

**CUPERTINO SANITARY DISTRICT
SANITARY BOARD MEETING
WEDNESDAY, DECEMBER 18, 2024**

AGENDA

The meeting will be held in person at 7:00 p.m. in the Stevens Creek Office Center, Suite 100, 20863 Stevens Creek Boulevard, Cupertino, California and via virtual teleconference.

Anyone interested may attend in person, by phone [call 1 (866) 899 - 4679 Conference Access Code: 251566821], or virtually <https://global.gotomeeting.com/join/251566821>.

1. ROLL CALL

2. PUBLIC COMMENTS

This portion of the meeting is reserved for persons desiring to address the board on any matter not on the agenda. Speakers are limited to three (3) minutes.

All statements requiring a response will be referred to staff for further action. In most cases, state law will prohibit the board from making any decisions with respect to a matter not listed on the agenda.

3. CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
in accordance with government code section Paragraph (1) of Subdivision (d) of Section 54956.9, existing litigation. Name of Case: County Sanitation District 2-3, West Valley Sanitation District, Cupertino Sanitary District, Burbank Sanitary District and the City of Milpitas v. The City of San Jose, The City of Santa Clara and Does 1 through 50 inclusive.

4. MINUTES & BILLS

- A. APPROVAL OF THE SPECIAL MEETING MINUTES OF DECEMBER 5, 2024
- B. APPROVAL OF THE MINUTES OF NOVEMBER 20, 2024
- C. APPROVED MEETING MINUTES OF NOVEMBER 6, 2024
- D. APPROVAL OF FINANCIAL REPORT AND PAYMENT OF BILLS
- E. TIMESHEETS

5. CORRESPONDENCE

- A. EMAIL FROM RESIDENT – LINDA VISTA DRIVE PROPOSED DEVELOPMENTS
- B. CITY OF SAN JOSE – TIMETABLE FOR COMPLETION OF 2025-2026 REVENUE PROGRAM
- C. CITY OF SAN JOSE – THIRD QUARTER ADJUSTMENTS FOR O&M AND CIP BILLINGS
- D. SANTA CLARA COUNTY ASSESSOR’S ANNUAL REPORT

**CUPERTINO SANITARY DISTRICT
SANITARY BOARD MEETING
WEDNESDAY, DECEMBER 18, 2024**

6. MEETINGS

- A. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) TO BE HELD ON MONDAY, JANUARY 6, 2025
- B. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE TO BE HELD ON WEDNESDAY, JANUARY 8, 2025
- C. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) TO BE HELD ON THURSDAY, JANUARY 9, 2025

7. REPORTS

- A. SANTA CLARA COUNTY SPECIAL DISTRICTS ASSOCIATION MEETING HELD ON MONDAY, DECEMBER 2, 2024
- B. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) HELD ON MONDAY, DECEMBER 9, 2024
- C. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE HELD ON WEDNESDAY, DECEMBER 11, 2024
- D. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) HELD ON THURSDAY, DECEMBER 12, 2024

8. UNFINISHED BUSINESS

- A. CRISTO REY PUMP STATION
- B. CASA WINTER CONFERENCE – JANUARY 29-31, PALM SPRINGS

9. NEW BUSINESS

- A. OATH OF OFFICE - THREE APPOINTED BOARD MEMBERS
- B. 2025 BOARD ELECTIONS
- C. ANTI-HARASSMENT POLICY ADOPTION

10. STAFF REPORT

- A. FUTURE DEVELOPMENT PROJECTS
- B. MONTHLY MAINTENANCE SUMMARY

11. CALENDAR ITEMS

- A. NEXT REGULAR DISTRICT BOARD MEETING IS TO BE DETERMINED DUE TO CALENDAR CONFLICT

12. ADJOURNMENT

CUPERTINO SANITARY DISTRICT
SPECIAL MEETING, CLOSED SESSION
THURSDAY, DECEMBER 5, 2024

A Cupertino Sanitary District Board Special Meeting Closed Session convened this date at 4:00 p.m. This meeting was conducted at the District office at 20863 Stevens Creek Blvd, Suite 100, Cupertino.

1. ROLL CALL:

Members present: Angela Chen, Bill Bosworth, Patrick Kwok, and Taghi Saadati. David Doyle attended virtually from 1032 South Kihei Road, Unit B316, Kihei Hawaii.

Staff present: District Manager Benjamin Porter, and Counsel Marc Hynes. District Administrative Assistant Frankie Martinez attended virtually.

Public Present: None

2. CLOSED SESSION:

The closed session commenced at 4:01 p.m. Manager Porter and Administrative Clerk Martinez were excused from the closed session.

CONFERENCE WITH LEGAL COUNSEL –EXISTING LITIGATION

Government Code § 54956.9 existing litigation – Post Trial Actions. Name of Case: County Sanitation District 2-3, West Valley Sanitation District, Cupertino Sanitary District, Burbank Sanitary District and the City of Milpitas v. The City of San Jose, The City of Santa Clara and Does 1 through 50 inclusive.

Reportable Board Action: By unanimous vote, the Board authorized the filing of an appeal from the amended judgment of the court in the litigation with San Jose and Santa Clara regarding the regional wastewater facility.

President Chen adjourned the closed session at 4:20 p.m. and the regular meeting was called to order. Manager Porter and Administrative Clerk Martinez rejoined the regular meeting.

3. NEW BUSINESS

A. CASA Annual Winter Conference to be held January 29-31, 2025, in Palm Springs, CA

Directors Saadati, Chen, Bosworth, and Doyle plan on attending the full conference. Director Kwok does not plan to attend. District Counsel will attend the attorney’s meeting virtually, and Manager Porter plans to attend the full conference.

B. CSRMA Training at CASA Annual Winter Conference to be held January 29, 2025

Directors Saadati, Chen, Bosworth, and Doyle plan on attending the CSRMA training session.

4. ADJOURNMENT:

The meeting was adjourned at 4:32 P.M.

Secretary of the Sanitary Board

President of the Sanitary Board

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, NOVEMBER 20, 2024

The Sanitary Board of the Cupertino Sanitary District convened this date at 7:00 p.m. This meeting was conducted at the District office at 20863 Stevens Creek Blvd, Suite 100, Cupertino. Participation was also available via videoconference.

1. ROLL CALL:

Acting President Saadati called the meeting to order, and the following proceedings were had to wit: Roll call was taken, with the following members in attendance:

Board Members present: Patrick Kwok, David Doyle, Taghi Saadati, and Bill Bosworth. Angela Chen attended virtually from No. 285, Section 3, Nanjing East Road, Songshan District, Taipei City, Taiwan 105.

Staff present: District Manager Benjamin Porter, District Administrative Clerk Frankie Martinez, and Counsel Marc Hynes.

Public Present: None

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

Acting President Saadati adjourned the regular meeting session and opened the closed session at 7:01 p.m. Manager Porter and Administrative Clerk Martinez were excused from closed session.

- A. Conference with legal counsel – Existing Litigation in accordance with government code section Paragraph (1) of Subdivision (d) of Section 54956.9, existing litigation. Name of Case: County Sanitation District 2-3, West Valley Sanitation District, Cupertino Sanitary District, Burbank Sanitary District, and the City of Milpitas v. The City of San Jose, The City of Santa Clara, and Does 1 through 50 inclusive.

Board action: There was no reportable action.

Acting President Saadati adjourned the closed session at 7:26 p.m. and the regular meeting was called to order. Manager Porter and Administrative Clerk Martinez returned to the regular meeting.

4. MINUTES & BILLS:

- A. Approval of the Regular Meeting Minutes of November 6, 2024

On a motion by Director Bosworth, seconded by Director Kwok by a roll call vote of 5-0-0, the minutes of the Regular Meeting held on Wednesday, November 6, 2024, were approved as written.

- B. The revised minutes of October 23, 2024, are to be Noted & Filed.

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, NOVEMBER 20, 2024

C. Approval of Financial Report and Payment of Bills

Director Doyle requested Staff prepare a presentation on Lucity software changes for the District. On a motion by Director Bosworth, seconded by Director Doyle, by a roll call vote of 5-0-0, the financial statements and warrants were approved.

D. Timesheets

The Board submitted their November timesheets to District Manager Porter. President Chen will submit electronically.

5. CORRESPONDENCE:

There was none.

6. MEETINGS:

- A. Director Bosworth plans to attend the Santa Clara County Special Districts Association (SCCSDA) meeting to be held on Monday, December 2, 2024.

Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, December 12, 2024.

7. REPORTS:

- A. Manager Porter reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Advisory Committee (TAC) held on Tuesday, November 12, 2024.
- B. California Alliance for Sewer System Excellence (CASSE) teleconference to be held on Wednesday November 13, 2024, was canceled.
- C. Director Kwok reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) held on Thursday, November 14, 2024.

8. UNFINISHED BUSINESS:

- A. Cristo Rey Pump Station Control Panel

Manager Porter gave an update to the Board on the Cristo Rey Pump Station Control Panel. Structural work is a permanent shade structure to prevent the control panel from overheating in direct sunlight. Director Saadati suggested exploring other options such as making the cabinet larger and installing a cooling fan. Director Doyle moved to approve the contract and add another review of the need for a permanent shade structure. Seconded by Director Kwok, by a roll call vote of 5-0-0, the Board approved.

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9. NEW BUSINESS:

A. Quitclaim – 10581 Madera Drive

On a motion by President Chen, seconded by Director Kwok by a roll call vote of 5-0-0, the Board approved acceptance of the Quitclaim.

10. STAFF REPORT

A. Manager Porter reported on Future Development Projects.

B. Manager Porter reported on the Monthly Maintenance Summary.

11. CALENDAR ITEMS

A. The next regular District Board Meeting is scheduled to be held on Wednesday, December 4, 2024. Director Doyle plans to attend this meeting remotely.

12. ADJOURNMENT:

The meeting was adjourned at 8:12 pm.

Secretary Pro-Tem of the Sanitary Board

Acting President of the Sanitary Board

CUPERTINO SANITARY DISTRICT BOARD MEETING WEDNESDAY, NOVEMBER 6, 2024

The Sanitary Board of the Cupertino Sanitary District convened this date at 7:00 p.m. This meeting was conducted at the District office at 20863 Stevens Creek Blvd, Suite 100, Cupertino. Participation was also available via videoconference.

1. ROLL CALL:

Acting President Saadati called the meeting to order, and the following proceedings were had to wit: Roll call was taken, with the following members in attendance:

Board Members present: Patrick Kwok, David Doyle, Taghi Saadati, and Bill Bosworth. Angela Chen attended virtually from No. 127, Section 7, Zhongshan North Road, Shilin District, Taipei City, Taiwan 111.

Staff present: District Manager Benjamin Porter, District Administrative Clerk Frankie Martinez, and Counsel Marc Hynes.

Public Present: None

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

Acting President Saadati adjourned the regular meeting session and opened the closed session at 7:01 p.m. Manager Porter and Administrative Clerk Martinez were excused from closed session.

- A. Conference with legal counsel – Existing Litigation in accordance with government code section Paragraph (1) of Subdivision (d) of Section 54956.9, existing litigation. Name of Case: County Sanitation District 2-3, West Valley Sanitation District, Cupertino Sanitary District, Burbank Sanitary District, and the City of Milpitas v. The City of San Jose, The City of Santa Clara, and Does 1 through 50 inclusive.

Board action: There was no reportable action.

Acting President Saadati adjourned the closed session at 7:06 p.m. and the regular meeting was called to order. Manager Porter and Administrative Clerk Martinez returned to the regular meeting.

4. MINUTES:

- A. Approval of the Regular Meeting Minutes of October 23, 2024

On a motion by Director Bosworth, seconded by Director Kwok by a roll call vote of 4-0-1, the minutes of the Regular Meeting held on Wednesday, October 23, 2024, were approved with revision. President Chen abstained.

- B. The minutes of October 2, 2024, are to be Noted & Filed.

CUPERTINO SANITARY DISTRICT BOARD MEETING
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5. CORRESPONDENCE:

- A. City of San Jose Revised FY2023-24 Operations & Maintenance Cost Sharing. It is to be Noted & Filed.
- B. LAFCO Policies Comprehensive Review and Update: Notice of Availability and Public Hearing. It is to be Noted & Filed.
- C. The California Department of Tax and Fee Administration Request for Records. Staff will comply.

6. MEETINGS:

- A. Manager Porter plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Advisory Committee (TAC) to be held on Monday, November 12, 2024.
- B. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) teleconference to be held on Wednesday, November 13, 2024.
- C. Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, November 14, 2024.

7. REPORTS:

- A. Manager Porter reported on the Via Regina Force Main project.

8. UNFINISHED BUSINESS:

- A. Cristo Rey Pump Station Control Panel

Manager Porter gave an update to the Board on the Cristo Rey Pump Station Control Panel. The Board asked staff to report back at the next regular meeting with answers to the following: Clarify “structural design,” what is the project schedule, and how many site visits there will be.

9. NEW BUSINESS:

- A. Reimbursement of Sewer Service Charges for APN 342-29-011

On a motion by Director Kwok, seconded by Director Doyle by a roll call vote of 4-0-1, the Board approved reimbursement in the amount of \$626.82. President Chen abstained.

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10. STAFF REPORT

There were none.

11. CALENDAR ITEMS

- A. The next regular District Board Meeting is scheduled to be held on Wednesday, November 20, 2024. President Chen plans to attend this meeting remotely.

12. ADJOURNMENT:

The meeting was adjourned at 7:41 pm.

Secretary Pro-Tem of the Sanitary Board

Acting President of the Sanitary Board

CUPERTINO SANITARY DISTRICT
MONTHLY FINANCIAL REPORT THROUGH NOVEMBER 2024
5th Month of Operations (42% into FY Operations)
 FISCAL YEAR: July 1, 2024 to June 30, 2025

EXPENSE SUMMARY REPORT

Account Name	Account Number	BUDGET	Prior Expenses	Amount Payable NOV SERVICES	Total To Date Expenses	Remaining Balance	% Expended To Date	Comments
OPERATING EXPENSES								
Loan Payments	41000	\$1,200,063	\$0.00	\$600,000.00	\$600,000.00	\$600,062.50	50.0%	Payment Due 1/15/25
Directors Fees	41030	\$38,000	\$12,883.46	\$2,908.55	\$15,792.01	\$22,207.99	41.6%	On Target
Gasoline, Oil & Fuel	41060	\$4,000	\$0.00	\$0.00	\$0.00	\$4,000.00	0.0%	None to date
Insurance	41060	\$195,500	\$16,278.49	\$1,181.20	\$17,459.69	\$178,040.31	8.9%	Dooley Insurance (January Coverage)
Memberships	41080	\$57,000	\$14,543.71	\$40,711.00	\$55,254.71	\$1,745.29	96.9%	CASA, SWRCB, and CWEA
Office Rent	41090	\$4,800	\$1,600.00	\$400.00	\$2,000.00	\$2,800.00	41.7%	On Target
Operating Expenses	41100	\$3,000	\$1,055.64	\$375.08	\$1,430.72	\$1,569.28	47.7%	Public Outreach (Fall Festival); Tax Roll Correction Fee
Operating Expenses - Credit Card Transaction Fees	41100-1	\$6,000	\$1,467.37	\$339.49	\$1,806.86	\$4,193.14	30.1%	Credit Card Processing Fees - November
Contractual Services:								
Outfall Maintenance	41113	\$150,000	\$132,885.32	\$0.00	\$132,885.32	\$17,114.68	88.6%	None this month
T.P. Oper. & Maint.	41114	\$8,291,700	\$4,092,910.00	\$0.00	\$4,092,910.00	\$4,198,790.00	49.4%	None this month
Professional Services:								
Management Services	41121	\$575,000	\$171,850.09	\$48,082.15	\$219,932.24	\$355,067.76	38.2%	On Target
SSMP Certification and Implementation	41121	\$230,000	\$54,969.49	\$30,987.05	\$85,956.54	\$144,043.46	37.4%	New Waste Discharge Requirements (WDR) Implementation - head start on 2024/2025 activities
Engineering Services	41122	\$1,450,000	\$538,359.98	\$92,751.05	\$631,111.03	\$818,888.97	43.5%	On Target
Peak Flow Reduction	41122-1	\$40,000	\$4,823.21	\$1,521.98	\$6,345.19	\$33,654.81	15.9%	Flow model calibration
Plan Ckg. & Insp.	41123	\$200,000	\$81,904.28	\$16,390.67	\$98,294.95	\$101,705.05	49.1%	On Target
Legal - Consultant Services	41124	\$4,500	\$2,000.00	\$0.00	\$2,000.00	\$2,500.00	44.4%	None this month
Legal - District Counsel	41124	\$50,000	\$13,793.00	\$2,007.00	\$15,800.00	\$34,200.00	31.6%	District Counsel - Legal Services through December 12, 2024
Legal - Common Interest Group (CuSD Advance Pay)	41124	\$390,000	\$110,313.57	\$3,094.08	\$113,407.65	\$276,592.35	29.1%	Hunton Andrews Kurth LLP (services through October)
Legal - Common Interest Group (CuSD Share)	41124	\$110,000	\$63,865.74	\$1,791.31	\$65,657.05	\$44,342.95	59.7%	Hunton Andrews Kurth LLP (services through October)
Audit	41125	\$14,000	\$0.00	\$0.00	\$0.00	\$14,000.00	0.0%	None to date
Printing & Publications	41130	\$32,000	\$0.00	\$0.00	\$0.00	\$32,000.00	0.0%	None to date
Repair and Maintenance								
Repairs	41150	\$200,000	\$58,896.13	\$7,667.11	\$66,563.24	\$133,436.76	33.3%	On target
Maintenance	41151	\$3,944,000	\$1,416,332.18	\$273,952.56	\$1,690,284.74	\$2,253,715.26	42.9%	On target
Travel & Meetings Staff	41170	\$15,000	\$1,461.17	\$0.00	\$1,461.17	\$13,538.83	9.7%	None this month
Travel & Meetings BOD	41170	\$18,000	\$4,820.38	\$0.00	\$4,820.38	\$13,179.62	26.8%	None this month
Utilities	41190	\$90,000	\$27,849.96	\$6,749.18	\$34,599.14	\$55,400.86	38.4%	Electricity and water at pump stations
Refunds & Reimbursements:								
Miscellaneous	41201	\$50,000	\$1,126.82	\$400.00	\$1,526.82	\$48,473.18	3.1%	Permit Fees Partial Refund
Connection Fees	41202	\$2,000	\$0.00	\$0.00	\$0.00	\$2,000.00	0.0%	None to date
Checking & Inspection	41203	\$3,000	\$21,300.67	\$0.00	\$21,300.67	-\$18,300.67	710.0%	None this month
Emergency Funds	48000	\$250,000	\$48,086.56	\$24,662.42	\$72,748.98	\$177,251.02	29.1%	District Staff - Stoppage Response; Two emergencies from Able
Consolidated Election	48001	\$120,000	\$0.00	\$0.00	\$0.00	\$120,000.00	0.0%	None to date
TOTAL OPERATING EXPENSES		\$17,737,563	\$6,895,377.22	\$1,155,971.88	\$8,051,349.10	\$9,686,213.40	45.4%	
CAPITAL EXPENSES								
District Sewer Capital & Support	46041	\$3,250,000	\$639,192.77	\$328,424.11	\$967,616.88	2,282,383.12	29.8%	Significant Defect Repair; Pump Station Assessment; C2R Progress Payment #2
District Sewer Capital & Support - VTA	46041	\$100,000	\$0.00	\$0.00	\$0.00	100,000.00	0.0%	None to date
Treatment Plant Capital	46042	\$2,293,401	\$1,020,229.00	\$0.00	\$1,020,229.00	1,273,172.00	44.5%	None this month
Outfall Capital	46042	\$200,000	\$1,360,187.66	\$0.00	\$1,360,187.66	(1,160,187.66)	680.1%	None this month
District Equipment	46043	\$150,000	\$30,875.13	\$0.00	\$30,875.13	119,124.87	20.6%	None this month
Replacement Fund	46044	\$300,000	\$0.00	\$0.00	\$0.00	300,000.00	0.0%	
TOTAL CAPITAL EXPENSES		\$6,293,401	\$3,050,484.56	\$328,424.11	\$3,378,908.67	\$2,914,492.33	53.7%	
TOTAL EXPENSES		\$24,030,964	\$9,945,861.78	\$1,484,395.99	\$11,430,257.77	\$12,600,705.73	47.6%	

