
File ID: 2026-00810

5/12/2026

Village Garden Landscape Maintenance District - Initiate Annual Proceedings for Fiscal Year (FY) 2026/27

File ID: 2026-00810

Location: District 1

Recommendation: Adopt a **Resolution:** 1) approving the Engineer's Annual Report for Fiscal Year (FY) 2026/27; 2) declaring the intention to levy and collect assessments for maintenance of landscaping improvements for FY2026/27 for the Village Garden Landscape Maintenance District No. 2011-01; and 3) setting a time and place for a public hearing on June 9, 2026.

Contact: Sini Makasini, Senior Development Project Manager, (916) 808-7967, smakasini@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution
- 4-Exhibit A - District Boundary Map
- 5-Exhibit B - FY2026/27 District Budget & Parcel Assessment
- 6-Exhibit C - Engineer's Annual Report FY2026/27

Description/Analysis

Issue Detail: On June 9, 2011, Council approved the formation of the Village Garden Landscape Maintenance District No. 2011-01 (District) under the California Landscaping and Lighting Act of 1972 (California Streets and Highways Code § 22500 et seq.)(1972 Act). The property owners within the North Pointe subdivisions one through five and the Norwood subdivision petitioned the City to form the District to provide landscape maintenance services in the area (see Exhibit A for a map of the District). The District provides for maintenance of masonry walls, landscaping, and irrigation systems within these subdivisions. Maintenance efforts include periodic mowing of grass, trimming of trees and shrubs, fertilizing landscaped areas, furnishing water for irrigation of all plant material, as well as upkeep, repair, and replacement of the irrigation system, planted materials, amenities, and masonry

walls.

Pursuant to the 1972 Act, an Engineer's Annual Report for the District (Report) is required to be prepared for City Council review and approval. The Report describes the improvements to be maintained by the District and recommends the assessments to be collected to fund such maintenance. The Report has been prepared and filed with the City Clerk as Exhibit C to the attached Resolution, as directed by the City Council on March 24, 2026 (Resolution No. 2026-0077). Council approval of the Report is now required before the City can collect assessments in an amount sufficient to provide partial funding for landscape maintenance costs of the District for FY2026/27. The Council must also adopt a Resolution of Intention for its levy and collection of assessments for the District and then hold a hearing at a future date to formally confirm the assessments.

The District funds only a portion of the total cost of providing landscape maintenance services to the District. The Report separates the benefits of the District between "special benefits" to the assessed parcels and "general benefits" that do not directly benefit those assessed parcels. Only special benefits can be funded by District assessments. Analysis of the District amenities shows that assessed parcels receive approximately 80% of the benefit from the improvements. This percentage is the special benefit provided by the District. The remaining amount must be funded from other sources. The funding sources and budget for the District are detailed in the Financial Considerations section below and in Exhibit B to the Resolution.

Policy Considerations: The actions in the recommended Resolution are required by the 1972 Act for annual proceedings of an existing district.

Economic Impacts: None.

Environmental Considerations: California Environmental Quality Act (CEQA): Under the CEQA Guidelines, continuing administrative activities of an assessment district and creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment do not constitute a project and are therefore exempt from CEQA review (14 Cal. Code Regs. § 15378(b)(2), 15378(b)(4)).

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: The recommended Council actions support funding for landscape maintenance services in the District via property-based assessments. The recommended Council action is also necessary to allow staff to notify the public of the proposed hearing, which has been set for June 9, 2026. At the conclusion of the public hearing, staff will recommend Council adopt the

budget and levy the assessments.

Financial Considerations: The total estimated expense budget for the District in FY2026/27 is \$60,446 as shown in Exhibit B of the Resolution and detailed in the Report. Pursuant to the Report, \$38,355 of assessment revenue can be used to fund special benefits and \$12,204, the remaining 20.19% of the district maintenance and administration costs detailed in Exhibit B, will be provided by the operating budgets of the Department of Public Works, Streets Division and Department of Finance, Infrastructure Finance Division.

Pursuant to previous Council action authorizing automatic annual increases to the District's maximum authorized assessment amount (Resolution No. 2011-0419), the maximum authorized assessment amount for the District is automatically increased each year based on the February-to-February change in the Consumer Price Index - San Francisco All Urban Consumers (CPI). For FY2026/27, the change in the February 2025 and February 2026 CPI was 2.50%. To address rising maintenance costs for the District, the actual assessment amount for FY2026/27 is proposed to also increase by 2.50%, or \$3.96 per single family home, from the FY2025/26 assessment of \$158.56 per single family home, resulting in a proposed actual assessment of \$162.52 per single family home for FY2026/27. The FY2026/27 assessment is equal to approximately 68% of the maximum authorized assessment of \$238.63 for FY2026/27

Local Business Enterprise (LBE): Not applicable.

