

**DIRECTOR'S REPORT**  
**CITY OF SANTA CLARA**  
**PARKING MAINTENANCE DISTRICT NO. 122**  
**FISCAL YEAR 2025/26**

**April 8, 2025**

## **ASSESSMENT FORMULA**

Fiscal Year 2025/26  
City of Santa Clara, California

### **Parking Maintenance District No. 122**

The formula upon which the annual assessment levy, for the payment of the costs and expenses of maintaining and operating the improvements, and providing funds for future parking lots and associated walkways, exceptional maintenance and improvements, within Parking Maintenance District No. 122, including the costs and expenses incidental thereto, will be apportioned according to benefits among the several lots or parcels of property within the Maintenance District for the Fiscal Year 2025/26 is as follows:

- Costs and expenses are to be shared between the City and property owners as below:

- a. City shall pay for the operation and maintenance cost on a 100% basis.
- b. Property owners shall pay \$14,200 annually, less interest from prior years' property owners operation and maintenance assessments as of June 30, 2002, to be kept in a fund to be used towards future exceptional maintenance and improvements of parking lots and associated walkways and appurtenances.

- Each assessment shall be determined on the basis of the gross floor area of the building located upon the lot or parcel of property assessed.

- For the purposes of the formula herein, gross floor area shall mean that area computed from the outside dimensions of the building and not excluding corridors and other design features and aggregated for each additional story or mezzanine floor and any basement area.

## **DIRECTOR'S REPORT**

ASSESSMENT for Fiscal Year 2025/26 City of Santa Clara, California

### **Parking Maintenance District No. 122**

I, Craig Mobeck, Director of Public Works for the City of Santa Clara, California, pursuant to the provisions of Section 16.10.490 of the Code of the City of Santa Clara, hereby make this report and following benefit assessment to cover the costs and expenses of maintaining and operating the improvement within Parking Maintenance District No. 122 of said City, including the costs and expenses incidental thereto, to be paid by said Maintenance District.

The amount to be paid therefor by said Maintenance District for the Fiscal Year 2025/26 is as follows:

<b><u>Expenditures</u></b>	<b><u>As Preliminarily Approved</u></b>	<b><u>As Finally Approved</u></b>
Routine Maintenance & Operation	\$144,647.00	\$
Exceptional Maintenance and Repairs	\$0.00	\$
<b>TOTAL COST</b>	<b>\$144,647.00</b>	<b>\$</b>

### **Funding for FY 2025/26 Expenditures**

Exceptional Maintenance & Improvement From Fund Balance Reserve	\$0.00	\$
Contribution from City General Fund (001)	\$144,647.00	\$
<b>TOTAL</b>	<b>\$144,647.00</b>	<b>\$</b>

### **Property Owner Assessment**

Owner's Annual Assessment	\$14,200.00	\$
Less Accrued Interest of Owner's Fund Balance	[\$3,527.00]	\$
<b>TOTAL NET ASSESSMENT</b>	<b>\$10,673.00</b>	<b>\$</b>
<i>(Goes to Fund Balance Reserve)</i>		

And I do hereby assess and apportion the amount said costs and expenses, including the costs and expenses incidental thereto, upon the several lots or parcels of property liable therefor and benefited thereby, in proportion to the benefits to be received by such lots or parcels of property, from the maintenance and operation thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Santa Clara for the Fiscal Year 2025/26 to the right of the parcel numbers and include all of such parcel.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Craig Mobeck, Director of Public Works

## **BUDGET**

Fiscal Year 2025/26  
City of Santa Clara, California

### **Parking Maintenance District No. 122**

<b><u>Expenditures</u></b>	<b>As Preliminarily Approved</b>	<b>As Finally Approved</b>	
Maintenance & Operation:	\$144,647.00	\$	Labor, materials, supplies, and equipment to maintain Parking Maintenance District No. 122 including, but not limited to water, sewer, and electrical costs, sweeping of parking lots and mall area, maintenance of pavement, striping, landscaping, mall fountains, City supervision (50% of labor and fringe benefits of Street Maintenance Worker I).
Exceptional Maintenance and Improvements of Parking Lots and Associated Walkways	\$0.00	\$	Repairs to concrete walkways at multiple locations throughout the property.
<b>TOTAL COST</b>	<b>\$144,647.00</b>	<b>\$</b>	