CUPERTINO SANITARY DISTRICT
MONTHLY FINANCIAL REPORT THROUGH NOVEMBER 2024
5th Month of Operations (42% into FY Operations)
 FISCAL YEAR: July 1, 2024 to June 30, 2025
REVENUE SUMMARY REPORT

Account Name	Account Number	BUDGET	Prior Receipts	Current Month Receipts Nov Receipts	Total Amount Received	Remaining Balance to Collect	% Earned To Date	Comments
OPERATING REVENUES								
Service Charges								
Handbilling	31010	\$554,750	\$0.00	\$0.00	\$0.00	\$554,750.00	0.0%	None to date
Tax Roll	31010	\$20,189,170	\$0.00	\$0.00	\$0.00	\$20,189,169.99	0.0%	None to date
Permit Fees	31020	\$100,000	\$50,112.60	\$5,324.17	\$55,436.77	\$44,563.23	55.4%	Fourteen payments received this month; One hundred fifteen payments received to date
Connection Fees	31031	\$1,200,000	\$82,707.44	\$0.00	\$82,707.44	\$1,117,292.56	6.9%	None this month; Three payments received to date
Capacity Fees	31032	\$850,000	\$33,119.25	\$0.00	\$33,119.25	\$816,880.75	3.9%	None this month; Five payments received to date
Pump Zone Fees	31033	\$20,000	\$0.00	\$0.00	\$0.00	\$20,000.00	0.0%	None to date
Checking & Inspection Fees	31040	\$300,000	\$97,735.00	\$6,300.00	\$104,035.00	\$195,965.00	34.7%	Fourteen payments received this month; One hundred twenty-six payments received to date
Annexation	32010	\$2,500	\$0.00	\$0.00	\$0.00	\$2,500.00	0.0%	None to date
Interest	32050	\$350,000	\$165,703.78	\$87,771.19	\$253,474.97	\$96,525.03	72.4%	Int Alloc-FY24-25 Qtr 1 Advance
City of San Jose Credit(s)	32091	\$1,100,000	\$0.00	\$0.00	\$0.00	\$1,100,000.00	0.0%	None to date
Legal - Common Interest Group (Tributaries)	32092.1	\$390,000	\$104,463.41	\$8,352.48	\$112,815.89	\$277,184.11	28.9%	Received from BSD and WVSD - for July to September billing
Legal - Common Interest Group (10% Admin Fees)	32902.2	\$7,800	\$10,446.35	\$835.25	\$11,281.60	(\$3,481.60)	144.6%	Received from BSD and WVSD - for July to September billing
Refunds/Reimbursements - Misc.	32091	\$10,000	\$271.63	\$0.00	\$271.63	\$9,728.37	2.7%	None this month
Refunds/Reimbursements - VTA	46041	\$100,000	\$0.00	\$0.00	\$0.00	\$100,000.00	0.0%	None to date
Lateral Construction	32093	\$15,000	\$0.00	\$0.00	\$0.00	\$15,000.00	0.0%	None to date
TOTAL OPERATING REVENUE		\$25,189,220	\$544,559.46	\$108,583.09	\$653,142.55	\$24,536,077.44	2.59%	
		\$0	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	Reserve Account
TOTAL OPERATING REVENUE		\$25,189,220	\$544,559.46	\$108,583.09	\$653,142.55	\$24,536,077.44	2.59%	

CASH ACCOUNT SUMMARY

Date	Operating Fund	Replacement Fund	Comingled Fund	Cal Bank Trust Acct	Loan Balance with interest *	Net Cash
June 30, 2024	\$22,496,728.48	\$3,900,000.00	\$18,596,728.48	\$853,250.89	\$721,265.92	\$24,071,245.29
July 31, 2024	\$18,904,321.82	\$4,200,000.00	\$14,704,321.82	\$866,219.23	\$721,852.87	\$20,492,393.91
August 31, 2024	\$15,357,516.91	\$4,200,000.00	\$11,157,516.91	\$883,910.02	\$722,889.82	\$16,964,316.75
September 30, 2024	\$14,829,219.87	\$4,200,000.00	\$10,629,219.87	\$904,453.01	\$723,854.04	\$16,457,526.92
October 31, 2024	\$10,461,645.57	\$4,200,000.00	\$6,261,645.57	\$917,185.74	\$724,621.39	\$12,103,452.70
November 30, 2024	\$9,751,408.63	\$4,200,000.00	\$5,551,408.63	\$923,507.17	\$491,874.58	\$11,166,790.37

FOR CAL BANK SUMMARY, SEE ATTACHED DETAIL.

**CUPERTINO SANITARY DISTRICT
WARRANTS PAYABLE - December 18, 2024**

<u>WARRANT NUMBER</u>	<u>FUND</u>	<u>AMOUNT</u>	<u>PAYEE</u>	<u>DESCRIPTION</u>	
20061	M&O	\$ 600,000.00	Zions Bank	Loan Payment - CalBank	
N/A	M&O	\$ 2,908.55	ADP	Directors' Salary	
20062	M&O	\$ 1,181.20	Dooley Insurance Services	Insurance - Group Life & Dental	
20063	M&O	\$ 19,100.00	CASA	Membership	
20064	M&O	\$ 21,150.00	SWRCB	Membership	
20065	M&O	\$ 461.00	CWEA	Membership	
N/A	M&O	\$ 339.49	CalBank Credit Card Processing Fees	Operating Exp. - Credit Card Processing Fees	
20066	M&O	\$ 503,559.27	Mark Thomas	Office Rent	400.00
				Operating Expenses	375.08
				Management Services	47,992.15
				SSMP Cert Update and Implementation	30,987.05
				Engineering Services	92,751.05
				Peak Flow Reduction	1,521.98
				Plan Checking & Inspection	16,390.67
				Repairs	3,178.57
				Repairs (Pump Stations)	2,629.80
				Maintenance	174,674.32
				Maintenance (Pump Stations)	30,430.03
				Utilities (Pump Stations)	1,052.70
				Emergency Funds	4,402.57
				District Sewer Capital & Support	96,773.30
20067	M&O	\$ 90.00	Tritech Software-CentralSquare	Management (Lucity-Administration)	
20068	M&O	\$ 2,007.00	Armento & Hynes	Legal - District Counsel	
20069	M&O	\$ 4,885.39	Hunton Adnrews Kurth LLP	Legal - CIG (38% CuSD Advance Pay)	3,094.08
				Legal - CIG (22% CuSD Share)	1,791.31
20070	M&O	\$ 1,699.93	St. Francis Electric	Repairs (Pump Stations)	
20071	M&O	\$ 158.81	WECO	Repairs	
20072	M&O	\$ 259.86	Home Depot	Maintenance	
20073	M&O	\$ 6,737.50	Flowing Water	Maintenance	
20074	M&O	\$ 3,757.05	Roto-Rooter	Maintenance	
20075	M&O	\$ 20,949.00	AB/JDD Plumbing Heating & AC	Maintenance	
20076	M&O	\$ 57,404.65	Able Underground Construction	Maintenance	37,144.80
				Emergency Funds	20,259.85
20077	M&O	\$ 5,622.75	PG&E	Utilities (Pump Stations)	
20078	M&O	\$ 73.73	City of Santa Clara Utilities	Utilities (Pump Stations)	
20079	M&O	\$ 400.00	Sunil Gangaram	Refunds & Reimbursements-Miscellaneous	
1018	M&O	\$ 231,650.81	C2R Engineering	District Sewer Capital & Support	
TOTAL WARRANTS		\$ 1,484,395.99			

Pk Flow Red. Total:	\$ 1,521.98	District Staff
Maintenance Total:	\$ 273,952.56	Staff, Home Depot, Flowing Water, RotoRooter, ABLE, AB/JDD
Utilities Total:	\$ 6,749.18	PG&E, City of Santa Clara Utilities, Internet, Cellphones
Emergency Total:	\$ 24,662.42	District Staff, Able
Pump Station Portion:	\$ 41,508.94	District Staff, St. Francis, Utilities (all Pump Stations)
VTA Portion:	\$ -	

EMERGENCY DETAILS:

Able - Two emergencies this month
AB/JDD Plumbing - No emergencies this month
Roto-Rooter - No emergencies this month
Flowing Water - No emergencies this month

From: Ying Dillaha <ydillaha@yahoo.com>
Sent: Thursday, November 21, 2024 11:51 AM
To: pkwok@cupertinosanitarydistrict.org
Cc: davidcyan@outlook.com; Rhoda Fry
Subject: What we should be on the look out for

Follow Up Flag: Follow up
Flag Status: Flagged

Dear. Mr. Kwok,

I am a citizen of Cupertino, I live on Linda Vista Drive.

As you may have heard, there are two proposed development on Linda Vista Drive, one of Evulich Ct., 51 units, and another on the hill side off Linda Vista Park for another 30+ units.

Given that these two projects together will more than double the number of houses on the straight part of Linda Vista, we, the current resident are concerned about if the current sanitation infrastructure will hold up for more then 2x of households. The proposed builder SummerHill Homes has not yet submitted a plan, but we want to begin the research early, so when their plan is submitted to the city, we know what to look for and what to push for.

You came highly recommended as the expert on these topics. Can we ask you for some help to put our arms around the sanitation issues?

Regards,
Ying



Environmental Services Department

SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT

RECEIVED

DEC - 3 2028

CUPERTINO
SANITARY DISTRICT

December 4, 2024

TO: Tributary Agencies

SJ: Timetable for Completion of 2025-2026 Revenue Program

Enclosed is a timetable for completion of the 2025-2026 Revenue Program.

Please note that mass emission data (Revenue Program forms 1, 2 and 3) for computing the Agencies' estimated shares of 2025-2026 San Jose - Santa Clara Regional Wastewater Facility operating and maintenance costs is due on February 10, 2025.

Please call me at 975-2599 or Lillian Nguyen at 975-2567 if clarification or additional information is required.

LAURA BURKE
Principal Accountant
Administration Division
Environmental Services Department



**CITY OF SAN JOSE
ENVIRONMENTAL SERVICES DEPARTMENT**

SAN JOSE - SANTA CLARA REGIONAL WASTEWATER FACILITY (RWF)

2025-2026 REVENUE PROGRAM TIMETABLE

DATE	RESPONSIBLE AGENCY	ACTION REQUIRED
2/10/2025	AGENCIES	2025-2026 MASS EMISSION: Submit mass emission data for the 2025-2026 Revenue Program (forms #1 - 3) to the RWF Revenue Program Section.
3/1/2025	SJ/SC WPCP	2025-2026 CAPITAL PROJECT COSTS: Transmit to each tributary agency a distribution of estimated 2025-2026 Capital Project costs.
3/12/2025	SJ/SC WPCP	<p>2025-2026 REVENUE PROGRAM FORMS: Transmit to each tributary agency a distribution of estimated 2025-2026 budgeted operations and maintenance costs, contained in the following forms:</p> <ul style="list-style-type: none"> ● Form 9 - Summary of Capacity Allocation. ● Form 10 - Distribution of Capital Costs. ● Form 11 - Summary of Annual Loadings. ● Form 12 - Distribution of O & M and Replacement Allowance Costs.
8/1/2025	AGENCIES	2025-2026 ADOPTED REVENUE PROGRAM: Submit the final Revenue Program (Forms #1 - 6) and ordinance or resolution adopting the 2025-2026 rate structure to the RWF Revenue Program Section.



December 11, 2024

Re: Third Quarter Adjustments for O&M and CIP Billings

Dear Agency,

In accordance with Section E.3.b in the 1983 Master Agreement between the City of San Jose-Santa Clara and the Tributary Agencies, "...adjustments in any payment described above shall be on the basis of actual payment to expenditures and shall be made no later than the third quarter billing of the following fiscal year. A statement outlining the method of adjusting costs and actual adjustments shall be included."

In Section G of the 1983 Master Agreement between the City of San Jose-Santa Clara and the Tributary Agencies, "...payment of Agency of any moneys to which it may become entitled may be made by off-setting the amount of such moneys against any payments which Agency may be obligated to pay under the provisions of this Agreement or Agency may request reimbursement of any credit balance. The request for cash reimbursement shall be honored by First Parties within forty-five (45) days following receipt of notice."

As a courtesy we are sending this letter to notify you that a credit will be posted to your ACH account during Q3 of FY24-25, based on the reconciliation of your O&M and CIP cash contributions from FY23-24. The Summary of Cash Contributions Schedule nets the total credit amount that will be posted to your account for both O&M and CIP contributions. The detailed schedules will be mailed to you on January 2, 2025.

Sincerely,

Laura Burke

Laura Burke, Principal Accountant
City of San Jose, Environmental Services Department, 10th Floor
200 E. Santa Clara St.
San Jose, Ca. 95112
Email: laura.burke@sanjoseca.gov

Summary of FY23-24- Cash Contributions Adjustment Schedule

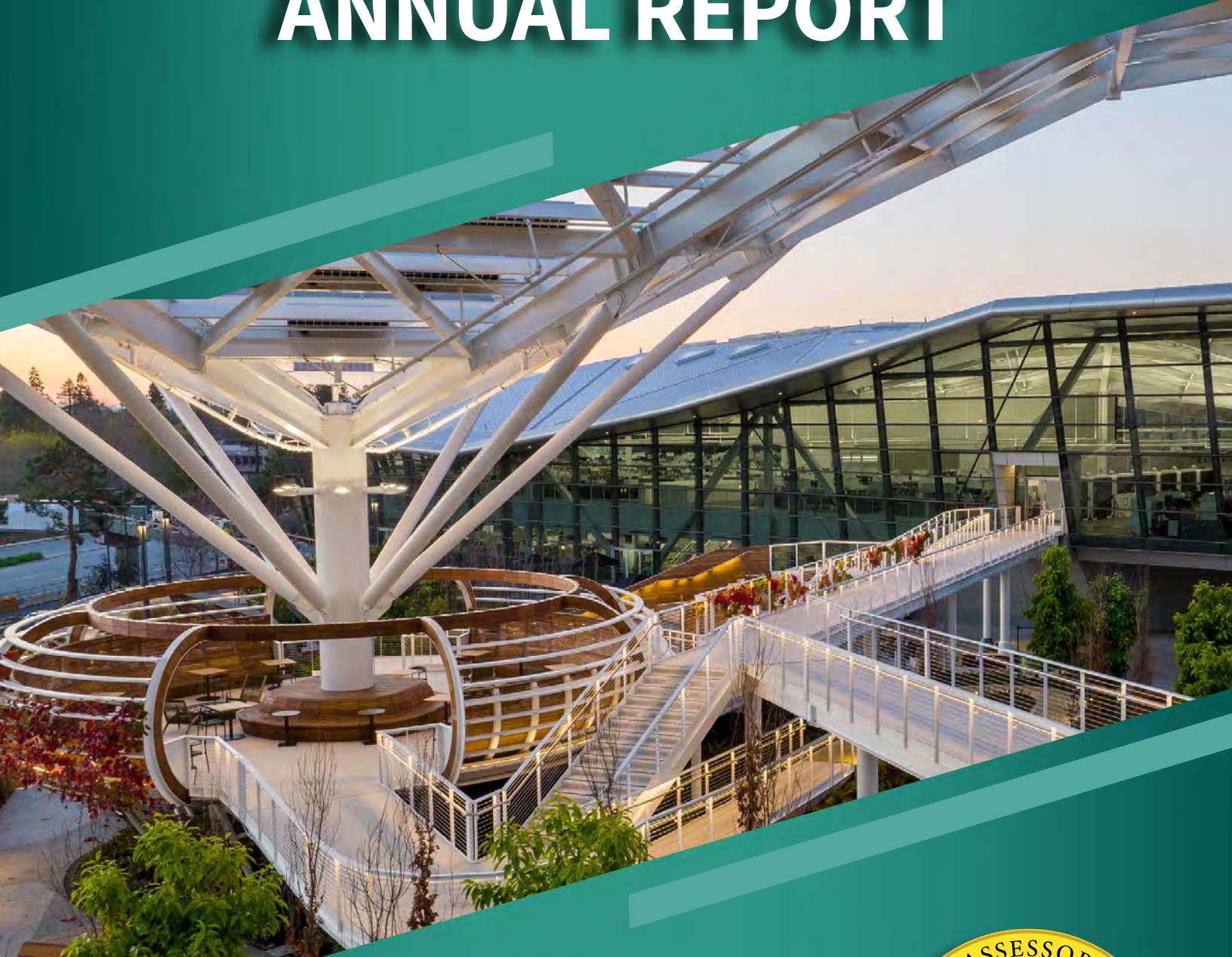
O&M Reconciliation for Cash and Non-cash Items	<u>San Jose*</u>	<u>Santa Clara</u>	<u>West Valley</u>	<u>Cupertino</u>	<u>Milpitas</u>	<u>District 2-3</u>	<u>Burbank</u>
Fund 513	\$ 33,507,324	\$ 3,527,343	\$ 1,921,955	\$ 1,073,507	\$ 1,209,921	\$ 214,693	\$ 51,090
SBWR Operating Fund - Fund 570	\$ 4,366,262	\$ 1,086,501	\$ 642,771	\$ 386,820	\$ 404,587	\$ 67,448	\$ 16,342
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Credit/ (Debit) Summary	\$ 37,873,586	\$ 4,613,844	\$ 2,564,726	\$ 1,460,327	\$ 1,614,508	\$ 282,141	\$ 67,432