Attachment 1

**SCHEDULE OF PROCEEDINGS
VILLAGE GARDEN LANDSCAPE MAINTENANCE DISTRICT 2011-01**

FY2026/27

March 24, 2026 Council – Direct Filing of Engineer’s Report

May 12, 2026	Council – Approval of Engineer’s Report and Resolution of Intention and Set Date for Public Hearing
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May 29, 2026 Publish Notice of Public Hearing

June 9, 2026 Council – Public Hearing, Council Orders Annual Levy

August 2026 Assessments to County for Placement on Tax Roll

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

May 12, 2026

Resolution Approving Engineer's Annual Report and Intention to Levy and Collect Assessments for Maintenance of Landscaping Improvements for the Village Garden Landscape Maintenance District 2011-01 Fiscal Year 2026/27 (Pursuant To Landscaping and Lighting Act Of 1972)

BACKGROUND

- A. The Village Garden Landscape Maintenance District No. 2011-01 (District), the boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on June 19, 2011.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (California Streets and Highways Code § Section 22500 et seq.) (the 1972 Act) and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services within the District, all in accordance with the 1972 Act.
- C. On March 24, 2026, City Council directed the Supervising Engineer of the Department of Public Works, designated by the City Council as the Engineer of Work for the District, to file an Engineer's Annual Report in accordance with the provisions of the 1972 Act (Resolution No. 2026-0077).
- D. The Engineer's Annual Report includes analysis that quantifies the amount of special benefit derived from District activities by the parcels paying the assessment. The result of the analysis is that 79.81% of the maintenance and administrative services provided in the District are a special benefit to the parcels paying the assessment within the District and 20.19% of the services are a general benefit that do not directly benefit the assessed parcels. Pursuant to state law, the City can only collect assessments to the extent that the improvements provide special benefits to assessed parcels and must utilize other sources of funding to provide the general benefit portion. A detailed budget is shown on Exhibit B.
- E. The maximum authorized assessment amount for the District is automatically increased from Fiscal Year (FY) 2026/27 by 2.50% based on the percentage increase in the Consumer Price Index – San Francisco Area (All Urban Consumers) between February 2025 and February 2026 and the actual assessment amount will also increase for FY2026/27. To cover expenditures and maintain a prudent fund balance, the FY2026/27

assessments levied will increase to \$162.52 from the FY2025/26 assessment of \$158.56. However, this actual assessment amount is still lower than the maximum authorized assessment amount for the District.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the background statements A through E are true and correct.
- Section 2 The City Council hereby approves the Engineer's Annual Report for FY2026/27 attached hereto as Exhibit C.
- Section 3 The City Manager or the City Manager's designee is hereby authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2026/27.
- Section 4 The City Council intends to levy and collect assessments within the District during FY2026/27. The area of land to be assessed is in the City of Sacramento, Sacramento County and depicted on the map attached hereto as Exhibit A.
- Section 5 The maintenance of improvements to be made in the District is generally described as follows:
- Maintenance of masonry walls, landscaping, and irrigation systems for the landscape areas within or adjacent to the residential subdivisions in the District. Maintenance of the improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair as required.
- Section 6 In accordance with the City Council's resolution directing the filing of an Engineer's Annual Report, the Engineer of Work has filed the report required by the 1972 Act with the Infrastructure Finance Division. All interested parties are referred to that report for a full and detailed description of the improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

- Section 7 At 2:00 pm on Tuesday, June 9, 2026, the City Council will conduct a public hearing on the question of the levy and collection of the proposed annual assessment for the District. The public hearing is scheduled to be conducted in-person at the City Council Chambers, New City Hall, 915 I Street (first floor), Sacramento, California.
- Section 8 The maximum authorized assessments for the subdivisions within the District will be increasing for FY2026/27 by 2.50% according to the annual increase methodology previously adopted by the City Council. The FY2026/27 actual assessment of \$162.52 per single family home is also increasing by 2.50% from the FY2025/26 assessment of \$158.56 per single family home and is equal to approximately 68% of the maximum allowed assessment of \$238.63 per single family home for FY2026/27 as shown on Exhibit B.
- Section 9 The City Clerk is authorized and directed to give the notice of hearing required by the 1972 Act.
- Section 10. Exhibits A through C are part of the resolution.

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- Exhibit A - District Boundary Map
- Exhibit B - FY 2026/27 District Budget & Parcel Assessment
- Exhibit C - Engineer's Annual Report for FY2026/27

EXHIBIT B

**Village Garden Landscape Maintenance District No. 2011-01
District Budget**

Fund 2231

FY2026/27

	Special Benefit Fund 2231	General Benefit Contribution	Total
Split of Special and General Benefit Respectively	79.81%	20.19%	
Estimated Beginning Fund Balance	8,651		
Total Assessed to Property Owners	38,355		
Total Resources	\$47,006	\$12,204	\$59,210
Maintenance Tasks			
Maintenance	46,282	11,708	57,990
Administrative Costs			
Infrastructure Finance	915	232	1,147
Accounting			
Administration	876	222	1098
County Billing	168	43	211
Total Expenditures	\$48,242	\$12,204	\$60,446
Estimated Ending Fund Balance	(1,236)		
Year-Over-Year Change in Fund Balance	(9,887)		

Parcel Assessment

District Name	FY2026/27 Maximum Authorized Assessment	FY2025/26 Assessment per Residential Parcel	FY2026/27 Assessment per Residential Parcel
Village Garden Landscape Maintenance District No. 2011-01	\$238.63	\$158.56	\$162.52

The maximum annual assessment may be increased for inflation. The amount of the increase will be based on the change in the February-over-February Consumer Price Index for the San Francisco Area (All Urban Consumers) or a substitute index of a similar nature should that index be discontinued. The maximum authorized assessment amount for the District is being automatically increased for FY 2026/27 by 2.50% based on an increase to the 2026 CPI.