### **Funding for FY 2025/26 Expenditure**

Owner's Reserve for Exceptional Maintenance & Improvement Fund Balance:	[\$0.00]	\$
Contribution from City General Fund (001):	<u>[\$144,647.00]</u>	\$
<b>Owner's Annual Assessment</b>	<b>\$14,200.00</b>	<b>\$</b>
Less Accrued Interest on Owners' Fund Balance:	<u>[\$3,527.00]</u>	<u>\$</u>
<b>Total Net Assessment:</b>	<b>\$10,673.00</b>	<b>\$</b>

**ASSESSMENT**

Fiscal Year 2025/26  
City of Santa Clara, California

**Parking Maintenance District No. 122**

<b>Name &amp; Address of Owner</b>	<b>Assessor's Parcel Number</b>	<b>(2) As Finally Confirmed</b>	<b>(1) As Preliminarily Approved</b>	<b>Gross Floor Area (sq. ft.)</b>	<b>% of Total Floor Area</b>
Green Valley Corporation 777 N. First Street, 5 <sup>th</sup> Floor San Jose, CA 95112	269-22-111	\$	\$2,231.40	13,305.22	20.907
Ramiro Hermosillo Trust 3121 Riddle Rd. San Jose, CA 95117	269-22-110	\$	\$1,179.69	7,034.13	11.053
John DeMartini Trustee & Et al. 477 9 <sup>th</sup> Avenue Ste 107 San Mateo, CA 94402	269-22-108	\$	\$1,427.83	8,513.76	13.378
David DeLozier Trustee 1162 Carmel Way Santa Clara, CA 95050	269-22-098	\$	\$1,248.74	7,445.88	11.700
T & I Real Estate Solutions 364 Appian Way Union City, CA 94587	269-22-103	\$	\$ 232.67	1,387.35	2.180
Alice May-Wan Chan 20015 Bella Vista Saratoga, CA 95070	269-22-102	\$	\$ 134.27	800.59	1.258
Ross L. Peterson Et al. 822 Comstock Drive Folsom, CA 95630	269-22-105	\$	\$ 336.09	2,004.02	3.149

**ASSESSMENT**

Fiscal Year 2025/26  
City of Santa Clara, California

**Parking Maintenance District No. 122**

<b>Name &amp; Address of Owner</b>	<b>Assessor's Parcel Number</b>	<b>(2) As Finally Confirmed</b>	<b>(1) As Preliminarily Approved</b>	<b>Gross Floor Area (sq. ft.)</b>	<b>% of Total Floor Area</b>
Robert Freitas Et al. 255 Washington Street Milpitas, CA 95035	269-22-104	\$	\$ 279.21	1,664.82	2.616
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-113	\$	\$ 360.85	2,151.67	3.381
Thomas Mitchell Trustee & Et al. 16200 Greenwood Lane Monte Sereno, CA 95030	269-22-106	\$	\$1,337.65	7,976.00	12.533
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-101	\$	\$ 369.82	2,205.13	3.465
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-100	\$	\$ 206.84	1,233.34	1.938
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-115	\$	\$1,010.63	6,026.07	9.469
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-114	\$	\$ 317.31	1,892.02	2.973
<b>TOTAL</b>		<b>\$</b>	<b>\$10,673.00</b>	<b>63,640.00</b>	<b>100%</b>

I, the Assistant City Clerk of the City of Santa Clara, hereby certify that the foregoing assessment in the amounts set forth in Column (2) unless Column (2) is blank, in which event the amounts in Column (1) apply, was approved and confirmed by the City Council of said City on \_\_\_\_\_, 2025.

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Nora Pimentel, MMC  
Assistant City Clerk  
City of Santa Clara