CIP Reconciliation for Cash and Non-cash Items Fund 512	<u>San Jose*</u>	<u>Santa Clara</u>	<u>West Valley</u>	<u>Cupertino</u>	<u>Milpitas</u>	<u>District 2-3</u>	<u>Burbank</u>
Rolling Average CIP- Fund 512	\$ (112,135,572)	\$ 6,917,385	\$ 2,145,971	\$ 1,592,087	\$ 3,005,392	\$ 28,133	\$ 76,461
Digester Project	\$ 9,043,522	\$ 36,815	\$ 55,707	\$ 35,194	\$ 60,021	\$ 4,335	\$ 1,886
Blower Project	\$ (4,530,128)	\$ 377,047	\$ 133,945	\$ 86,456	\$ 138,657	\$ 10,653	\$ 5,991
Nitrification Clarifier Rehab	\$ 11,714,977	\$ 462,596	\$ 126,884	\$ 71,087	\$ 121,169	\$ 6,491	\$ 3,141
Headwork Improvements	\$ 1,576,327	\$ (35,084)	\$ (16,073)	\$ (10,826)	\$ (19,786)	\$ (1,475)	\$ (544)
New Headworks	\$ 16,551,966	\$ (629,110)	\$ (287,849)	\$ (193,382)	\$ (351,668)	\$ (25,449)	\$ (9,829)
Filter Rehab	\$ (900,976)	\$ 206,840	\$ 97,710	\$ 65,570	\$ 118,993	\$ 8,142	\$ 3,350
Outfall Bridge & Levee Improvements	\$ 2,666,640	\$ 117,735	\$ 53,182	\$ 35,685	\$ 64,742	\$ 4,576	\$ 1,825
Digester/Sledge Dewatering	\$ (34,597,973)	\$ (6,594,544)	\$ (2,133,739)	\$ (1,258,399)	\$ (2,037,780)	\$ (157,678)	\$ (64,752)
Total Credit/ (Debit) Summary	\$ (110,611,217)	\$ 859,680	\$ 175,738	\$ 423,472	\$ 1,099,740	\$ (122,272)	\$ 17,529

<i>Adjustment for San Jose due to open Line of Credit (LOC) for non-expended funds (non-cash items include: Reserve for Encumbrances and CIP Rebudgets)</i>	\$ 200,000,000
San Jose's Adjusted Fund Position	\$ 89,388,783

	<u>Santa Clara</u>	<u>West Valley</u>	<u>Cupertino</u>	<u>Milpitas</u>	<u>District 2-3</u>	<u>Burbank</u>
ACH Total Account Deposit for Refund/ Credit	\$ 5,473,524	\$ 2,740,464	\$ 1,883,799	\$ 2,714,248	\$ 159,869	\$ 84,961

SANTA CLARA COUNTY ASSESSOR'S ANNUAL REPORT



2024

LAWRENCE E. STONE, ASSESSOR

www.sccassessor.org



SANTA CLARA COUNTY ASSESSOR'S MISSION

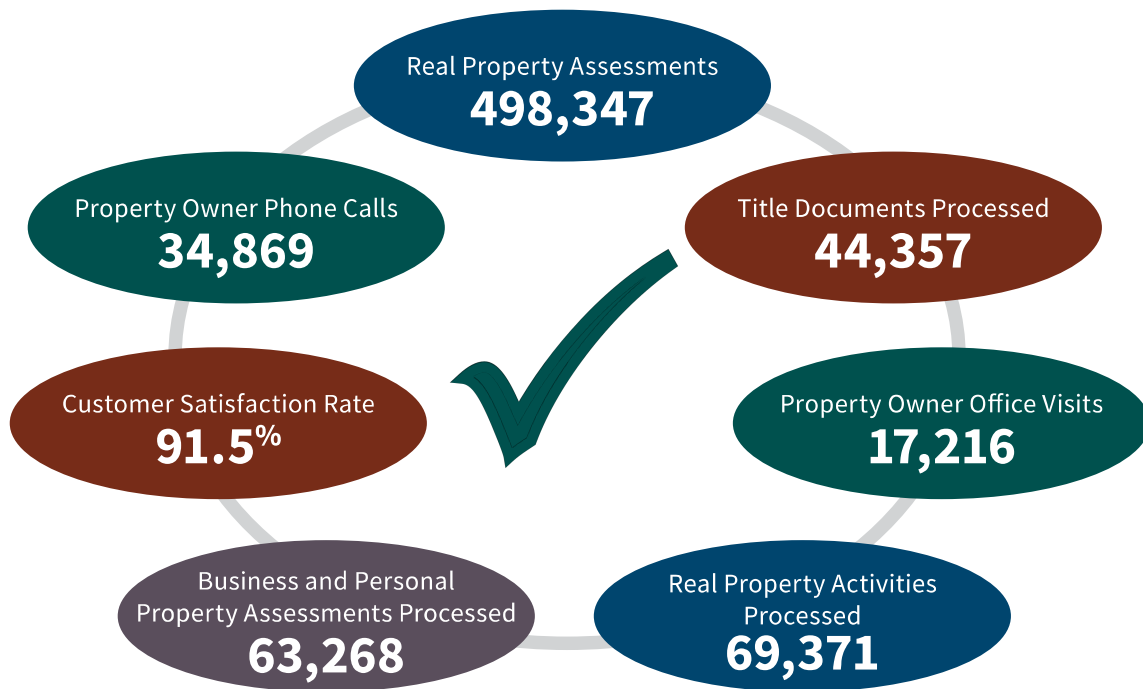
Santa Clara County Assessor's Mission Statement

The Santa Clara County Assessor's Office mission is to produce an annual assessment roll, including all assessable property, in accordance with legal mandates in a timely, accurate and efficient manner; and, provide current assessment related information to the public and governmental agencies, in a timely and responsive way.

Responsibility of the Assessor's Office

The Assessor's Office has the responsibility to annually locate all taxable real and business property, identify ownership, establish a value for all property subject to local property taxation, list the value of all property on the assessment roll, and apply all legal exemptions. The assessment roll is comprised of 532,912 assessable roll units and is the basis upon which property taxes are levied.

It takes a team of experts and an efficient customer service model to process the assessment roll each year. Here is a snapshot of some of the work BY THE NUMBERS.



The Santa Clara County Assessor does not compute property tax bills, collect property taxes, establish property tax laws, establish rules by which property is assessed, or set property tax rates.

Property taxes are calculated by the Controller-Treasurer and are an essential source of revenue for the County of Santa Clara, supporting basic public services provided by schools, cities, special districts, and local governments that are critical to the vitality of our region.

Cover photo provided by NVIDIA. Pictured: NVIDIA's Voyager Building in Santa Clara. All images used in this document are for illustrative purposes only.

THE ANNUAL REPORT

What’s Inside the 2024 Annual Report?

The Assessor’s Annual Report offers a comprehensive statistical analysis of the local assessment roll, which is the official list of all the assessed property within the County as of the January 1, 2024 Lien Date.

The Annual Report includes information for all real and business property, legal exemptions, and assessment appeals from July 1, 2023 through June 30, 2024. The report is an important source of information for public finance officials, real estate professionals, tax experts, academics, and taxpayers, as well as business, government and community leaders seeking insights into real estate trends in Santa Clara County.

The Assessment Roll value is determined as of the Lien Date of January 1 each year. The value of property on the Lien Date is listed on the Notification of Assessed Value cards that are sent to property owners on June 30.

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The information found in the Santa Clara County Assessor’s Annual Report is believed to be accurate with respect to the roll year referenced. However, neither the Assessor, nor the County of Santa Clara, accept any responsibility or liability for errors, omissions, or approximations that may exist in the information. The user expressly accepts the information contained herein with the knowledge that errors and/or omissions may exist.

MESSAGE FROM LAWRENCE E. STONE

The 2024 Assessor's Annual Report provides a comprehensive overview of the assessment roll, reflecting a commercial market influenced by reduced demand and record financing costs, alongside a residential market characterized by strong demand and limited supply. Currently, approximately one-quarter of all office buildings in the Bay Area are vacant, largely due to the ongoing trend of hybrid and remote work. Investment in new commercial and residential developments has declined significantly. Despite a historic 60 percent rise in mortgage rates, which dissuaded property owners with low-rate mortgages from selling their properties, the average sale price for a single family residence in 2023 remained relatively flat to the previous year.

On June 30, 2024, my office mailed annual assessment notices to 498,347 properties, detailing each property's assessed value as of January 1, 2024. These notices form the basis for the annual property tax bill. Santa Clara County is one of only 11 counties in California that provides early notification to property owners prior to the fall property tax bill distribution.

The 2024-2025 assessment roll represents the total net assessed value of all real and business property in Santa Clara County, reflecting changes of assessable events occurring between January 1 and December 31, 2023. This year's assessment roll reached a record \$696.8 billion, marking a surprising 5.39 percent (\$35.6 billion) increase over the previous year.

Key contributors to this growth include changes in ownership (\$14.9 billion), the annual 2 percent Prop. 13 inflation factor (\$10.6 billion), and new construction (\$5.9 billion). Business property assessments also increased by \$2.2 billion compared to the prior year.

Changes in property ownership accounted for 42 percent of this year's growth, with single-family residential transactions representing over 70 percent of this increase. Although the volume of residential transactions has significantly decreased from previous years, market values remain robust.

Under Proposition 8 (Prop. 8), when the market value as of January 1, 2024, falls below the existing assessment, my office is mandated to temporarily reduce the assessed value. In 2023, we proactively reduced the assessments of 17,000 residential properties, totaling \$2.8 billion. Following a surge in residential property values, the assessed values of

more than half of the properties in Prop. 8 decline status were fully restored, while the remaining properties received partial restorations or further reductions. This year's roll includes 11,226 properties in decline status, with net Prop. 8 restorations contributing an additional \$1 billion to this year's assessed value.

Proposition 13 limits property assessments without ownership changes or new construction to the California Consumer Price Index (CCPI), or 2 percent, whichever is lower. The final component contributing to the 2024-2025 assessment roll growth was the 2 percent Prop. 13 inflation factor, which added over \$10.6 billion.

While property owners benefit from this growth limit, it exacerbates the gap between assessed values and market values, thereby restricting funding growth for schools and local governments that rely on property tax revenues for essential operations.

New construction remains a vital element of assessment growth. Several large-scale projects were completed this year, contributing to a \$5.9 billion increase in new construction assessments. Unlike ownership changes, where residential transactions are the main value driver, nearly 70 percent of new construction value comes from industrial, office, and multifamily housing projects. Significant contributions include The Martin Apartments in Sunnyvale, which added \$256.4 million to the roll, and the Related California Calle Del Sol project in Santa Clara, adding \$202.8 million and boosting the city's assessment roll growth to 7.32 percent, the second highest in the County.

While some ongoing projects have progressed, many commercial construction plans have stalled, been altered, or considered for conversion to housing. For instance, Platform 16, a 1.1 million square foot Class A office building in San Jose, halted construction for the second time since breaking ground in March 2020. The Google Downtown West Project in downtown San Jose has yet to see significant activity, although both projects have announced plans to move forward in the future.

The assessment of business property, which includes machinery, equipment, computers, and fixtures, increased by 4.9 percent to \$49 billion. Santa Clara County historically ranks second in California for business property values, trailing only Los Angeles County.



The 2024-2025 assessment roll serves as a snapshot of property values as of January 1, 2024. Despite a decrease in residential sales volume, market values continue to rise. Recent Federal Reserve interest rate cuts are expected to lower mortgage interest rates, potentially leading to an increase in residential transactions in the coming years.

However, commercial Prop. 8 temporary reduction requests and assessment appeals based on 2024 values may negatively impact future roll growth and values.

Notably, of the \$123 billion in assessed value currently under appeal, 98 percent—or \$116 billion—pertains to commercial properties, with nearly half of that disputed value involving just ten companies.

The 2025 assessment roll may reflect dramatic declines in values for commercial properties that changed hands after the January 1, 2024 Lien Date. For example, a commercial property in downtown San Jose recently sold for 77 percent less than its purchase price five years ago, while a foreclosure in Mountain View lost one-third of its value compared to its price three years ago.

Although Class A office space values are declining, other commercial property types are either maintaining or increasing in value, particularly in industrial and warehousing sectors, which are experiencing low vacancy rates due to the growing demand for data centers fueled by advancements in Artificial Intelligence (AI). As the commercial property market continues to evolve, my forecast for assessment roll growth in the coming years remains cautious.

Regardless of economic fluctuations, I remain committed to high performance and productivity. My team and I strive to deliver a complete, timely, and accurate assessment roll. Through performance-based budgeting, we allocate resources efficiently to adapt to changing work requirements. During my 29 year tenure as Assessor, the annual assessment roll value has increased by 500 percent, with only two additional staff members.

The Assessor's Office staff are dedicated, skilled, and ethical, reflecting the communities they serve. We are proud to provide exceptional customer service to Santa Clara County taxpayers, achieving a 91.5

percent customer satisfaction rating in 2024. My office collaborates closely with the California State Board of Equalization (BOE) and the California Assessors' Association (CAA), taking a leadership role in enhancing professional development for assessment professionals across the state. Of the 252 positions in the Assessor's Office, 150 (60 percent) are BOE-certified.

As I enter my eighth term as Assessor, I proudly note I am the longest-serving Assessor in Santa Clara County since Lewis Spitzer left office in 1912. With 16 years of service as a city councilmember and then Mayor of Sunnyvale, along with over 29 years as Santa Clara County Assessor, I am honored to be the longest-serving elected official in the County, and it is a privilege to continue leading this vital County function.

I invite you to read the Annual Report which follows. The narrative and data reflect my staff's commitment to fair and accurate assessments which are critical for funding schools, cities, and local public agencies essential to our community. We strive for transparency in the preparation and delivery of our assessments. Please feel free to contact my staff with any questions.

A handwritten signature in black ink that reads "Lawrence E. Stone". The signature is fluid and cursive, with a large initial "L" and "S".

Lawrence E. Stone
Assessor

THE ASSESSMENT ROLL

The annual assessment roll is based on the value of all property as of the January 1, 2024 Lien Date.

Assessment roll growth is determined by the combined net annual assessment of transfers of ownership, new construction, the annual statutory increase, business and personal property, and exemptions. The factors contributing to the 2024–2025 roll growth of 5.39 percent over the prior year – and a record \$696.8 billion in assessments – are shown in the table below.

Factors Causing Changes to the 2024-2025 Roll Compared to Prior Year (Assessed Value)			
2023/2024 Total Net Roll (Prior Year)		\$661,164,438,842	
Reductions		Increases	
Factors	Net Change	Factors	Net Change
Exemptions	(\$1,470,993,964)	Change in Ownership	\$14,938,272,303
		CCPI Inflation Factor	\$10,593,752,440
		New Construction	\$5,868,865,633
		Business Personal Property	\$2,235,268,253
		Corrections/Board/Other	\$2,443,628,004
		Proposition 8 Net Changes	\$1,018,565,042
Subtotal Decreases	(\$1,470,993,964)	Subtotal Increases	\$37,098,351,675
Net Change			\$35,627,357,711
2024/2025 Total Net Roll			\$696,791,570,077

Secured Roll: Property on which the property taxes are a lien against the real estate.

Unsecured Roll: Property on which the property taxes are not a lien against the real estate (real property) where they are situated, including business and personal property or improvements located on leased land.

The assessment roll is comprised of the secured roll and the unsecured roll. The Summary Report table shows a breakdown of the assessment roll totals by type.

Summary Report: 2024–2025 Assessment Roll Totals				
Assessment Type	2024–2025	2023–2024	Dollar Change	Percent Change
Land	\$353,872,297,958	\$333,945,353,249	\$19,926,944,709	5.97%
Improvements (Real Property)	\$324,744,984,061	\$309,809,757,738	\$14,935,226,323	4.82%
Improvements (Business Division)	\$5,055,701,952	\$4,331,059,842	\$724,642,110	14.33%
Total Improvements	\$329,800,686,013	\$314,140,817,580	\$15,659,868,433	4.98%
Subtotal	\$683,672,983,971	\$648,086,170,829	\$35,586,813,142	5.49%
Personal Property	\$8,134,205,491	\$7,286,653,993	\$847,551,498	11.63%
Mobile Homes	\$1,073,791,585	\$1,003,743,341	\$70,048,244	6.98%
Subtotal	\$9,207,997,076	\$8,290,397,334	\$917,599,742	11.07%
Total Gross Secured	\$692,880,981,047	\$656,376,568,163	\$36,504,412,884	5.56%
Non-Reimbursable Secured Other Exemption	(\$32,096,436,812)	(\$30,372,600,378)	(\$1,723,836,434)	5.68%
Net Secured	\$660,784,544,235	\$626,003,967,785	\$34,780,576,450	5.56%
Total Gross Unsecured	\$40,382,591,123	\$39,788,652,332	\$593,938,791	1.49%
Non-Reimbursable Unsecured Other Exemption	(\$4,375,565,281)	(\$4,628,407,751)	\$252,842,470	-5.46%
Net Unsecured	\$36,007,025,842	\$35,160,244,581	\$846,781,261	2.41%
Total Local Roll	\$696,791,570,077	\$661,164,212,366	\$35,627,357,711	5.39%

Exemptions from property taxation fall into two broad categories: homeowners' and "other" exemptions, such as non-profit organizations, churches, charitable institutions, colleges, hospitals, affordable housing, and private schools. Homeowners' exemptions are backfilled by the state. For property tax exemption details, see Page 16.