Note: If the change in the February-over-February CPI is negative in any given year, the maximum assessment in the subsequent tax year will remain the same as in the prior year.

**ENGINEER'S ANNUAL REPORT
AND THE LEVY OF THE ANNUAL ASSESSEMENT**

**CITY OF SACRAMENTO
VILLAGE GARDEN LANDSCAPE MAINTENANCE DISTRICT**

FY2026-27




**As Accepted By
The City of Sacramento
Sacramento County
California**

ENGINEER'S REPORT
FY2026/27
VILLAGE GARDEN LANDSCAPE MAINTENANCE DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council by Resolution 2026-0077.

Judith Matsui-Drury, P.E., Supervising Engineer
Department of Public Works,
City of Sacramento, Engineer of Work

By: 
Judith Matsui-Drury (Mar 26, 2026 17:25:14 PDT)

I HEREBY CERTIFY:

1. That the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.
2. That the enclosed Engineer's Report, was approved by the City Council of the City of Sacramento, California, on the _____ day of _____, 2026.
3. That the enclosed Assessment and Assessment Diagram was confirmed by the City Council of the City of Sacramento, California, on the _____ day of _____, 2026.
4. The enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Sacramento, California, on the _____ day of _____, 2026
5. .

Mindy Cuppy, City Clerk
City of Sacramento, Sacramento County, California

By: _____

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I. INTRODUCTION

A. Enabling Legislation:

The Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 and following) allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining, and servicing public lighting, landscaping, and park facilities. A portion of the revenue to pay for these improvements comes from special assessments on the land benefiting from the improvements. The local legislative body sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing. The assessments are collected as a separately stated item on the County property tax bill.

A certified copy of the Engineer's Report and the assessment roll are then submitted to the Sacramento County Auditor for billing and collection of the approved assessments.

B. Engineer's Report

It is the task of the City of Sacramento staff, through this Engineer's Report, to recommend to the City Council of Sacramento a fair assessment for each parcel in the District. This recommendation is arrived at by spreading the District Budget in accordance with the methodology established in Section V.

This report describes the work performed and methods adopted in recommending fair assessments.

