



# City of San Juan Bautista

*The "City of History"*

Office of the City Manager

May 24, 2023

Revised 05.22.23

All Property Owners

(Refer to link for Formation Report)

Creekbridge/Valle Vista Neighborhood

San Juan Bautista, CA 95045

SUBJECT: Invitation to Discuss the Lighting and Landscape Assessment District  
Wednesday May 24, 2023 at 6 PM, by Zoom, or in person at the Carl Luck  
Library

All property owners in the Valle Vista ("Creekbridge") neighborhood are invited to a special community meeting to discuss the "Lighting and Landscape Maintenance Assessment District Number 1" that each property owner contributes to when they pay their property tax. This meeting will last approximately 90-minutes, with time for questions. It will be facilitated by Don Reynolds, City Manager.

Attached is an Agenda. The District was established in 2003. On the City's webpage, under City Engineer, you can find the original documents that established this District and most recent Resolutions: [https://www.san-juan-bautista.ca.us/departments/city\\_engineer.php#revize\\_document\\_center\\_rz2323](https://www.san-juan-bautista.ca.us/departments/city_engineer.php#revize_document_center_rz2323).

The "Lighting and Landscaping Act of 1972 provides for property owners to tax themselves forming a "district", ("Assessment District") to maintain their neighborhoods for the maintenance and repair of special assets unique to the neighborhood above and beyond normal City services. For example, the District maintains the small park and Gazebo, light poles and landscaping in common areas. The web-site link defines exactly what is funded by the District.

This Assessment program is required to be renewed annually after conducting a public hearing. Property owners can be heard and their concerns recorded as part of the record. If more than half the property owners protest the renewal of the District, it can be terminated with approval from the City Council.

Please join us for an informative and lively conversation about your neighborhood. If you have any questions or concerns, or cannot attend but would like to submit written questions, please contact me at [citymanager@san-juan-bautista.ca.us](mailto:citymanager@san-juan-bautista.ca.us).

We look forward to seeing you there. Thank you,

Don Reynolds

City Manager

cc: City Council



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## VALLE VISTA- CREEKBRIDGE COMMUNITY MEETING

May 24, 2023

**Revised 05.23.23**

6:00 PM @ the Carl Luck Library  
801 Second Street, San Juan Bautista, CA 95045

This meeting is being conducted "in-person" and by Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/82775936301>

Meeting ID: 827 7593 6301

Dial by your location +1 669 900 6833 US (San Jose)

1. Introductions
2. Status of various developments in and around the District
3. City Manager's Overview of the CFD Zone 2
  - a. Review the 2018 Formation Report
  - b. Review the Cost Estimate to develop improvements in the District
4. Questions and Answers (this meeting will end at 7:30 PM)

*At the time the District was formed, a "maximum special tax" for each tax area was calculated. They are currently set at these maximum rates and are increased by the Cost of Living Index every year:*

*The maximum assessment is currently \$1,660.91 for Fiscal Year 2023/24*

*The actual assessment levied in FY 21/12 and FY 22/23 was \$603.26, and is proposed to be \$663.59 this year. This is an increase of \$60.33, or a 10% increase.*