HOW TAX BILLS ARE CALCULATED

The annual assessment roll is the foundation of the property tax system. Property tax is an ad valorem tax, meaning it is based on the market value of real property.* Real property (commonly known as “real estate”) is land and any permanent structures on it. Property taxes must be paid annually by anyone who owns real estate and/or personal property (businesses, manufactured homes, boats, and airplanes).

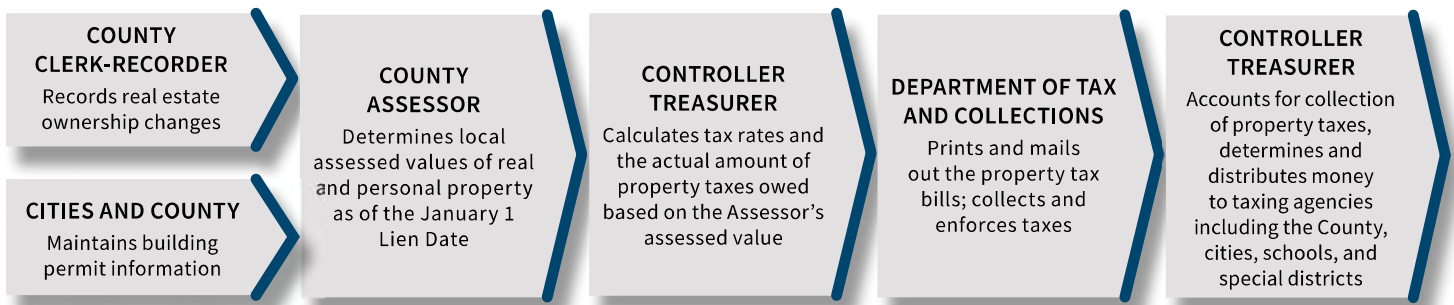
Ad Valorem Tax:

Taxes imposed on the basis of the property’s assessed value.

Property tax revenue consists of a one percent general levy, plus voter-approved debt, and any applicable special assessments. Taxes and assessments are identified on the property tax bill and are distributed as stated, except the one percent general levy. The general levy is distributed on a countywide basis pursuant to the Revenue and Taxation Code.

Three departments, comprised of the Assessor’s Office, Controller-Treasurer Department, and Department of Tax and Collections, form the primary County property tax administration team. An overview of the property tax process is shown below.

Property Tax Process



* Real property is defined as land, mines, minerals, timber, and improvements such as buildings, structures, trees and vines, and is classified as “secured” property for assessment and collection purposes. Business personal property is defined as machinery, equipment, office tools and supplies, vessels and aircraft, and is classified as “unsecured” property.

Top 10 Commercial Taxpayers for Santa Clara County, Fiscal Year 2023–24

Collections from secured businesses represented 33.9 percent of the collections, yet only represented 5.8 percent of the parcels being taxed. In Fiscal Year 2023–24, the top 10 taxpayers represent 4.75 percent of the total tax collected for the year.

Top 10 Taxpayers in 2023–2024					
Rank	Firm	Type	Assessed	Ad Valorem Taxes	% Total AV*
1	GOOGLE, INC.	Internet	\$11,059,148,873	\$131,520,141	1.73%
2	PACIFIC GAS & ELECTRIC CO.	Utilities	\$3,292,227,956	\$97,081,166	0.52%
3	CAMPUS HOLDINGS, INC.	Computer Manufacturing	\$4,488,997,730	\$52,692,627	0.70%
4	APPLE COMPUTER, INC.	Computer Manufacturing	\$3,287,862,274	\$38,732,090	0.51%
5	CISCO TECHNOLOGY, INC.	Computer Manufacturing	\$1,593,840,459	\$18,813,381	0.25%
6	PLANETARY VENTURES, LLC /1	Internet	\$1,527,284,205	\$18,304,123	0.24%
7	WESTFIELD MALLS	Retail	\$1,414,861,280	\$16,815,926	0.22%
8	INTUITIVE SURGICAL, INC.	Medical Equipment	\$894,194,173	\$16,328,582	0.14%
9	APPLIED MATERIALS, INC.	Chip Manufacturing Equipment	\$1,388,291,958	\$16,198,288	0.22%
10	INTEL CORPORATION	Chip Manufacturing	\$1,383,052,424	\$16,189,543	0.22%
Total			\$30,329,761,332	\$422,675,867	4.75%

*AV = Assessed Value

More detail about the property tax process is available on the County Open Data Portal – Property Tax Story by [clicking here](#) or scanning the QR Code to the right.



ROLL COMPARISON OF COUNTIES

Santa Clara County has the largest assessment roll of the Bay Area counties and the fourth largest of the 58 counties in California.

Bay Area Counties 2024–2025 Total Net Assessment Roll				
County*	Net Secured Roll	Net Unsecured Roll	Total Net Roll	% Change Over Prior Year
Santa Clara	\$660,784,544,235	\$36,007,025,842	\$696,791,570,077	5.39%
Alameda	\$411,155,442,749	\$24,693,970,748	\$435,849,413,497	5.06%
San Francisco	\$330,530,499,851	\$16,800,144,652	\$347,330,644,503	2.12%
San Mateo	\$312,836,558,335	\$13,419,334,219	\$326,255,892,554	5.74%
Contra Costa	\$270,337,383,055	\$8,671,735,329	\$279,009,118,384	4.16%
Sonoma	\$116,862,910,562	\$4,090,424,092	\$120,953,334,954	5.19%
Marin	\$103,852,572,844	\$2,093,364,979	\$105,945,937,823	4.25%
Monterey	\$87,419,110,271	\$4,860,508,742	\$92,279,619,013	5.08%
Solano	\$70,665,397,786	\$3,224,823,068	\$73,890,220,854	5.12%
Santa Cruz	\$59,748,094,301	\$1,351,970,652	\$61,100,064,953	4.40%
Napa	\$53,168,333,583	\$2,042,784,073	\$55,211,117,656	4.59%
San Benito	\$12,599,876,718	\$719,400,073	\$13,319,276,791	6.49%

*Sorted by Total Net Roll

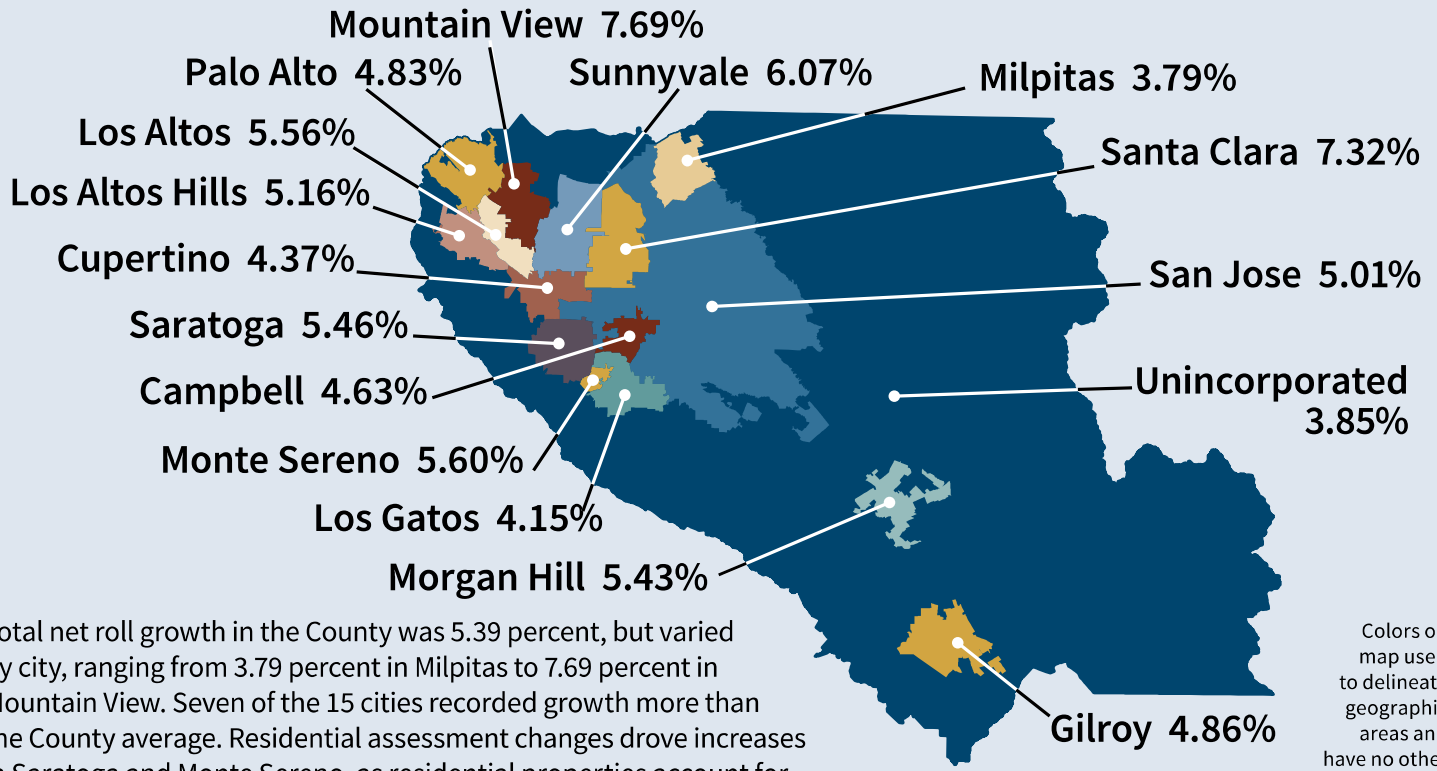
California’s Top 10 Most Populous Counties 2024–2025 Total Net Assessment Roll				
County*	Net Secured Roll	Net Unsecured Roll	Total Net Roll	% Change Over Prior Year
Los Angeles	\$2,023,364,646,239	\$70,430,993,562	\$2,093,795,639,801	4.85%
Orange	\$779,098,114,967	\$29,964,138,437	\$809,062,253,404	5.41%
San Diego	\$715,851,846,418	\$25,390,745,529	\$741,242,591,947	5.46%
Santa Clara	\$660,784,544,235	\$36,007,025,842	\$696,791,570,077	5.39%
Alameda	\$411,155,442,749	\$24,693,970,748	\$435,849,413,497	5.06%
Riverside	\$409,035,361,634	\$14,764,061,491	\$423,799,423,125	7.03%
San Francisco	\$330,530,499,851	\$16,800,144,652	\$347,330,644,503	2.12%
San Bernardino	\$323,001,154,960	\$17,667,614,685	\$340,668,769,645	7.10%
Sacramento	\$224,460,508,068	\$8,676,053,199	\$233,136,561,267	5.17%
Ventura	\$173,857,835,096	\$6,231,969,811	\$180,089,804,907	4.31%

*Sorted by Total Net Roll

For a list of all the Assessors in California, visit the Board of Equalization’s website by [clicking here](#) or scanning the QR Code to the right.



ASSESSMENT GROWTH BY CITY



Colors on map used to delineate geographic areas and have no other significance.

Total net roll growth in the County was 5.39 percent, but varied by city, ranging from 3.79 percent in Milpitas to 7.69 percent in Mountain View. Seven of the 15 cities recorded growth more than the County average. Residential assessment changes drove increases in Saratoga and Monte Sereno, as residential properties account for 94 and 97 percent of properties, respectively. Apartment buildings continue to generate significant investment in the County. High-value examples include The Martin Apartments in Sunnyvale, adding \$256.4 million to the roll, and the Related California Calle Del Sol project in the City of Santa Clara which added \$202.8 million, boosting the city’s assessment roll growth to 7.32 percent, the second highest in the County.

Net Assessment Roll Growth by City 2024-2025							
City	Secured City	Secured RPTTF*	Unsecured City	Unsecured RPTTF	Total Roll	Growth %	Percent of Roll
Campbell	\$12,626,040,227	\$1,557,086,038	\$294,336,893	\$75,152,252	\$14,552,615,410	4.63%	2.09%
Cupertino	\$32,635,351,808	\$0	\$1,080,630,960	\$0	\$33,715,982,768	4.37%	4.84%
Gilroy	\$11,761,412,938	\$0	\$366,424,895	\$0	\$12,127,837,833	4.86%	1.74%
Los Altos	\$22,705,738,908	\$0	\$117,882,506	\$0	\$22,823,621,414	5.56%	3.28%
Los Altos Hills	\$11,044,080,521	\$0	\$4,699,188	\$0	\$11,048,779,709	5.16%	1.59%
Los Gatos	\$16,237,820,809	\$2,238,952,783	\$271,161,053	\$55,401,815	\$18,803,336,460	4.15%	2.70%
Milpitas	\$13,115,732,518	\$11,133,537,240	\$865,339,057	\$1,111,121,496	\$26,225,730,311	3.79%	3.76%
Monte Sereno	\$3,214,237,925	\$0	\$817,008	\$0	\$3,215,054,933	5.60%	0.46%
Morgan Hill	\$8,882,590,873	\$4,509,965,047	\$258,355,403	\$199,410,886	\$13,850,322,209	5.43%	1.99%
Mountain View	\$38,945,877,665	\$6,015,173,518	\$1,491,271,100	\$1,235,032,715	\$47,687,354,998	7.69%	6.84%
Palo Alto	\$49,336,191,099	\$0	\$2,541,138,903	\$0	\$51,877,330,002	4.83%	7.45%
San Jose	\$206,603,102,939	\$39,126,074,897	\$6,892,498,973	\$5,887,382,910	\$258,509,059,719	5.01%	37.10%
Santa Clara	\$50,955,515,571	\$5,554,971,918	\$7,553,301,792	\$1,476,697,952	\$65,540,487,233	7.32%	9.41%
Saratoga	\$20,901,720,599	\$0	\$53,437,155	\$0	\$20,955,157,754	5.46%	3.01%
Sunnyvale	\$65,004,488,877	\$2,806,404,023	\$3,738,794,321	\$127,526,334	\$71,677,213,555	6.07%	10.29%
Unincorporated	\$23,872,473,116	\$2,378	\$309,210,275	\$0	\$24,181,685,769	3.85%	3.47%
Total	\$587,842,376,393	\$72,942,167,842	\$25,839,299,482	\$10,167,726,360	\$696,791,570,077		

*Redevelopment Property Tax Trust Fund

NEW CONSTRUCTION



Every property in Santa Clara County has a base year value established at change of ownership or new construction. Proposition 13 limits the growth of the base year value to no more than two percent annually, except in the case of transfers of ownership or completion of new construction. New construction is one of the most common reasons a property is assessed at a higher value. This year, these assessments added over \$5.8 billion to the 2024–2025 assessment roll.

The first table highlights added assessed value for the new construction of Data Centers in the City of Santa Clara. The second table below depicts the increase in assessment due to major new construction projects in the County, organized by project area.

Not all new construction will result in a reassessment. Annually, the Assessor’s Office processes thousands of building permits for new construction, and typically less than half result in increased assessments. For examples of new construction that add value, [click here](#) or scan the QR Code to the right.



City of Santa Clara Data Centers 2024–2025			
Assessee	Property Type	City	Added Assessed Value
VANTAGE DATA CENTERS CA31, LLC	Data Centers	Santa Clara	\$107,300,000
CORESITE REAL ESTATE SV9, LP	Data Centers	Santa Clara	\$83,864,900
1220 SANTA CLARA PROPCO, LLC	Data Centers	Santa Clara	\$230,456,000
Total			\$421,620,900

Major New Construction Projects 2024–2025				
Assessee	Property Type	City	Added Assessed Value	Project
LAFAYETTE CDM APARTMENTS, LLC	Multifamily Housing	Santa Clara	\$95,650,000	Tasman East Specific Plan
TASMAN ASL PROPCO, LLC	Senior Housing	Santa Clara	\$50,000,000	Tasman East Specific Plan
RCR TASMAN I, LLC	Multifamily Housing	Santa Clara	\$202,807,200	Tasman East Specific Plan
Sub Total			\$348,457,200	
GOOGLE, INC.	Office	Sunnyvale	\$116,455,000	Caribbean Drive Office
GOOGLE, INC.	Office	Sunnyvale	\$109,582,000	Caribbean Drive Office
GOOGLE, LLC	Office	Sunnyvale	\$105,944,000	Mass Timber
Sub Total			\$331,981,000	
STC VENTURE 200WA, LLC	Office	Sunnyvale	\$81,000,000	Cityline Mixed Use
STC VENTURE BLOCK 3RWS, LLC	Multifamily Housing	Sunnyvale	\$256,426,600	Cityline Mixed Use
Sub Total			\$337,426,600	
BASCOM STATION RESIDENTIAL, LLC	Multifamily Housing	San Jose	\$126,769,400	Bascom Station
HSRE-PMB SAN JOSE, LLC	Office	San Jose	\$53,540,000	Bascom Station
Sub Total			\$180,309,400	
Total			\$1,198,174,200	

Q. I am thinking of adding an Accessory Dwelling Unit, how will this affect my assessment?

A. The addition of an accessory dwelling unit (ADU) – whether within the existing footprint, added square footage, or a detached unit – would cause a reassessment of the added or upgraded area.