Respectfully submitted,
Judith Matsui-Drury
Engineer of Work

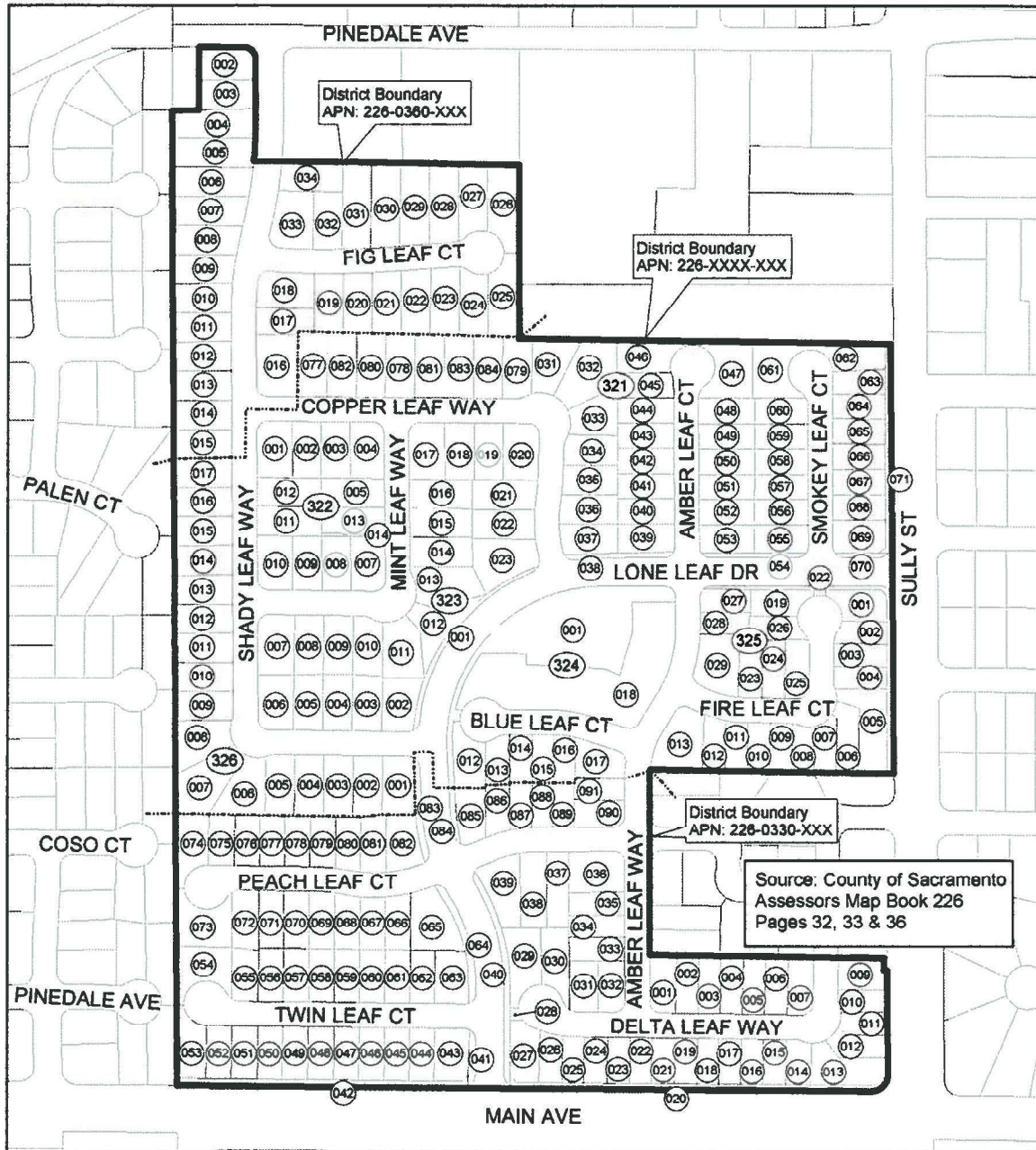
II. ASSESSMENT DIAGRAM

The assessment district boundary coincides with the boundaries of Village Garden North Subdivision Units one through five and the Norwood Subdivision. The subdivision maps were recorded and are on file with the Sacramento County Recorder's Office.

The Sacramento County Assessor's maps are incorporated by reference into the attached Assessment Boundaries Diagram. The lines and dimensions of lots or parcels for the diagram are those lines and dimensions shown on the assessor's maps, which are on file and open to public inspection at the Sacramento County Assessor's Office. The distinctive designation of each lot or parcel shall be its assessor's parcel number.



A. Assessment Boundaries Diagram

Village Garden Landscape District



G.I.S.
City of Sacramento
Department of Finance
B. Mueller
5/05/11



 District Boundary
 Delineates Assessor's Book Pages



III. DESCRIPTION OF IMPROVEMENTS

The maintenance, which is the subject of this report, is briefly described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Finance, 915 I Street, 5th Floor, Sacramento, California 95814.

The improvements generally consist of masonry walls; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on attached schematic diagram. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair as required.

In addition to the hard costs of maintaining the improvements mentioned above, the City will incur costs for staff time and expenses related to the management and maintenance of the improvements within the District. Staff time includes oversight and coordination of both City and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the improvements, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

IV. BENEFIT & METHOD OF SPREADING ASSESSMENTS

It is necessary to separate general benefits from special benefits because Article XIID allows the City to recover from assessments only the proportionate share of the costs of the improvements that provide the special benefits. The proportionate share of costs related to general benefits must be funded by means other than the proposed assessments. In order to levy an assessment, the City has a constitutional burden to demonstrate that: (1) the proposed improvements will confer special benefits on parcels proposed to be assessed; and (2) the amount of the assessment on each parcel will be proportional in relationship to the entirety of the cost of maintenance and operation expenses; and (3) no assessment shall exceed the reasonable cost of the proportional special benefits conferred on each parcel.

Street Landscaping

The overall appeal and safety of an area is enhanced when landscaping improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal and safety decreases when landscaping is overgrown, unsafe or destroyed by the elements or vandalism.

- **Improved Aesthetics:** Street landscaping improvements improve the livability, commercial activity, appearance and desirability for properties within the District. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within the District. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.
- **Increased Safety:** Safety for pedestrians involves not only a degree of protection from vehicular accidents, but also from criminal activity. Well maintained areas mitigate crime, especially vandalism, and enhance pedestrian safety. A recent study found that after landscape improvements were installed, there was a 46% decrease in crash rates across urban arterial and highway sites and a second study reviewed found a 5% to 20% reduction in mid-block crashes after trees and planters in urban arterial roads were put in place. In addition, there is less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces (Wolf, 2010). The Victoria Transport Policy Institute (2011) has found that streetscapes reduce traffic speeds and when combined with improved pedestrian crossing conditions can significantly reduce collisions.
- **Economic Activity:** Well-maintained street landscape improvements not only make adjacent properties appear more stable and prosperous but can spur investment in the property. According to the FHWA, landscaped sidewalks create an inviting place for customers to shop and do business (FHWA, 2001).

As a result of the improvements being maintained, the overall livability of the District will increase. Livability encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

“The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.”

Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next “separate the general benefits from the special benefits conferred,” and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the maintenance of the District’s improvements to be provided by the assessments levied. The maintenance of assessment funded District improvements provided by the Districts will be located within the District boundaries only. There will be no maintenance of assessment funded improvements located outside of the District boundaries.

The ongoing maintenance of the District improvements will provide aesthetic, safety and economic activity benefits to the property within the District. However, it is recognized that the ongoing maintenance of District improvements activities will also provide a level of benefit to some property within proximity to the District, as well as visitors and individuals passing through the District. Pedestrian traffic from property within and outside of the District as well as individuals passing through the District area will be able to utilize the safe and maintained sidewalks to not only access property located within the District, but also to access the North Point Park within the District. Therefore, the general benefit created as a result of the District’s improvements has been considered.

Quantification of Benefit

As a result of the maintenance and operation of the improvements, there will be a level of general benefit to people that do not live within the Village Garden District. In order for property within the District to be assessed only for that portion of special benefits received from the District's maintenance activities, general benefits provided by the ongoing maintenance of the improvements needs to be quantified. The amount of general benefit that is provided from the District's maintenance activities cannot be funded via property owners' assessments.

