field Services Maintenance

- **Manage trails and detention basins**
 - Watsonville Wetlands Watch (WWW)- Monthly mowing, weed whacking and trimming of shrubs and trees.
 - The California Conservation Corps (CCC) - Annual fire cleaning by homes- completed earlier this month.
 - WWW- Plant restoration work throughout the year.
 - City crews' empty garbage cans regularly and maintain amenities such as the educational signs and benches.
- **Flooding at the north end of Pelican Dr.**
 - Last year, one of the detention basins succumbed to flooding. City crews and the CCC did vegetation clearing in both basins that serve the subdivision to ensure that they were operational.

Parks Maintenance

- January 2024- Entered into contract with K&D Landscaping to service the LLMAD landscape
 - Eliminated multiple vendor service
 - Streamlined scope of work
 - Includes irrigation repairs, tree work and weed abatement
 - Includes monthly maintenance reports, quarterly irrigation reports
 - Discounted rates

Ongoing Issues

- The W.P.D. deals with unhoused persons and can be contacted at 831-768-3300
- The Public Works & Utilities Department cleans encampments and can be contacted at 831-768-3133
- Parks and Field Services currently working with contractors on necessary fence repairs.
- In upcoming years, the City will work towards studying current reserve to ensure it is adequate to cover potential costs.

For More Information

- <https://www.cityofwatsonville.org/2026/Learn-about-LLMADs>
- Joseph Medina, Parks Superintendent at joseph.medina@watsonville.gov or at (831) 768-3150.
- For landscape maintenance and tree service requests, contact Park Maintenance Supervisor, Jose Rocha at jose.rocha@watsonville.gov or (831) 768-3157.
- For street lighting, sidewalk or road repair requests, contact Public Works Customer Service at (831) 768-3133

Questions?



Photos



Photos



Photos