Added AV Due to New Construction by City & Affected Parcel Count 2024–2025							
City	Agricultural & Miscellaneous	Industrial & Manufacturing	Multifamily Housing	Office	Retail	Single Family Housing	Total Value
Campbell	\$187,500	\$7,122,781	\$210,320	\$25,394,725	\$456,390	\$38,860,770	\$72,232,486
Count	2	4	4	1	3	205	219
Cupertino	\$6,353,937	\$34,528,000	\$440,200	\$2,478,526	\$0	\$108,203,721	\$152,004,384
Count	5	2	4	4	0	312	327
Gilroy	\$121,419	\$41,630,360	\$8,914,202	\$0	\$2,056,400	\$30,341,482	\$83,063,863
Count	2	4	12	0	6	150	174
Los Altos	(\$1,948,340)*	\$0	\$185,990	\$789,961	\$136,140	\$167,925,759	\$167,089,510
Count	7	0	1	3	2	483	496
Los Altos Hills	\$1,690,900	\$0	\$0	\$0	\$0	\$96,154,554	\$97,845,454
Count	2	0	0	0	0	180	182
Los Gatos	\$36,765	\$0	\$303,620	\$11,415,800	\$680,010	\$68,734,613	\$81,170,808
Count	2	0	1	1	5	273	282
Milpitas	(\$32,719,565)*	\$32,675,172	(\$19,043,099)*	\$0	\$10,267,978	\$20,401,171	\$11,581,657
Count	5	11	3	0	3	147	169
Monte Sereno	\$0	\$0	\$0	\$0	\$0	\$30,425,425	\$30,425,425
Count	0	0	0	0	0	75	75
Morgan Hill	\$40,200	\$41,489,200	\$21,786,000	\$306,472	\$10,117,200	\$55,958,975	\$129,698,047
Count	3	11	2	2	8	249	275
Mountain View	\$51,417,547	\$11,681,299	\$467,312,491	\$146,046,981	\$654,244	\$102,125,306	\$779,237,868
Count	9	7	22	16	5	324	383
Palo Alto	(\$2,801,566)*	\$17,507,505	(\$11,982,061)*	\$100,188,141	\$11,247,102	\$186,206,513	\$300,365,634
Count	14	9	5	23	7	493	551
San Jose	\$99,518,372	\$140,370,002	\$156,893,100	\$144,598,534	\$47,405,858	\$312,273,431	\$901,059,297
Count	30	42	69	38	44	2,577	2,800
Santa Clara	\$568,780	\$620,551,025	\$633,185,712	\$192,399,486	\$24,650	\$63,679,206	\$1,510,408,859
Count	2	20	18	12	6	440	498
Saratoga	\$27,880	\$0	\$0	\$3,230,385	\$3,955,000	\$99,987,437	\$107,200,702
Count	3	0	0	4	2	304	313
Sunnyvale	\$3,072,272	\$154,547,077	\$468,270,515	\$510,681,220	\$13,223,231	\$86,955,760	\$1,236,750,075
Count	3	23	15	14	7	467	529
Unincorporated	\$104,473,614	\$0	\$308,145	\$0	\$8,250	\$103,941,555	\$208,731,564
Count	62	0	3	0	1	442	508
Total Added AV	\$230,039,715	\$1,102,102,421	\$1,726,785,135	\$1,137,530,231	\$100,232,453	\$1,572,175,678	\$5,868,865,633
Total Parcel Count	151	133	159	118	99	7,121	7,781

*Common reasons for negative values include, but are not limited to, demolition permits, disaster relief, and multiple year construction reduced market values.

CHANGES IN OWNERSHIP



Similar to new construction, changes in ownership often result in reassessment beyond the maximum two percent increase because the law requires that the reassessment be based upon the market value of the property as of the date of transfer.

The table below lists the change of ownership reassessments that had the biggest impact on roll growth. Like prior years, the list is dominated by transactions of multifamily housing properties in cities such as Mountain View, San Jose, Santa Clara, and Sunnyvale. Properties on the list are reflective of higher and more intense uses of property in Santa Clara County, multi-story apartment properties are among the most valuable uses in the Bay Area.

While a transfer of real property may constitute a change in ownership, the California Legislature has created a number of exclusions that preclude certain types of transfers from reassessment. A list of common exclusions can be found on the Assessor’s website by [clicking here](#) or scanning the QR Code to the right.



On November 3, 2020, voters approved Proposition 19 (Prop. 19) which made sweeping changes to the process for claiming change in ownership exclusions. For more detail on Prop. 19, see Pages [22–23](#) of this report.

Top Ten Changes in Ownership by Contribution to Roll Growth 2024–2025			
Assessee	Property Type	City	Added Assessed Value
LICK MILL CREEK APARTMENTS	Multifamily Housing	Santa Clara	\$310,865,813
1345-1395 CROSSMAN OWNER, LLC	Industrial & Manufacturing	Sunnyvale	\$267,057,154
AMAZON DATA SERVICES, INC.	Industrial & Manufacturing	Santa Clara	\$226,448,989
EAGLE SQUARE PARTNERS II	Multifamily Housing	Mountain View	\$206,837,959
EAGLE SQUARE PARTNERS	Multifamily Housing	Mountain View	\$145,157,556
655 SOUTH FAIR OAKS ET AL.	Multifamily Housing	Sunnyvale	\$121,212,758
4TH AVENUE, LLC	Multifamily Housing	Santa Clara	\$103,609,356
JRUS 101	Office	Mountain View	\$96,267,594
RTS SUNNYVALE, LLC	Multifamily Housing	Sunnyvale	\$95,560,280
1275 CROSSMAN OWNER, LLC	Industrial & Manufacturing	Sunnyvale	\$81,404,531

Q. What happens when a property transfers ownership?

A: The Assessor determines if a reassessment is required under State law. If required, an appraisal of its market value is made to determine the new base value of the property. The property owner is notified of the new assessment and has the right to appeal the value and/or the reassessment decision.

Added AV Due to Changes in Ownership & Affected Parcel Count 2024–2025

City	Agricultural & Miscellaneous	Industrial & Manufacturing	Multifamily Housing	Office	Retail	Single Family Housing	Total
Campbell	\$4,317,572	\$11,001,746	\$27,924,336	\$7,809,136	\$9,885,540	\$241,059,276	\$301,997,606
Count	6	7	21	8	9	343	394
Cupertino	\$9,679,882	\$2,593,057	\$75,659,587	(\$41,049,435)*	\$1,455,910	\$491,119,114	\$539,458,115
Count	10	2	19	3	1	404	439
Gilroy	\$14,417,528	\$16,880,380	\$15,027,134	\$657,125	\$10,794,197	\$200,020,807	\$257,797,171
Count	44	6	18	1	12	668	749
Los Altos	\$16,614,482	\$0	\$4,581,357	\$9,207,137	\$6,839,194	\$517,377,523	\$554,619,693
Count	7	0	2	5	4	318	336
Los Altos Hills	\$0	\$0	\$0	\$0	\$0	\$241,818,274	\$241,818,274
Count	0	0	0	0	0	76	76
Los Gatos	\$47,176,212	\$0	\$20,433,242	\$6,157,987	\$20,660,702	\$443,840,200	\$538,268,343
Count	16	0	26	13	6	469	530
Milpitas	\$42,708,641	(\$6,805,144)*	\$16,742,975	\$12,264,153	\$5,181,502	\$293,511,913	\$363,604,040
Count	12	13	20	4	2	498	549
Monte Sereno	\$3,449	\$0	\$0	\$0	\$0	\$61,724,030	\$61,727,479
Count	2	0	0	0	0	47	49
Morgan Hill	\$58,915,085	\$28,622,248	\$30,372,512	\$1,650,668	\$6,266,818	\$209,571,124	\$335,398,455
Count	21	7	20	3	11	501	563
Mountain View	\$190,200,409	\$31,320,167	\$331,286,332	\$118,785,595	\$22,163,272	\$523,154,000	\$1,216,909,775
Count	16	10	64	13	6	639	748
Palo Alto	\$30,524,942	\$8,982,893	\$153,384,757	\$48,162,210	\$10,813,432	\$851,930,227	\$1,103,798,461
Count	27	5	34	17	17	616	716
San Jose	\$243,691,365	\$271,710,156	\$367,907,801	\$18,092,031	\$113,594,722	\$4,125,893,348	\$5,140,889,423
Count	126	94	319	71	129	6,939	7,678
Santa Clara	\$20,327,188	\$335,209,155	\$523,166,795	(\$53,102,654)*	\$22,599,385	\$621,090,643	\$1,469,290,512
Count	9	34	69	15	20	866	1,013
Saratoga	\$29,498,278	\$0	\$6,225,298	\$5,806,060	\$0	\$488,915,946	\$530,445,582
Count	25	0	2	3	0	307	337
Sunnyvale	\$1,923,443	\$422,816,448	\$338,017,299	\$3,778,055	\$40,247,088	\$873,077,464	\$1,679,859,797
Count	11	18	68	5	17	1,073	1,192
Unincorporated	\$77,706,680	\$0	\$8,076,155	\$0	\$2,198,825	\$514,407,917	\$602,389,577
Count	200	0	8	0	1	640	849
Total Added AV	\$787,705,156	\$1,122,331,106	\$1,918,805,580	\$138,218,068	\$272,700,587	\$10,698,511,806	\$14,938,272,303
Total Parcel Count	532	196	690	161	235	14,404	16,218

*Common reasons for negative values include, but are not limited to, reduced market values.

BUSINESS AND PERSONAL PROPERTY



All business and personal property is assessed annually at market value as of the January 1 Lien Date. Examples include computers, machinery, equipment, fixtures and furniture.

The assessed value of business and personal property (BPP) is included on both the secured and unsecured roll, and is derived from over 32,000 business property statements filed by business taxpayers annually. A recently added electronic filing process has increased accuracy and reduced paperwork for both the Assessor and the taxpayer. This year, nearly 28,000 business property statements were filed electronically.

For 2025 filings, apartment owners will have the ability to file their property statement utilizing our e-filing website, streamlining the electronic filing process for over 1,000 properties.

The 2024 business and personal property roll increased nearly five percent over the prior year. This accounted for an increase of over \$2.3 billion in assessed value.

Did you Know?

While generally in the top four for overall assessment roll value, Santa Clara County historically ranks number two in the state for the net value of business and personal property roll.

Business and Personal Property Distribution of Value by City 2024–2025

City	Net Total	% of Value	Value of Growth
San Jose	\$16,032,132,983	32%	8%
Santa Clara	\$12,303,604,447	25%	4%
Sunnyvale	\$6,184,737,042	13%	0%
Mountain View	\$3,854,040,696	8%	19%
Milpitas	\$2,969,176,695	6%	3%
Palo Alto	\$2,804,197,458	6%	9%
Cupertino	\$2,702,792,209	5%	3%
Unincorporated	\$553,924,139	1%	-37%
Morgan Hill	\$548,542,190	1%	6%
Gilroy	\$516,932,110	1%	11%
Campbell	\$426,276,794	1%	1%
Los Gatos	\$347,858,805	1%	-29%
Los Altos	\$139,370,044	0%	3%
Saratoga	\$59,907,303	0%	4%
Los Altos Hills	\$5,493,568	0%	-12%
Monte Sereno	\$817,008	0%	47%
Total*	\$49,449,803,491		

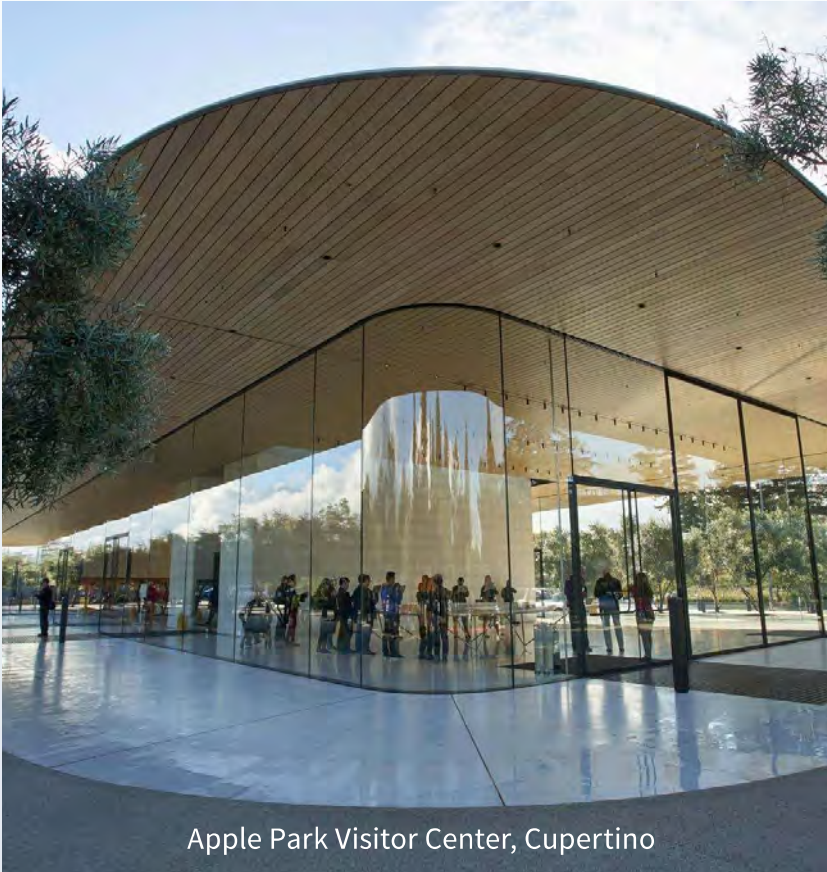
Business and Personal Property Distribution of Value by Type 2024–2025

Property Type	Net Total	% of Value	Value of Growth	Unit Quantity
Professional Services	\$19,562,704,841	40%	3%	10,996
Electronic Manufacturers	\$7,834,894,303	16%	13%	807
Computer Manufacturers	\$5,004,014,943	10%	-6%	221
General Manufacturing	\$3,403,643,196	7%	0%	2,236
Retail	\$3,266,977,761	7%	5%	6,951
Semiconductor Manufacturing	\$3,005,450,635	6%	18%	35
Aircraft	\$1,650,370,218	3%	14%	695
Leased Equipment	\$1,091,871,858	2%	-5%	5,887
Mobile Homes	\$1,071,137,064	2%	7%	11,724
Financial Institutions	\$271,845,460	1%	-4%	437
Apartments	\$235,365,249	0%	5%	1,069
Boats	\$60,503,825	0%	-12%	2,064
Other	\$2,991,024,138	6%	12%	1,668
Total*	\$49,449,803,491			44,790

*Total Net Business and Personal Property Roll

Below are the top 10 companies in Santa Clara County, ranked by gross assessed taxable value, exclusive of assessed value of real property or exempt value.

Top 10 companies of Santa Clara County 2024-2025		
Current Rank	Assessee	Previous Year
1	APPLE, INC.	1
2	GOOGLE, LLC	2
3	INTEL CORPORATION	3
4	MICROSOFT CORPORATION	4
5	CISCO SYSTEMS, INC.	5
6	APPLIED MATERIALS, INC.	6
7	NVIDIA CORPORATION	7
8	WESTERN DIGITAL TECHNOLOGIES, INC.	8
9	HEADWAY TECHNOLOGIES, INC.	9
10	INTUITIVE SURGICAL, INC.	11



Apple Park Visitor Center, Cupertino

Tax Relief for Small Business Owners

Where state law allows, the Assessor’s Office has regularly sought out efforts to eliminate property taxes for those businesses where the cost to assess and collect property taxes exceeds the property tax revenue generated.

Typically, these are small businesses with machinery, office furniture, computers, and other equipment with a total assessed value below \$10,000. State law caps the amount the Assessor can exclude to \$10,000 in assessed value.

While business property owners must continue to file a Business Property Statement (Form 571) each year detailing the cost of all supplies, equipment, improvements, and land owned at each location within Santa Clara County, they will not have to pay the tax if the assessed value of their property is less than \$10,000. Many businesses file online in less than 15 minutes.

Over 80 percent of the business and personal property assessed value comes from less than one percent of all companies in Santa Clara County.



Business Property Statement e-Filing

It’s never been easier for business owners in Santa Clara County to electronically file their Business Property Statement. Through the e-Filing portal, they can file for multiple locations, register their new business with the Assessor’s Office, or schedule an appointment online for assistance. The Business Property e-Filing period opens on January 1, 2025. [Click here](#) or scan the QR Code to the right to find out more.



PROPERTY TAX EXEMPTIONS

The California Constitution states that all property is taxable unless there is an exemption granted.* These exemptions are codified in the California Constitution and the Revenue and Taxation Code. Organizations that are formed and organized for qualifying purposes (including religious, scientific, hospital, or charitable) must meet specific organizational and property use requirements to have the exemption granted.

Qualifying Exemptions 2024–2025		
Exemption	Roll Unit	Total Value
Privately Owned Colleges	586	\$19,378,552,563
Other Religious and Charitable Properties	1,693	\$10,889,004,003
Hospitals	41	\$2,590,064,449
Private and Parochial Schools (less than collegiate grade)	162	\$1,292,408,229
Religious Properties	602	\$925,827,126
Other	40	\$510,890,043
Public Schools	71	\$327,600,636
Churches	97	\$164,268,009
Cemeteries	38	\$194,570,085
Disabled Veterans	1,184	\$186,548,009
Free Museums/Public Libraries	8	\$11,262,687
Historical Aircraft	11	\$1,006,254
Total Non-Reimbursable Exemptions	4,533	\$36,472,002,093
Total Reimbursable Exemptions (Homeowners' Exemption)	241,280	\$1,691,137,000
Total Exemptions	245,813	\$38,163,139,093

The table entitled “Qualifying Exemptions 2024–2025” illustrates the exemptions in Santa Clara County. A large portion of the “Other Religious and Charitable Properties” and the “Other” categories consist of affordable housing exemptions.

The more than \$36 billion in assessed value for exemptions means that over \$360 million in property tax revenue is removed from the tax roll. The premise of exemptions is that the loss of revenue to cities, counties, schools, and special districts is offset by the service provided to the community by the exempted use. The Homeowners’ Exemption is the only exemption that is reimbursed to the County by the State of California.