Based upon the City's General Plan (2009) Roadway Hierarchy, the streets within the City are classified into one of the following categories: expressway, major arterial, minor arterial, collector, or local streets. The street landscaping within the district is located along roads classified as arterial, collector and local streets and primarily situated within the public rights-of-way. The portion of the maintained landscaping that is located along the arterial streets provides some general benefit to pass-through traffic.

Aesthetic, Safety and Economic Benefit for Local Streets

The local street within the Village Garden District upon which the improvements are located is Lone Leaf Drive. The primary reason persons living outside the District would enter the District and walk or drive along Lone Leaf Drive would be to access the North Point Park which is located within the District. While the improvements within the District are primarily a benefit to the properties within the District we must recognize the benefit received by those individuals just that may be just entering to use the park with no intentions of utilizing the properties within the District. Even though the park facilities were installed for the benefit of the residents within the Village Garden District, there will be some general benefit to those people who do not live inside the Village Garden District. It is possible that people living in the neighborhoods around the District will walk into the District strictly for the purpose of utilizing the neighborhood park.

The U.S. Census Bureau (2010) determined that there is an average of 2.61 persons per household in the City of Sacramento. The commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile (Walkscore, 2014). The park was installed specifically for the residents within the immediate vicinity, and most parcels outside of the boundaries have other parks within close proximity. In order to determine the total number of persons who are within close proximity to the park, a quarter-mile radius of the District's boundaries is used.

According to the U.S. Census Bureau (2010), the average household size in the City is 2.61 persons. Based on this average household size and considering there are 236 residential units within the Village Garden District, there are approximately 616 people residing within the District boundaries. There are an estimated 335 residential units within a quarter-mile radius of the District boundaries. Based on the City's average household size, there are approximately 874 persons residing outside of the Village Garden District boundaries, but within walking distance to the North Point Park within the District boundaries. The following shows the estimated number of residential units and persons

within walking district to the North Point Park and either within or outside the Village Garden District boundaries:

One-Quarter Mile Population	Estimated Number of Residential Units	Estimated Number of Persons
Within Village Garden District	236	616
Outside Village Garden District	335	874
Total Population	571	1,490

There are 1.74 acres of park land within the Village Garden District. According to the Trip Generation (2003) report, a City park generates an average of 1.59 trips per acre, with a range of rates between 1.04 – 8.00 (arithmetic mean is 4.52). Considering the mean rate per acre (4.52 trips), there are approximately 7.9 daily trips generated for the North Point Park. According to the 2009 NHTS database, the average number of persons per vehicle is estimated to be 1.61 persons. Therefore, based on the 7.9 daily park trips generated, 12 people are using the park daily within the Village Garden District.

There are 236 households within the Village Garden District, and an additional 335 households that are within a quarter mile and have direct access to the park, but whose properties are not within the boundaries of the Village Garden District.

One-Quarter Mile Population	Estimated Number of Residential Units	Estimated Number of Persons¹	Percentage
Within Village Garden District	236	616	41.33%
Outside Village Garden District	335	874	58.67%
Total Population	517	1,490	100.00%

(1) U.S. Census Bureau (2010) average household size in the City is 2.61 persons.

To allocate the average of park trips generated and people using the park within the Village Garden District, the 12 estimated people using the parks daily has been allocated by the percentages shown above. Based on the one-quarter mile radius population, approximately 7 people may use the North Point Park within the Village Garden District, but live outside of the boundaries of the Village Garden District.

One-Quarter Mile Population	Estimated Number of People Using Parks Daily
Within Village Garden District	5
Outside Village Garden District	7
Total Population	12

Taking the 7 persons that may use the park within the Village Garden District, but residing outside of the Village Garden District, divided by the total population residing outside of the Village Garden District, but within one-quarter mile from the park (874), the estimated percentage of persons engaging in general benefit park activities that do not reside within the Village Garden District represents 0.80%.

One-Quarter Mile Boundary General Benefit	0.80%
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Given the location and size of the park, it is very unlikely the public at large would seek out or use the smaller local park especially when the City has larger community and regional parks that are intended to attract people from outside areas and provide recreational opportunities beyond those supplied by neighborhood parks. However, various sports teams are allowed access to the parks for games, even though it is more likely that residents would use the larger parks for such purposes. Nevertheless, it is likely that certain members of the public at large may use the smaller parks, and as such, a 1.00% general benefit for the park improvements has been assigned to account for usage by the public at large.

Public at large General Benefit	1.00%
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Based on the above calculations, the general benefit portion of the improved safety, aesthetics and economic activity benefits resulting from the improvements is estimated to be 1.80% and the special benefit is estimated to be 98.20%.

Total Local Street Aesthetic, Safety and Economic General Benefit	1.80%
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Aesthetic, Safety and Economic Benefit for Collector Streets

The Collector street that is used as a main access point to and from properties within the Village Garden District providing circulation between the local streets and the arterial network and has District improvements located along is Sully Street. As such, we must also consider the neighborhoods that are along Sully Street, but not within the Village Garden District when analyzing vehicle traffic that may use Sully Street. The City's Traffic Study (2009) does not include the traffic volume and number of daily trips on the collector streets. As such, a study is unavailable at this time. The NHTS Pacific Division data is used in order to estimate the number of drivers who use Sully Street.