Exemption Example: Low Income Housing

The welfare exemption plays a crucial role in supporting affordable housing in California by reducing costs for nonprofit housing providers, encouraging development, and preserving existing affordable housing.

To qualify for the welfare exemption for affordable housing, a property must be used for low-income rental housing and meet certain income and occupancy requirements for tenants. The property must also be owned and operated by qualifying organizations. Additional requirements for qualification are set forth by the California Constitution and Revenue and Taxation Code.

The total deed restricted value of Welfare Exempt Low-Income Housing in Santa Clara County is \$6,800,210,451.

For the principal residence of qualified homeowners, the Homeowners’ Exemption lowers net taxable assessed value by \$7,000 for a property tax savings of approximately \$70 to \$80 annually. For detailed information on the Homeowners’ Exemption, [click here](#) or scan the QR Code to the right.



The Homeowners’ Exemption is an important requirement for Proposition 19 (Prop. 19) claims. Read more about Prop. 19, on Pages **22–23** of this report.

Based on qualifying factors, disabled veterans may also be eligible for an exemption that lowers the net taxable assessed value of their principal residence. Visit the Assessor’s Office website for more information.

* California Constitution, Article XIII Section 1, 3–4

SUPPLEMENTALS

Supplemental Assessments

Supplemental Assessments were created by Senate Bill 813 in 1983 to close inequities in Proposition 13. Whenever there is a reappraisal due to a change in ownership (e.g. property bought or sold) or the completion of new construction, State law requires the County Assessor to determine a new base year value for the property.

A Notice of Supplemental Assessment is then issued by the Assessor's Office and sent to the current owner at the address of record. Following this notice, a Supplemental Tax Bill is issued by the Department of Tax and Collections.

The Supplemental Tax Bill is based on the difference between the prior value and the new assessed value. This value is prorated for the number of months remaining in the fiscal year (July 1 to June 30).

Supplemental tax is not reported in the annual assessment roll.

The Assessor's Office produces a separate supplemental roll that generates significant additional revenue. The entire new assessed value is then reflected on the tax roll the following fiscal year.

The supplemental taxes collected in the last fiscal year totaled over \$170 million, based upon the assessment of 19,131 events, primarily consisting of transfers of ownership and new construction. The average supplemental assessment was \$787,617.

Supplemental Tax Bills Are Not Processed as Part of Escrow! Usually, supplementals are not prorated in escrow during purchase, nor are they paid by the lender through an impound account. Unlike the secured tax bill, lending agencies do not receive a copy of the Supplemental Tax Bill.

Supplemental Assessments

Fiscal Year	Total Supplemental Tax	Number of Supplemental Assessments	Average Assessed Value per Transaction
2015-16	\$136,048,242	25,127	\$593,169
2016-17	\$156,021,465	24,200	\$653,367
2017-18	\$169,847,274	27,269	\$638,982
2018-19	\$185,903,772	24,494	\$792,377
2019-20	\$139,065,035	17,016	\$808,178
2020-21	\$198,103,903	27,557	\$774,043
2021-22	\$173,595,773	29,548	\$766,402
2022-23	\$272,884,604	23,996	\$976,691
2023-24	\$170,562,462	19,131	\$787,617

The table above reflects the number of Supplemental Assessments processed and the average supplemental assessed value per transaction.

Escape Assessments

A Notice of Escape Assessment is sent to the property owner if the Assessor has to make a correction to an assessed value after the assessment roll has been completed on June 30.

These corrections or changes to an assessed value will result in a Notice of Escape Assessment sent to the property owner followed by a Secured Escape bill sent from the Department of Tax & Collections. This could result from an error by the Assessor's Office or by the property owner. Examples include the Assessor's Office not assessing new construction in a timely manner or the property owner constructing an addition without obtaining a building permit, meaning the Assessor's Office is not aware of the new construction.

Since escape assessment always deals with value that should have been assessed but was not, additional taxes will be due. However, the current owner will not be responsible for taxes on any escape assessment that covers a time period before they acquired the property.

Take the Surprise out of Supplemental Assessment – Use the Online Supplemental Tax Estimator.

The online Supplemental Tax Estimator is designed to help new and prospective homeowners take the surprise out of the amount of property taxes they can expect to pay following their purchase. [Click here](#) or scan the QR Code below to find out more.



HISTORICAL TRENDS OF ASSESSED VALUES

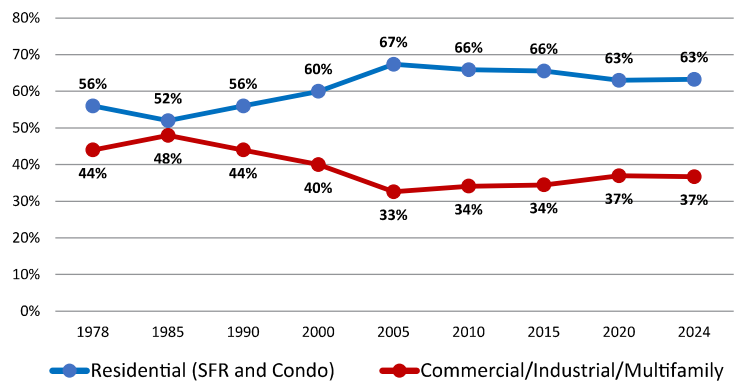
Change in Parcel Types from 1978-2024

	1978	2024	Change
Total Number of Parcels	346,935	486,571	139,636
Number of Residential Parcels	287,180	433,000	145,820
Residential Percent of Total Parcels	83%	89%	51%
Number of Non-Residential Parcels, Including Commercial, Residential & Multifamily	59,755	53,571	-6,184
Non-Residential Percent of Total Parcels	17%	11%	-10%

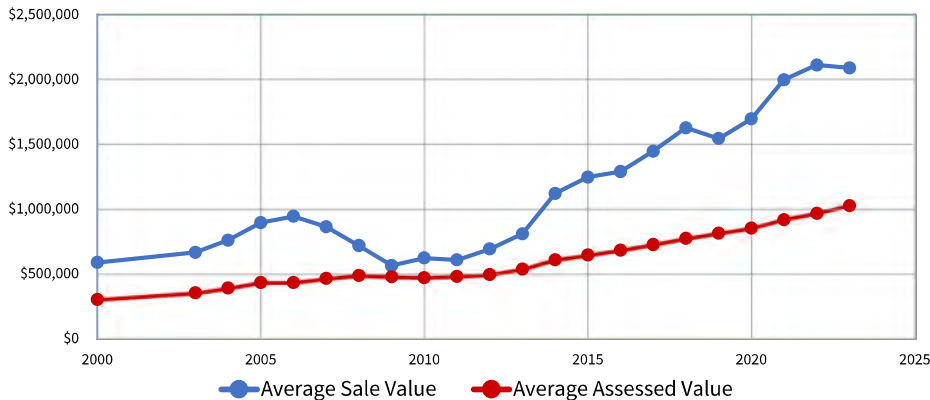
The average sale value of single family homes has been on a steady upward trend since 2014. Since 2022, the average sale value has continued to outpace the average assessed value by more than \$1 million dollars.

Residential properties have grown in percentage of secured property net assessed value since Proposition 13 passed in 1978. The graph below compares the total net assessed value of residential properties to other properties, including commercial and industrial. The increase in percentage of value from residential can likely be attributed to the growth in number of residential parcels (single family, condominium) as shown in the table to the left. Since 1978, the residential parcel count has increased 51 percent, and the number of non-residential properties has declined by 10 percent.

Properties as Percent of Total Net AV of All Secured Properties



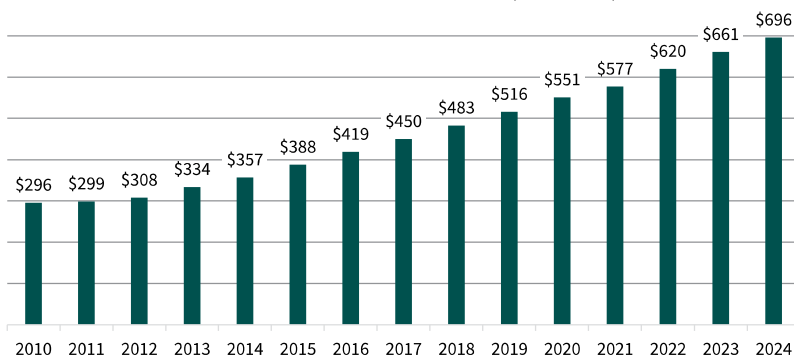
Single Family Homes Average Assessed Value Vs. Average "Sale" Value



Legal entity transfers of ownership interests do not involve a recorded deed that would typically inform county assessors. The Legal Entity Ownership Program (LEOP) helps assessors discover changes in control and ownership of legal entities with an interest in California real property.

Failure to file a change in ownership statement in a timely manner may result in a penalty.

Annual Assessed Value (Billions)



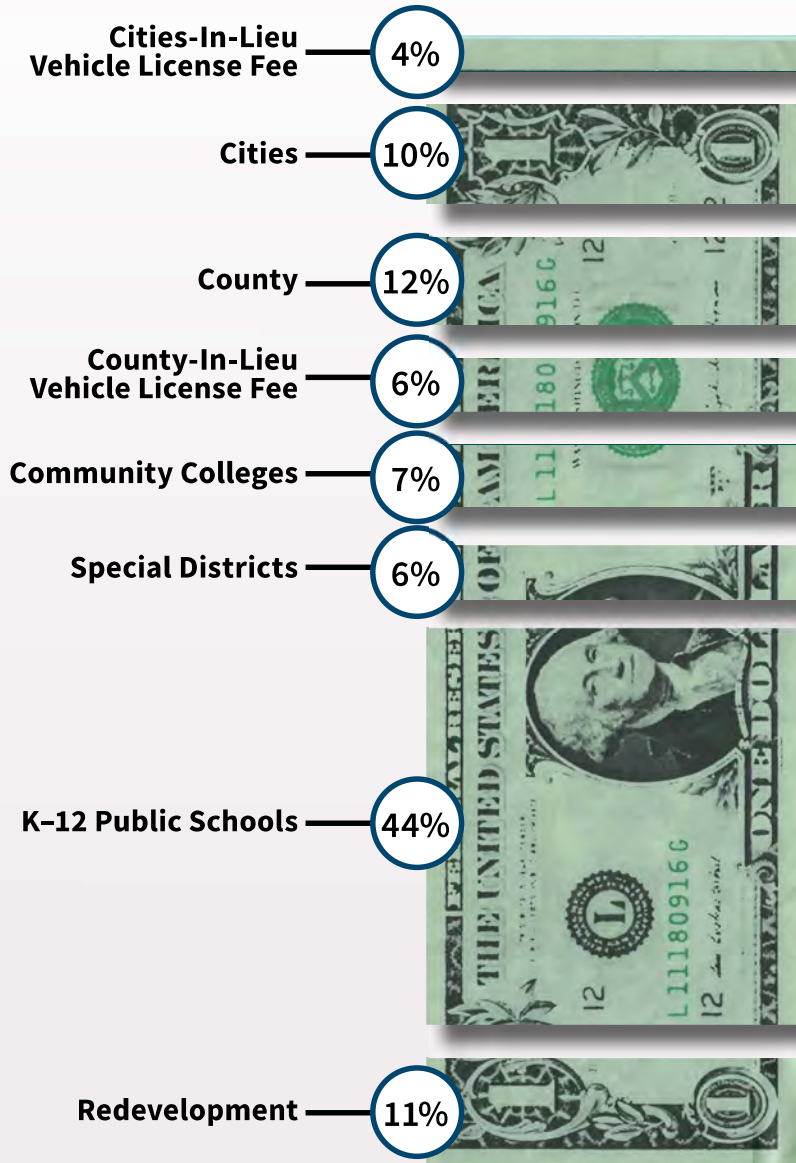
The table below shows the last five years of LEOP penalties in Santa Clara County.

LEOP Penalties in Santa Clara County

Year	Penalty	Total Parcels
2020	\$283,630	26
2021	\$24,139	10
2022	\$208,798	16
2023	\$266,518	25
2024	\$701,893	51

WHERE DO MY PROPERTY TAXES GO?

Santa Clara County Average Property Tax Allocation 2024



Property taxes remain in the local community for services. Property tax is a local tax to finance local governments and public schools. This tax is of major importance as it is the largest single discretionary revenue source for the support of municipal and school district services. Counties, cities, towns, school districts and special districts use property taxes to fund schools, police and fire protection, road maintenance, and many other municipal services.

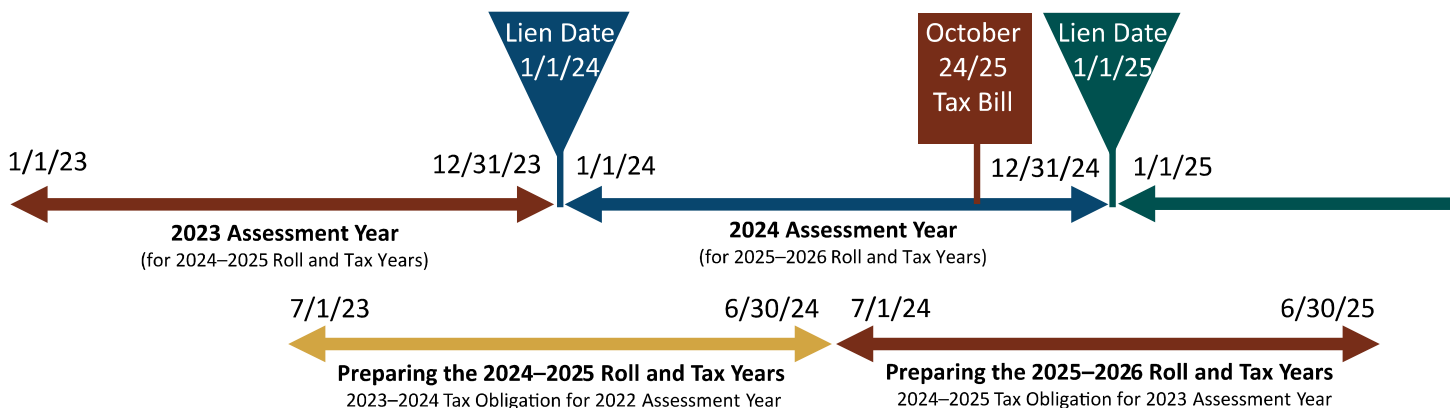
The total tax levy for fiscal year 2023-2024 is \$8,641,287,549 before any roll corrections.

The Assessed Value is the basis for the one percent ad valorem property tax. Property tax, voter approved bond indebtedness, and special assessments make up the total tax levy.

For examples of funding and programs, visit the Santa Clara County Open Data Portal Property Tax Story page by [clicking here](#) or scanning the QR Code to the right.



Preparing the 2024–2025 Assessment Roll That Becomes Your Tax Bill



PROPOSITION 13



Passed by the voters in June 1978, Proposition 13 (Prop. 13) amended the California Constitution, limiting the assessment and taxation of property in California. It restricts both the tax rate and the annual increase of assessed value as follows:

- The property tax cannot exceed one percent of a property’s taxable value (plus service fees, improvement bonds, and special assessments, many of which require voter approval).
- A property’s original base value is its 1975–76 market value. A new base year value is established by reappraisal whenever there is a change in ownership or new construction.
- The adjusted (factored) base year value of real property is the upper limit of value for property tax purposes. An increase in the (factored) base year value is limited to no more than two percent per year.
- Business property, boats, airplanes, and certain restricted properties are subject to annual reappraisal and assessment.

Who Benefits from Prop. 13?

Every property owner benefits from Prop. 13. However, the longer a property is owned, the greater the property tax benefit.

The table below provides a snapshot of the countywide distribution of secured assessment roll by base year as of the January 1, 2024 Lien Date, and based upon the Prop. 13 equation.

Countywide Distribution of Secured Assessment Roll by Base Year				
Base Year Lien Date	Assessed Value	AV %	Parcel Count	Net Changed Value
Prior to 1979	\$23,909,278,834	4%	45,850	9%
1979–1988	\$21,724,894,323	3%	42,734	9%
1989–1998	\$44,310,764,512	7%	61,599	13%
1999–2008	\$121,684,990,903	18%	97,201	20%
2009–2018	\$233,695,195,475	34%	134,747	28%
2019–2024 (Partial decade)	\$233,292,157,972	34%	105,092	22%
Total	\$678,617,282,019		487,223	

Q. How many properties are still protected by Prop. 13, passed by the voters in 1978?

A. All properties in Santa Clara County and throughout California receive the full protections and benefits of Prop. 13, whether a property was purchased last year or in 1975. A base year value is established at the time of purchase or new construction, and increases in the assessed value are limited to an inflation factor of no more than two percent annually.

Proposition 13 generally limits assessed value growth to two percent annually, except for the reassessment of transfers of ownership or new construction. The limit is tied to the California Consumer Price Index (CCPI). In 2024–2025, the CCPI was 7.274 percent for properties not affected by transfers of ownership or new construction, which resulted in the maximum two percent increase in assessed value.



During a recession, the gap between the market value and assessed value of single family homes narrows. As the economy recovers, the gap widens. The chart below provides a snapshot as of the January 1, 2023 Lien Date, based on the simplified Prop. 13 equation defining Factored Base Year Value (FBYV):



\$\$ Market value as of March 1, 1975
 -OR- date of acquisition
X multiplied by the compounded
 inflation (not to exceed 2% per year)
= equals the factored
 base year value

Chart Data Explained

- **18 percent** of all current single family homeowners purchased their property before 1989.
 - They only account for **four percent** of all property taxes paid by homeowners.
- Homes purchased since 2009 have an assessed value of **\$280.7 billion** and account for **68 percent** of the total property tax paid by homeowners.
- The disparity is even greater among owners of multifamily properties at **73 percent**, and commercial/industrial properties at **69 percent**.

Distribution of Secured Assessment Roll by Base Year and Property Type (Gross AV)													
Base Year Lien Date	Single Family/Condominium				Multifamily Housing				Commercial/Industrial/Other				
	Assessed Value	AV %	Parcel Count	Parcel %	Assessed Value	AV %	Parcel Count	Parcel %	Assessed Value	AV %	Parcel Count	Parcel %	
Prior to 1979	\$5,792,172,489	1%	39,089	9%	\$1,322,420,797	2%	2,580	12%	\$16,794,685,548	9%	4,181	13%	
1979-1988	\$12,563,182,161	3%	37,376	9%	\$2,346,361,728	3%	2,529	12%	\$6,815,350,434	4%	2,829	9%	
1989-1998	\$31,393,556,977	8%	55,854	13%	\$3,539,155,400	5%	2,497	12%	\$9,378,052,135	5%	3,248	10%	
1999-2008	\$83,941,562,403	20%	87,125	20%	\$12,201,953,694	17%	4,227	20%	\$25,541,474,806	13%	5,849	18%	
2009-2018	\$131,228,054,195	32%	119,605	28%	\$28,224,361,419	40%	5,376	26%	\$74,242,779,861	38%	9,766	29%	
2019-2024 Partial Decade	\$149,480,042,988	36%	93,955	22%	\$23,722,854,074	33%	3,844	18%	\$60,089,260,910	31%	7,293	22%	
Total	\$414,398,571,213		433,004		\$71,357,107,112		21,053		\$192,861,603,694		33,166		

PROPOSITION 19 AND LIFE EVENTS

All property in California is protected by Proposition 13 which prohibits the reassessment of property, except when there has either been a change in ownership or new construction. However, some of these transactions may qualify for a full or partial exclusion from reassessment, often as the result of a life event such as marriage, divorce, reaching an age of eligibility, disability, disaster, or death. Intergenerational transfers may also qualify.

Proposition 19

Proposition 19 (Prop. 19) made sweeping changes to a property owner's ability to qualify for exclusion from reassessment when transferring their Prop. 13 protected assessed base year value.

Exclusions

Qualifying transfers of real property which are full or partially excluded from reappraisal if a timely claim is filed with the Assessor's Office.

Prop. 19, enacted in two parts, changed:

- **Base Year Value Transfers**
 - Expanded the ability to transfer an assessed base year value to another property anywhere in California (effective April 1, 2021).
- **Intergenerational Transfers**
 - Changed eligibility requirements for intergenerational base year value transfers (effective February 16, 2021).
- **Disaster Relief and Severely Handicapped**
 - Changed transfer provisions for victims of disasters and severely handicapped individuals (effective February 16, 2021).

Base Year Value Transfer – Persons at Least Age 55/Disabled

Eligible homeowners can transfer their base year assessed value to a replacement residence for a full or partial exclusion from reassessment.

- Can transfer the base year value to a principal residence anywhere in California, up to three times.
- Must purchase or newly construct replacement principal residence within two years of sale.
- A full exclusion is available if the replacement property is of equal or **lesser value than the original property's market value**. If not, the amount above "equal or lesser value" is added to the transferred base year value.

Intergenerational Exclusion – Parent/Child; Grandparent/Grandchild

Eligible homeowners can transfer their property and base year assessed value to a parent or child, or grandparent to grandchild, and qualify for a **full or partial exclusion from reassessment**.

- Applies to a family farm or the principal residence of the transferor if used continuously as a principal residence by the transferee.
- The transferee must meet eligibility requirements and file for the Homeowners' Exemption within one year of the date of transfer.
 - If the transfer is the result of the death of the transferor, the date of death is the date of transfer.
- Adds a value limit of current assessed value, plus \$1 million (adjusted for inflation). The amount above the value limit will be added to the base year value.
- To qualify for the Grandparent/Grandchild transfer, the parent of the grandchild must be deceased on the date of transfer.

For detailed Prop. 19 information and answers to frequently asked questions, [click here](#) or scan the QR Code below to visit the State Board of Equalization page.



Death of a Property Owner

The death of a loved one can be a life-changing event. Knowing the law in advance as it pertains to transferring property assessment value can help ease the challenge.

Prop. 19 changed exclusion from reassessment requirements for intergenerational transfers. An important feature of the legislation is that it added a **one-year deadline from the date of transfer** for the transferee to be eligible for and file the Homeowners' Exemption application.

The Assessor's can't provide legal advice, but here are some items to consider in the event of the death of a property owner:

- **Notify the Assessor**
 - File the Death Statement Form within 150 days of the date of death.
 - **File Affidavit of Death**
 - An Affidavit of Death filed with the Clerk-Recorder may also be required. *Please Note* that filing an Affidavit of Death does not count as notifying the Assessor.
 - **Review Proposition 19 Intergenerational Transfer Requirements**
 - Within one (1) year of the date of death (also referred to as the date of transfer):
 - ▶ The property must become the principal residence of the child(ren)/grandchild(ren).
 - ▶ Applicants must meet eligibility requirements and file for the Homeowners' Exemption.
- *Please Note* although the claimant has three (3) years to file the application for the Prop. 19 exclusion, the transferee only has one (1) year to make property their principal residence and file for the Homeowners' Exemption.



[Click here](#) or scan the QR Code to the left to access the forms list and selecting "Death Statement." Follow the mailing directions on the form.

[Click here](#) or scan the QR Code to the right to visit the Santa Clara County Clerk Recorder website.



During the Prop. 19 application process, transferees should expect to receive a supplemental tax bill and may want to plan finances accordingly. If the Prop. 19 exclusion is applied, a new bill will be issued and any taxes overpaid will be refunded.



Visit the Prop. 19 page on the Assessor's website for the Assessment Estimator and other resources by [clicking here](#) or scanning the QR Code above.

Disaster Relief

There are two types of disaster relief:

Base year value transfer to replacement property

Prop. 19 also applies to disaster relief base year value transfers. To qualify, the homeowner must:

- Have incurred the transfer because of a wildfire or natural disaster
- Purchase or newly construct a principal residence within two years.

A reduction of assessed value while property is in its damaged condition

To qualify, the homeowner must:

- File a claim within 12 months from the date of damage.
- The loss estimate must be at least \$10,000 of current market value.

For more information on Disaster Relief, [Click here](#) or scan the QR Code Below.



PROPOSITION 8



What is Proposition 8?

Proposition 8 (Prop. 8), passed by California voters in November 1978, entitles property owners to the lower of the fair market value (as of the January 1, 2024 Lien Date), or the base year value. The base year value is the assessed value as determined at the time of purchase or new construction, increased each year by no more than two percent, or the CCPI, whichever is lower.

If the market value of a property declines below the base year value, the Assessor is required to proactively reduce the assessed value temporarily to reflect the lower fair market value of property.

The property’s base year value continues to be factored at a maximum two percent per year, setting its maximum assessed value. As the market recovers, the assessed value of a property will increase based on market conditions, which is not restricted to a two percent growth. The value enrolled will follow the market growth rate until the market value exceeds the factored base year value, at which time the lower factored base year is restored.

Properties where the market value exceeds the assessed value as of January 1, 2024 are not eligible for an adjustment.

Proposition 8 History		
Year	Temporary Reduction Amount	Parcel Count
2012	\$26,959,756,586	136,559
2013	\$15,908,271,302	80,798
2014	\$8,006,997,019	37,989
2015	\$4,913,879,441	22,436
2016	\$2,679,662,339	10,510
2017	\$1,999,107,028	6,654
2018	\$1,363,252,182	2,645
2019	\$1,096,873,060	1,843
2020	\$2,050,409,497	10,629
2021	\$1,811,725,352	7,696
2022	\$1,693,231,780	2,595
2023	\$4,717,996,643	19,325
2024	\$3,485,159,915	11,226

Temporary Declines in Assessed Value

The number of decline in value assessments dropped significantly from 19,325 in 2023 to 11,226 in 2024, adding \$1 billion dollars to this year’s roll. Of the more than 17,000 that were proactively reduced by the Assessor’s Office in 2023, more than half were fully restored. The other half were partially restored or received additional reductions.

The total reduction from factored base year value decreased from \$4.7 billion in 2023 to approximately \$3.5 billion in 2024. The 10,757 residential reductions

totalled \$1.9 billion in reductions with 469 commercial properties, totaling \$1.6 billion in reductions.

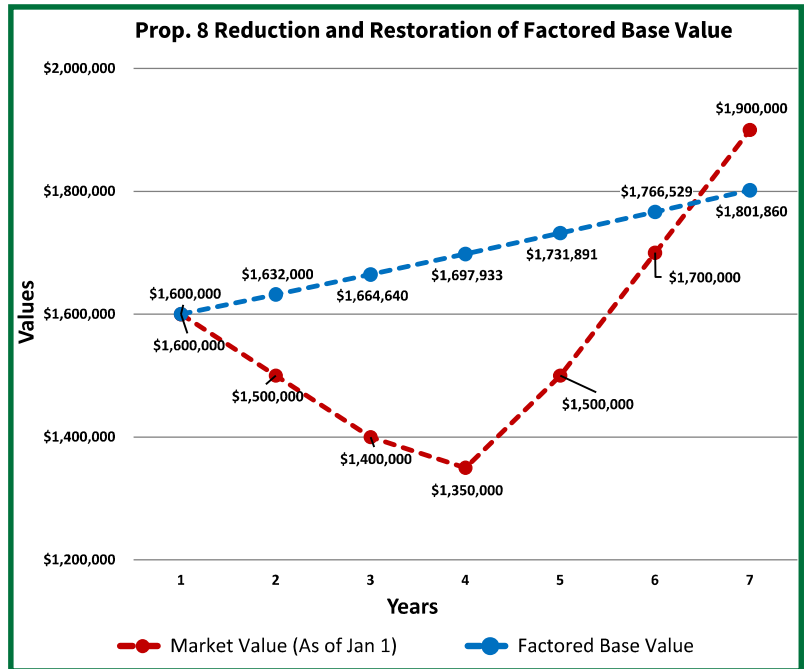
Prop. 8 reductions were based on determinations of market value as of January 1, 2024. At the time of writing, commercial property is decreasing in value, which may contribute to the further reduction of assessed value if the trend continues to January 1, 2025.

Who Should Request a Prop. 8 Decline in Value?

The graph on the right shows when a property owner would qualify for a temporary reduction.

In the example, a property owner purchases a property at fair market value for \$1.6 million, establishing the base year value at year 1. On the subsequent Lien Date (year 2), the market value decreases to \$1.5 million, but the property owner's assessment is based on the factored base year value of \$1.632 million (value plus 2 percent), which is higher than the market value. Therefore, the property owner would qualify, under Prop. 8, for a temporary reduction to \$1.5 million.

In this case, the property owner would qualify for a Prop. 8 reduction for years 2 through 6, but not in year 7.

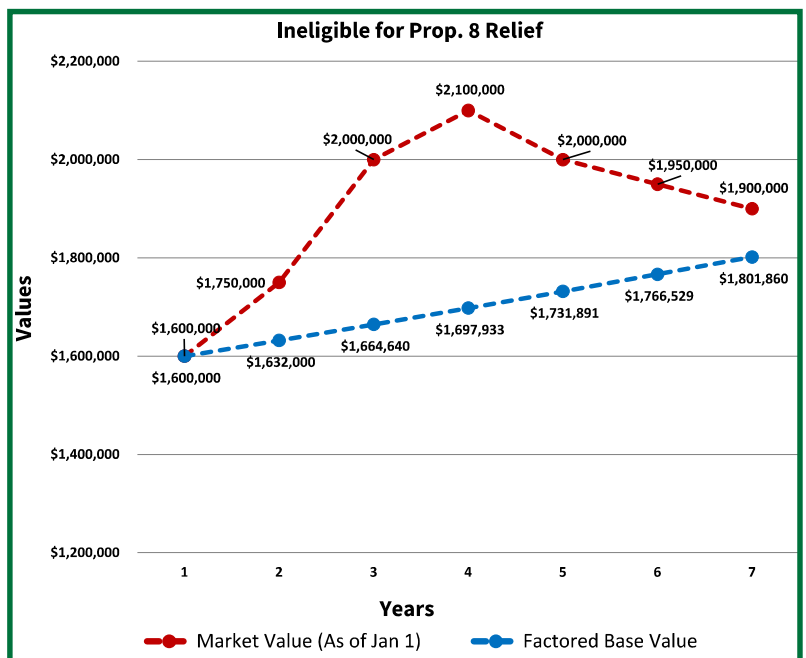


Who Should Not Request a Prop. 8 Decline in Value?

The graph below shows when a property owner would not qualify for a temporary reduction. Typically, this is the case when the market value increases after the property is purchased.

If a property owner purchases their property at fair market value for \$1.6 million, this establishes the base year value at year 1. In year 2, the market value increases to \$1.7 million, but the property owner's assessment will still be based on the factored base year value of \$1.632 million (value plus 2 percent), which is lower than the market value. In this case, a property owner would not qualify for a Prop. 8 reduction, the factored base year value is still much lower than the current market value of the property.

Note: Even if the market has declined, the factored base year value can still be below the current market value for that year as shown in years 5, 6, and 7.



Refer to the Assessment Calendar By Month on [Page 37](#), for Proposition 8 filing deadlines.

ASSESSMENT APPEALS

In Santa Clara County, a Notification of Assessed Value (NAV) is mailed in June to all property owners on the secured roll. The value is based on the January 1 Lien Date.

Property owners are encouraged to review their assessments relative to the market value of their property as of January 1. Owners should contact the Assessor’s Office for an informal review if they believe their assessment is greater than the market value of the property as of the Lien Date. The Assessor’s Office makes the appraisal of residential properties available for review online, allowing owners to evaluate the selection and adjustment of comparable sales used to determine the market value of their property. If, during the informal review, analysis of new information results in a revised determination of market value, the Assessor will change the assessment of as many properties as possible during the four-week period before the end of the formal filing period on September 15.



NAV Card

See the decision tree on the right for dates and deadlines for the Assessed Value review and appeal process.

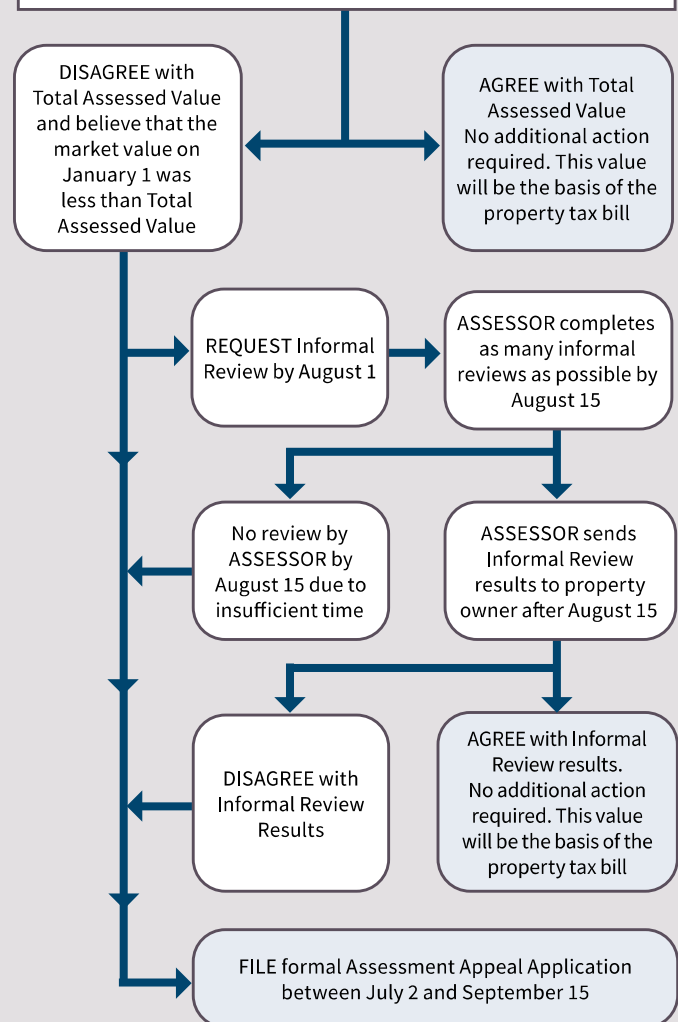
On average, residential appeals were resolved within 12 months last fiscal year, 12 percent faster than the prior fiscal year, and nearing the standard set prior to Covid-19 of resolution in less than a year. Between July 1, 2023 and June 30, 2024, the Assessor’s Office resolved 3,706 appeals, nearly as many as the prior year, all in an effort to return to pre-Covid-19 resolution time standards. The Assessor’s Office retained 92 percent of the assessed value in dispute during the fiscal year, including all types of appeals.

7,383 appeals were filed in FY 23–24, approximately a 58 percent increase over the 4,666 filed in the prior fiscal year. Like the prior year, non-residential cases represented 53 percent of appeals, but represented nearly all the assessed value in dispute, at 96 percent. Most filings (1,526) were made on properties located in San Jose, totaling 32 percent of the assessed value in dispute. However, non-residential filings on San Jose properties put the most assessed value in dispute at over \$15.5 billion.

ASSESSED VALUE REVIEW & APPEAL PROCESS

Notification of Assessed Value Card arrives either electronically on June 30, or hard copy in the mail after June 30.

REVIEW Total Assessed Value. Compare with the appraisal and comparable sales serving as the basis of the Assessor’s opinion of value of the property as January 1 at www.sccassessor.org/comps



Residential filings increased almost 109 percent due to flat median home prices between the Lien Date of 2022 and 2023. The assessed value in dispute increased 69 percent, due to non-residential filings.

The 2023 assessment appeal filings compound the value in dispute found in the non-residential inventory of assessment appeals. As of July 1, 2024, there were 9,872 active cases, totaling over \$119.9 billion of assessed value in dispute. 99 percent of the total value in dispute is in non-residential cases and comprises 74 percent of the case count. The total value in dispute represents 17 percent of the annual net local assessment roll, but the 2023 annual filings represented seven percent of the annual roll. The Assessor’s Office resolved 3,706 assessment appeals and preserved 92 percent of the assessed value in dispute during FY 23–24.