According to the Pacific Division data extracted from the NHTS database, of the annual 181,703 (in millions) total person trips, 152,827 (in millions) or 84.11% of those trips were made using a personal motor vehicle (FHWA, 2011). According to the 2001 National Household Travel Survey, household file, U.S. Department of Transportation (2001), the mean drivers per household is 1.75. Based on the drivers per household average, and considering the 236 households within the Village Garden District, there are approximately 413 drivers within the Village Garden District. There are an estimated 203 residential units that are along Sully Street but are not within the boundaries of the Village Garden District. Based on the drivers per household average, there are approximately 355 additional drivers that reside outside of the Village Garden District boundaries, but are in close proximity to the District.

School Population	Estimated Number of Residential Units	Estimated Number of Drivers
Within Village Garden District	236	413
Outside Village Garden District	203	355
Total	439	768

Applying the percentage of vehicle trips (84.11%) reported from the NHTS Pacific Division study to the Village Garden District and the area along Sully Street outside of the Village Garden District population sets, approximately 646 people are within proximity of the Village Garden District that utilize a private vehicle as their primary mode of transportation. Applying the 2009 NHTS vehicle trip percentage to the estimated number of drivers within the Village Garden District approximately 347 people within the Village Garden District boundaries use a personal vehicle as their primary mode of transportation. Therefore, the total surrounding neighborhood area population, located outside of the Village Garden District boundaries, that uses a vehicle as their mode of transportation is estimated to be 299 people.

Sully Street Area Population	Estimated Number of Persons
Within Village Garden District	347
Outside Village Garden District	299
Total Population – uses personal vehicle as primary mode of transportation	646

In order to obtain a better picture of the overall level of general benefit provided by the improvements, the vehicle traffic that will seek out and use the collector streets to access parcels within the Village Garden District, but live outside of the Village Garden District, must be considered. The 2009 NHTS further details the purposes of the 152,827 (in millions) reported vehicle trips. Based on the property types within the Village Garden District, people utilizing the collector street to access properties within the Village Garden District would most likely do so for social or recreational reasons.

The following details the number of vehicle trips for each of the activities that are the most likely reasons people outside of the Village Garden District would use the collector streets to access properties within the Village Garden District:

Trip Purpose	Number of Vehicle Trips (in millions)
Social/Recreational	16,185
Don't know/Other	688
Total	16,873

Of the total number of vehicle trips reported, 16,873 (in millions) or 11.04% are for purposes that persons outside of the Village Garden District would most likely utilize the collector street adjacent to the Village Garden District. Applying this percentage to the number of people using vehicles as their primary mode of transportation and live outside of the Village Garden District along Sully Street but would use the collector streets to reach their destination within the Village Garden District, there are approximately 33 people using the maintained streets for general benefit purposes. The persons engaging in general benefit activities represents 9.29% of the total estimated drivers and is therefore considered to be Village Garden District general benefit.

Based on the above calculations, the general benefit portion of the improved aesthetics, increased safety, and economic activity benefits resulting from the street landscaping improvements on collector streets is estimated to be 9.29% and the special benefit is estimated to be 90.71%.

Collector Street Aesthetic, Safety and Economic General Benefit	9.29%
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Aesthetic, Safety and Economic Benefit for Arterial Streets

Arterial streets are intended to provide a higher degree of mobility and generally serve longer vehicle trips. Main Avenue is the arterial street with landscape improvements that serve not only residents in the immediate vicinity, but persons who live outside of the Village Garden District and are passing by. The City’s Traffic Study (2009) does not identify the percentage of traffic on arterial streets, which is pass-through traffic.

Before the determination and allocation of the percentage of special and general benefit for the arterial streets can be made, the estimated pass-through traffic must be computed. In lieu of having a study that identifies the pass-through traffic on the arterial streets, the estimated number of special benefit trips on the collector streets has been used since, in order to enter or exit the Village Garden District, a vehicle must travel on Main Avenue. Per the City’s General Plan (2009), two lane collector streets similar to Sully Street have an estimated 2,400 vehicles per day. Taking the 2,400 estimated daily trips for the collector street, 223 trips (9.29%) are for general benefit purposes, and 2,177 trips (90.71%), is deemed to be for special benefit purposes.

	Estimated Number of Trips
Collector Street Special Benefit – 90.71%	2,177
Collector Street General Benefit – 9.29%	233
Total	2,400

The City’s Traffic Study (2009) does provide an estimated number of daily trips for Main Avenue along the exterior boundaries of the Village Garden District.

Street Name	Average Number of Vehicles per Day¹
Main Avenue	12,500

(1) Average Number of Vehicles per Day is from the City’s Traffic Study.

Based on the estimated number of 2,177 trips from the collector street and 695 trips from the local street for special benefit purposes, we then reduce the average number of vehicles for the arterial street to calculate our estimated pass-through trips. The pass-through trips are vehicles driving along the maintained streets within the Village Garden District for a portion of their trips, but not residing in the Village Garden District or benefiting from the landscaping improvements in place.

Street Name	Average Number of Vehicles per Day	Less: Estimated Special Benefit Trips	Estimated Number of Pass Through Trips	Estimated % General Benefit
Main Avenue	12,500	2,872	9,628	77.02%

Total Aesthetic, Safety and Economic General Benefit Percentage

The general benefit percentages determined in the previous sections were then applied to each type of street in the Village Garden District. The general benefit percentage for each street type was multiplied by the total linear footage being maintained for such street. The general benefit linear footage was summed for all street segments and divided into the total linear footage of all landscaping maintenance. The result is the overall general benefit percentage. The following table details this calculation.

Street Type	Street Name	Total Linear Footage	General Benefit Percentage	General Benefit Square Footage
Local	Lone Leaf Drive	3,231	1.80%	58
Collector	Sully Street	1,061	9.29%	99
Arterial	Main Avenue	1,249	77.02%	962
Totals:		5,541		1,119

Total Aesthetic, Safety and Economic General Benefit	20.19%
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Based on the above calculations, the general benefit portion of the improved aesthetics, increased safety, and economic activity benefits resulting from the street landscaping improvements is estimated to be 20.19% and the special benefit is estimated to be 79.81%.

METHOD OF SPREADING ASSESSMENTS

Each benefited residential lot in the Village Garden Landscape Maintenance District No. 2011-01 is determined to have equal benefit from the special benefit portion of the landscaping improvements and maintenance thereof. Therefore, each parcel is assessed the special benefit portion of costs in proportion to the total number of parcels in the district.

The annual assessment may be increased for inflation. The amount of the increase will be based on the change in the February-over-February Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers) or a substitute index of a similar nature should that index be discontinued.

Note: Going forward, if the change in the February-over-February CPI is negative in any given year, the proposed assessment in the subsequent tax year will remain the same as in the prior year.

V. ESTIMATE OF COST

Village Garden Landscaping Maintenance District
FY2026/27

	Special Benefit Fund 2231	General Benefit Contribution	Total
Split of Special and General Benefit Respectively	79.81%	20.19%	
Estimated Beginning Fund Balance	8,651		
Total Assessed to Property Owners	38,355		
Total Resources	\$47,006	\$12,204	\$59,210
Maintenance Tasks			
Maintenance	46,282	11,708	57,990
Administrative Costs			
Infrastructure Finance	915	232	1,147
Accounting			
Administration	876	222	1098
County Billing	168	43	211
Total Expenditures	\$48,242	\$12,204	\$60,446
Estimated Ending Fund Balance	-1,236		
Year-Over-Year Change in Fund Balance	-9,887		

VI. ASSESSMENT ROLL

An assessment roll showing the amount to be specifically assessed against each parcel of real property within this district follows. Each parcel is described by County Assessor's parcel number or other designation, and each parcel is also assigned a separate "assessment number" for the purposes of this report.

VILLAGE GARDEN LANDSCAPING MAINTENANCE DISTRICT FY2026/27

<u>Assessment #</u>	<u>Assessor's Parcel No.</u>	<u>Assessment</u>
1	22603210310000	\$162.52
2	22603210320000	\$162.52
3	22603210330000	\$162.52
4	22603210340000	\$162.52
5	22603210350000	\$162.52
6	22603210360000	\$162.52
7	22603210370000	\$162.52
8	22603210390000	\$162.52
9	22603210400000	\$162.52
10	22603210410000	\$162.52
11	22603210420000	\$162.52
12	22603210430000	\$162.52
13	22603210440000	\$162.52
14	22603210450000	\$162.52
15	22603210460000	\$162.52
16	22603210470000	\$162.52
17	22603210480000	\$162.52
18	22603210490000	\$162.52
19	22603210500000	\$162.52
20	22603210510000	\$162.52
21	22603210520000	\$162.52
22	22603210530000	\$162.52
23	22603210550000	\$162.52
24	22603210560000	\$162.52
25	22603210570000	\$162.52
26	22603210580000	\$162.52
27	22603210590000	\$162.52
28	22603210600000	\$162.52
29	22603210610000	\$162.52
30	22603210620000	\$162.52
31	22603210630000	\$162.52
32	22603210640000	\$162.52

33	22603210650000	\$162.52
34	22603210660000	\$162.52
35	22603210670000	\$162.52
36	22603210680000	\$162.52
37	22603210690000	\$162.52
38	22603210770000	\$162.52
39	22603210780000	\$162.52
40	22603210790000	\$162.52
41	22603210800000	\$162.52
42	22603210810000	\$162.52
43	22603210820000	\$162.52
44	22603210830000	\$162.52
45	22603210840000	\$162.52
46	22603220010000	\$162.52
47	22603220020000	\$162.52
48	22603220030000	\$162.52
49	22603220040000	\$162.52
50	22603220050000	\$162.52
51	22603220070000	\$162.52
52	22603220080000	\$162.52
53	22603220090000	\$162.52
54	22603220100000	\$162.52
55	22603220110000	\$162.52
56	22603220120000	\$162.52
57	22603220130000	\$162.52
58	22603230020000	\$162.52
59	22603230030000	\$162.52
60	22603230040000	\$162.52
61	22603230050000	\$162.52
62	22603230060000	\$162.52
63	22603230070000	\$162.52
64	22603230080000	\$162.52
65	22603230090000	\$162.52
66	22603230100000	\$162.52
67	22603230110000	\$162.52
68	22603230130000	\$162.52
69	22603230140000	\$162.52
70	22603230150000	\$162.52
71	22603230160000	\$162.52
72	22603230170000	\$162.52
73	22603230180000	\$162.52
74	22603230190000	\$162.52
75	22603230200000	\$162.52
76	22603230210000	\$162.52

77	22603230220000	\$162.52
78	22603230230000	\$162.52
79	22603240120000	\$162.52
80	22603240130000	\$162.52
81	22603240140000	\$162.52
82	22603240150000	\$162.52
83	22603240160000	\$162.52
84	22603240170000	\$162.52
85	22603250010000	\$162.52
86	22603250020000	\$162.52
87	22603250030000	\$162.52
88	22603250040000	\$162.52
89	22603250050000	\$162.52
90	22603250060000	\$162.52
91	22603250070000	\$162.52
92	22603250080000	\$162.52
93	22603250090000	\$162.52
94	22603250100000	\$162.52
95	22603250110000	\$162.52
96	22603250120000	\$162.52
97	22603250130000	\$162.52
98	22603250190000	\$162.52
99	22603250230000	\$162.52
100	22603250240000	\$162.52
101	22603250250000	\$162.52
102	22603250260000	\$162.52
103	22603250270000	\$162.52
104	22603250280000	\$162.52
105	22603250290000	\$162.52
106	22603260010000	\$162.52
107	22603260020000	\$162.52
108	22603260030000	\$162.52
109	22603260040000	\$162.52
110	22603260050000	\$162.52
111	22603260060000	\$162.52
112	22603260070000	\$162.52
113	22603260080000	\$162.52
114	22603260090000	\$162.52
115	22603260100000	\$162.52
116	22603260110000	\$162.52
117	22603260120000	\$162.52
118	22603260130000	\$162.52
119	22603260140000	\$162.52
120	22603260150000	\$162.52

121	22603260160000	\$162.52
122	22603260170000	\$162.52
123	22603300010000	\$162.52
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125	22603300030000	\$162.52
126	22603300040000	\$162.52
127	22603300050000	\$162.52
128	22603300060000	\$162.52
129	22603300070000	\$162.52
130	22603300090000	\$162.52
131	22603300100000	\$162.52
132	22603300110000	\$162.52
133	22603300120000	\$162.52
134	22603300130000	\$162.52
135	22603300140000	\$162.52
136	22603300150000	\$162.52
137	22603300160000	\$162.52
138	22603300170000	\$162.52
139	22603300180000	\$162.52
140	22603300190000	\$162.52
141	22603300210000	\$162.52
142	22603300220000	\$162.52
143	22603300230000	\$162.52
144	22603300240000	\$162.52
145	22603300250000	\$162.52
146	22603300260000	\$162.52
147	22603300270000	\$162.52
148	22603300290000	\$162.52
149	22603300300000	\$162.52
150	22603300310000	\$162.52
151	22603300320000	\$162.52
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157	22603300380000	\$162.52
158	22603300390000	\$162.52
159	22603300430000	\$162.52
160	22603300440000	\$162.52
161	22603300450000	\$162.52
162	22603300460000	\$162.52
163	22603300470000	\$162.52
164	22603300480000	\$162.52

165	22603300490000	\$162.52
166	22603300500000	\$162.52
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177	22603300620000	\$162.52
178	22603300630000	\$162.52
179	22603300650000	\$162.52
180	22603300660000	\$162.52
181	22603300670000	\$162.52
182	22603300680000	\$162.52
183	22603300690000	\$162.52
184	22603300700000	\$162.52
185	22603300710000	\$162.52
186	22603300720000	\$162.52
187	22603300730000	\$162.52
188	22603300740000	\$162.52
189	22603300750000	\$162.52
190	22603300760000	\$162.52
191	22603300770000	\$162.52
192	22603300780000	\$162.52
193	22603300790000	\$162.52
194	22603300800000	\$162.52
195	22603300810000	\$162.52
196	22603300820000	\$162.52
197	22603300850000	\$162.52
198	22603300860000	\$162.52
199	22603300870000	\$162.52
200	22603300880000	\$162.52
201	22603300890000	\$162.52
202	22603300900000	\$162.52
203	22603300910000	\$162.52
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207	22603600050000	\$162.52
208	22603600060000	\$162.52

209	22603600070000	\$162.52
210	22603600080000	\$162.52
211	22603600090000	\$162.52
212	22603600100000	\$162.52
213	22603600110000	\$162.52
214	22603600120000	\$162.52
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216	22603600140000	\$162.52
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222	22603600200000	\$162.52
223	22603600210000	\$162.52
224	22603600220000	\$162.52
225	22603600230000	\$162.52
226	22603600240000	\$162.52
227	22603600250000	\$162.52
228	22603600260000	\$162.52
229	22603600270000	\$162.52
230	22603600280000	\$162.52
231	22603600290000	\$162.52
232	22603600300000	\$162.52
233	22603600310000	\$162.52
234	22603600320000	\$162.52
235	22603600330000	\$162.52
236	22603600340000	\$162.52

Total \$38,354.72