Assessment Appeals Filed in 2024–2025				
City	Non Residential		Residential	
	AV in Dispute	Appeals	AV in Dispute	Appeals
Campbell	\$736,049,140	87	\$43,478,355	97
Cupertino	\$4,443,130,834	173	\$117,938,183	184
Gilroy	\$237,922,333	51	\$17,413,662	52
Los Altos	\$149,946,590	31	\$135,114,478	152
Los Altos Hills	(\$11,087,482)	2	\$64,944,149	74
Los Gatos	\$416,433,142	59	\$75,734,921	103
Milpitas	\$1,765,305,641	175	\$50,663,579	130
Monte Sereno	\$2,320,809	1	\$33,018,693	23
Morgan Hill	\$200,192,554	64	\$12,106,241	64
Mountain View	\$3,940,868,045	202	\$113,286,268	310
Palo Alto	\$3,809,267,691	264	\$371,090,897	362
San Jose	\$15,521,401,486	1396	\$704,261,364	1430
Santa Clara	\$11,020,958,900	445	\$88,645,024	287
Saratoga	\$43,534,671	21	\$144,282,836	158
Sunnyvale	\$5,338,596,313	349	\$133,114,797	357
Unincorporated	\$180,674,886	62	\$100,539,121	177
Waiting for Validation	\$524,420,214	44	\$0	0
Total	\$48,319,935,767	3426	\$2,205,632,568	3960

Assessed Value (AV) in Dispute								
Appeal Category	2023	2022	2021	2020	2019	2018 and Older	AV in Dispute	Count
Business Property	944	1,227	663	344	456	1,422	\$62,256,762,740	5,056
Commercial/Industrial	845	304	74	48	29	58	\$36,053,080,824	1,358
Business & Real Property	31	21	11	12	5	61	\$11,972,591,047	141
Miscellaneous	164	26	9	2	12	8	\$2,804,196,601	221
Multifamily	207	106	6	0	0	0	\$2,656,790,296	319
Possessory Interest	12	4	4	5	5	4	\$1,896,442,911	34
Residential	2,537	65	4	1	2	2	\$1,209,962,167	2,611
Legal	71	41	10	2	3	4	\$1,091,356,499	131
Mobile Homes	1	0	0	0	0	0	\$34,400	1
Total	4,812	1,794	781	414	512	1,559	\$119,941,217,485	9,872

LEGISLATIVE ADVOCACY



Annual property tax assessment is governed by laws enacted by the California State Legislature

The laws are codified in the California Constitution and the Revenue & Taxation Code.

The Santa Clara County Assessor’s Office takes an active role in legislative advocacy and has been instrumental in shaping legislation that ensures consistent, fair, and accurate property assessment. Each year our office reviews proposed legislation and highlights potential impacts to property owners. The feedback is then provided to stakeholders and legislators, most commonly through the Legislative Committee of the California Assessors’ Association (CAA).

The CAA is a statewide non-profit professional association of county assessors. The CAA consists of assessors from each of the 58 California counties.

On March 19, 2024, many California assessors and their staff participated in “CAA Legislative Day” at the Capital in Sacramento for the purpose of meeting with State legislators in the Assembly and Senate to discuss pending legislation and potential impact to property assessment. The relationships developed during these meetings is crucial for effective communication and the ability to shape legislation that supports consistent and fair property assessment across the state.

The CAA and the Assessor’s Office work closely with the California Board of Equalization (BOE). The BOE acts in an oversight capacity to ensure compliance by county assessors with property tax laws, regulations, and assessment issues. One way this is accomplished is through the BOE “[Letters to Assessors](#)” or “LTA’s.” The letters are an ongoing advisory service presenting the BOE staff’s interpretation of rules, laws, and court decisions on property tax assessment. The LTA’s also include summaries of court rulings, legal opinions, highlights of enacted legislation, Property Tax Rules, and technical bulletins for assessment problems.

For more information on the Board of Equalization and the Letters To Assessors, [click here](#) scan the QR Code to the right.



The Santa Clara County Assessor’s Office will continue to champion fair and accurate property assessment through active participation in the legislative process.

The 2023-24 legislative year was the second of a two-year bill cycle. The CAA continued to follow bills that impacted housing, property assessment, or public information in some manner. Of the more than 100 bills the CAA began tracking in the first year of the bill cycle, 50 remained this year. Along with CAA legislative leadership, Santa Clara County took a lead role in watching, amending, and recommending action for several of the remaining assigned bills.

To view an interesting and very informative visual and descriptive representation of this year’s proposed housing legislation, [click here](#) or scan the QR Code to the right to visit artist, architect, and housing advocate Alfred Twu’s “2024 California Housing Legislation Highlights Bill Tracker.”



TECHNOLOGY & MODERNIZATION



The Assessor's Office has efficiently produced and timely delivered accurate assessment rolls for 29 years during my term as Assessor. Credit goes to the professional staff who are empowered with effective technologies. The core of assessment production is accomplished on a legacy Assessor's Information Management System (AIMS), supported by a modern document management system and GIS capabilities. The Assessor's Office Information Systems (IS) Division maintains these systems, while migrating to the Azure Cloud and developing new assessment applications as needs arise. Having a group of highly skilled IS staff within the department enables us to quickly implement changes in property tax law, such as Prop. 19.

Technology is constantly evolving, offering new productivity advances, while we evaluate systems to replace AIMS. We have disseminated and received responses to an Request for Proposal (RFP) for a Commercial Off-The-Shelf (COTS) application that will replace all the functionality of AIMS, including a comprehensive assessment system designed for California property tax law. In the meantime, we have embarked on a refactoring project to convert the legacy Cobol code supporting AIMS with a modernized, better supported version that duplicates all the functionality of the legacy system.

With the goals of improving efficiency and accuracy of our form processing, and streamlining the system for our customers, our Information Systems team continues to build on electronic filing options for a variety of processes. In 2025, our Apartment and Aircraft application system will come online with the potential to increase Business Division e-filing

participation by adding electronically filing capability for over 1,700 taxpayers.

We are proud to have internally developed a residential property valuation application that enables the department to proactively appraise over 370,000 residential properties in a single day. Upon receipt of the annual Notification of Assessed Value card, property owners are prompted to use the appraisals to compare their assessment with market values. If their assessed value is greater than the market value, they are encouraged to request an informal review. We are one of only 11 California counties that issues an annual assessment notification, and the only county that provides appraisal comparisons on our website.

We are in the final stages of developing a platform for the appraisal of commercial properties as well. It will integrate lease, sales, income and expense, ownership and cost data in a single appraisal module that will reconcile the sales comparison, income and cost approaches to valuation. This capability will be crucial in the coming year as commercial property values face more volatility. The platform will replace a combination of stand-alone tools and will smoothly integrate into the existing workflow. Our commitment to process improvement is strong and evident in our increasingly evolving portfolio of technology projects. Staff engagement in these projects has fostered a spirit of innovation that builds upon itself and positively affects office culture. Employees enjoy an opportunity to share their vision for innovation and see it realized in better processes, creating a sense of ownership and agency.

Lawrence E. Stone
Assessor

WHAT OUR CUSTOMERS ARE SAYING

Interactions inspire many positive comments attributing to this year's 91.5 percent overall customer satisfaction rating – a remarkable statistic for a government tax office.

Your service was excellent and the young lady I spoke to couldn't have been more helpful.

I am beyond happy with the wonderful and respectful service that I received.

Perfect service above and beyond.

On the ball, efficient and helpful!



Very personal outreach!

I'm just so impressed with the work that is done there in the Assessor's Office ...

I was very pleased to get to a real live person almost immediately, which is unusual these days.



Public Service Stats:

- 17,216 Counter visits
- 34,869 Phone Calls
- 34,445 Emails

We're Here for You!

Customer service is a cornerstone of Assessor Stone's values. Whether leading technology solutions to collect and respond to customer feedback, or continued innovation in systems that support accuracy and efficiency in assessment, the consistent priority is transparency and excellence in public service.

The gateway to customer support is the Public Service team. In the last year, over 17,000 members of the public visited the Assessor's Office and were greeted by the solutions-based team. Over 12,400 (72 percent) of the visits were handled directly by the Public Service staff, with the remaining 28 percent addressed by one of the Department Divisions.

The August 2023 move to the Tasman Campus created additional work as customers for other departments, such as the Clerk Recorder and Tax & Collections, unintentionally found their way into the Assessor's Office. Because of Assessor Stone's motto "What gets measured, gets done," visitor tracking showed the scale of the referral challenge. The team responded by creating temporary signage and constituent communications to support the customer getting to the right place the first time. It became clear that a Campus-wide signage update was necessary to ensure visitors can easily identify their destination from any and all points of Campus access. A new signage plan is underway and moving toward implementation.

PERFORMANCE MEASURES

Performance Counts

The Assessor's Office has implemented an ambitious performance-based budgeting and management initiative, led by County Assessor Larry Stone. The Assessor's Office has a clear mission statement and measurable performance indicators designed to quantify improvement over time, all tied directly to the budget.

The following are the Assessor's comprehensive performance measures for Fiscal Year 2023-24. Data for July 1, 2023 to June 30, 2024:

- **Completed 98.8 percent of assessments**
 - ▶ The completeness of the assessment roll assures that the assessment roll accurately reflects current market activity.
- **Managed resources with total expenditures at 92 percent of budget**
 - ▶ The budget/cost ratio compares the actual expenses to the budget.
- **Earned a 91.5 percent customer satisfaction rating from all office surveys**
 - ▶ This measurement reflects the cumulative satisfaction level of both internal and external customers.
- **Delivered Supplemental Assessments to the Tax Collector in an average of 146 days**
 - ▶ This measure ensures timely Notification of Supplemental Assessment to those property owners with change in ownership and new construction transactions.
- **Resolved all Assessment Appeals in an average of 708 days**
 - ▶ This demonstrates the timely resolution of all property owner appeals. The residential appeal resolution average was 359 days.

California Assessors' Administrative Services Association (CAASA)

CAASA is the support and networking organization for all the non-appraisal staff.



- 18 non-appraisal staff completed 501 hours of training.
- Since the inception of the non-appraisal staff BOE Certification, 100 percent of the SCC staff have passed the test on the first attempt!

Santa Clara County (SCC) has grown into a major statewide participant in CAASA networking and education activities. Classes are designed to keep up with legislative changes and are presented by staff who actually do the work. The volunteer trainers have firsthand experience with customers who are navigating the loss of a loved one, upset about a tax bill they were not expecting, or asking dozens of "what if" questions.

Santa Clara County Assessor's Office staff have both held leadership roles and served as volunteer trainers, teaching courses to a statewide audience of

Assessor staff. One volunteer instructor is recognized throughout the State as an expert on Exemptions.

A special recognition is reserved for Nora Galvez, the SCC Division Chief for Standards, Services and Exemptions. Nora continues to serve in CAASA leadership roles.

Thanks to Assessor Stone's commitment to professional development and Ms. Galvez' guidance, Santa Clara County was one of the first to support the California Board of Equalization Certification for non-appraisal employees.

"Thank you Santa Clara! Assessment people in the state know they can look to you for having exceptionally talented and dedicated folks willing to step up. I hope you are all proud of the excellent service you provide your customers, as well as your fellow workers throughout the state!"

*-Barbie Edginton, CAASA Education Committee Liaison,
San Luis Obispo County*

ORGANIZATIONAL OVERVIEW



ASSESSOR

Lawrence E. Stone

The Assessor has the responsibility for annually discovering and assessing all property within the County. The Assessor is both a manager of employees and an administrator responsible for carrying out the rules and regulations imposed by property tax laws. Assessor Stone holds appraisal certification awarded by the State Board of Equalization.



DEPUTY ASSESSOR

Autumn Young

The Deputy Assessor is responsible for local and state policy analysis and communications with a wide range of community, government and business stakeholders, including media relations, elected officials external to the County and major property taxpayers.



REAL PROPERTY

John Recchio, Chief

The Real Property Division is responsible for valuing and enrolling all taxable real property (land and improvements). The Division provides assessment-related information to the public and cooperates with other agencies regarding assessment and property tax-related matters.

Staff Composition – Of the almost 100 staff who work in the Real Property Division, 85 percent are certified in appraisal by the State Board of Equalization.



STANDARDS, SERVICES AND EXEMPTIONS

Nora Galvez, Chief

The Standards, Services and Exemptions Division is responsible for locating and identifying ownership and reappraisability of all taxable real property, as well as approving and enrolling all legal property tax exemptions. Professional and certified staff members monitor and process assessment appeals, maintain assessment maps, document imaging and oversee quality control.

Staff Composition – A majority of staff members possess expert knowledge in exemption law, cartography and/or the legal complexities of property transfers. Of the more than 40 staff, 40 percent have certification awarded by the State Board of Equalization.

ASSISTANT ASSESSOR

Greg Monteverde

The Assistant Assessor is under the general direction of the Assessor and is responsible for planning, coordinating, managing, and supervising the functions and operations of the Assessor's Office. The position provides technical support and guidance for professional property appraisal and support staff, and does related work as required. The Assistant Assessor holds advanced appraisal certification awarded by the State Board of Equalization.



ADMINISTRATION

Cheryl Soriano, Financial and Administrative Services Manager

The Administration Division oversees the human resource, public service, contracts, accounting, payroll, facilities, risk assessment, and general administration functions for the Assessor's Office.

Staff Composition – Administration employees possess backgrounds in assessment operations, policy development, strategic planning, communications, fiscal and contract management, accounting and personnel.



BUSINESS AND PERSONAL PROPERTY

John Sleeman, Chief

The Business and Personal Property Division is responsible for locating, valuing, enrolling and auditing all taxable business and personal property, including property (owned and leased) such as computers, supplies, machinery, equipment, and fixtures, as well as mobile homes, airplanes and vessels. Professional staff monitor the business and personal property assessment appeals.

Staff Composition – Staff is comprised of clerical support, accountants, and experts skilled in auditing, appraising, and assessing various types of business and personal property located in Santa Clara County. Nearly 60 percent of the certified Auditor-Appraisers have an advanced certification awarded by the State Board of Equalization.



INFORMATION SYSTEMS

Anil Siddam, Principal IT Manager

The Information Systems Division is responsible for application development and providing systems support to all divisions of the Assessor's Office in pursuit of preparing and delivering the secured, unsecured and supplemental assessment rolls.

Staff Composition – The staff is composed of business systems analysts, full stack developers, technology architects, systems administrators and IT service specialists, as well as management.



THE ASSESSOR'S TEAM*



Real Property

Norman Arias
 Michele Boudreau
 Natalie Bounthisavath
 Matthew Boxberger
 Phoebe Cabaluna
 Charmaine Cabuag
 Carol Callahan
 Mia Campana
 Jacquelyn Cantu
 Deborah Chavez
 Win Chen
 Arthur Chien
 Bordon Chin
 Queenie Ching
 Mei Chou
 Domonique Craft
 Melody Dejesus
 Barry Delfin
 Sourita Dey
 Sally Duke
 James Duong
 Thy Duong
 Tony Duong
 Sandra Emerson
 Cathleen Espinoza
 Ruben Espinoza
 Aaron Feldman
 Richard Fisher
 Joseph Garcia
 Lizuarte Garcia
 Jack Gaskins
 Matthew Gleason
 Bruce Glenday
 Vipin Goel
 Kevin Gruidl

Huina Guan
 Evguenia Guilbert
 Julius Ho
 Jau-Horng Hsu
 Tri Huynh
 David Johnston
 Lizzie Jones
 Elaine Kan
 Dae-Sun Kang
 Karen Klein
 Michael Kofnovec
 Meiyee Kong
 Jeffrey Kwan
 Wei Lai
 Arnold Lau
 Christian Lau
 Young Lee
 Kristen Leglu
 Matthew Leslie
 David Liu
 Brian Carl Lombard
 Visnja Lopez
 Cesar Luna
 Trinh Luu-Nguyen
 Kelley Marin
 Eric Matsuda
 Kim McAllister
 Graham McKibbin
 Aden Mengistie
 Nedra Millwood
 Tiffany Ming
 Carol Mondino
 Quoc Ngo
 Trong-Quyen Nguyen

Information Systems

Annalea O'Halloran
 Diane Paskert
 Leila Peoples
 Michelle Pine
 Janene Pratt
 Lynn Quan
 Adrienne Randle
 Michael Randle
 John Recchio
 Juan Rodriguez
 Oscar Rodriguez
 Emilie Roy
 Ashley Sammet
 Jen Santos
 Sheryl Schenkman
 Kristina Seldal
 Vijay Shankarappa
 Mai Shearer
 Tommy Shing
 Neil Smith
 Kim Starrett
 Michael Swigart
 Marcus Tai
 Kevin Tanner
 Norman Valin
 David Wierzba
 Yeongtyan Wong
 Richard Xavier
 Sophie Xia
 Wen Xia
 Zen Xiao
 Vanessa Yang
 Jennifer Zenni

Raji Abraham
 Soman Easaw
 James Egan
 Gloria Elia
 Aurelio Garcia
 James Gray
 Ramya Harinath Rao
 Yong Im
 Anil Jindal
 Jeffrey Kendig
 Hazel Morales
 David Nguyen
 Swathi Pathak
 David Peak
 Chris Piscitelli Jr
 Shashank Ranjan
 Hipolito Rico
 Roy Rivas
 Marco Romagna
 Revathi Shanmugam
 Anil Siddam
 Peter Tran
 Shradha Upadhyay
 Haritha Veedhi



60 percent of staff are professionally certified by the State of California.

*Staff composition as of June 30, 2024

Business and Personal Property

Shalini Agrawal	Melissa Kong
Linda Aguilar	Krystal Le
Annabelle Alquiza	Bertha Legorreta
Marcella Alvarado	Richard Leong
Oscar Amaya	Jana Li
Michael Arriola	Songyu Lin
Jeffrey Barlow	Steve Lin
Jeannie Bauzon	Deogracias Luminarias
Neeraj Bhardwaj	David Luu
Ian Bocade	Eduardo Martinez
Jingmin Chen	Samuel Moore
Joshua Chen	Jeannette Murray
Min Cheng	Christine Nguyen
Jae Choe	Linda Nguyen
Mary Helen Chrisman	Loan Nguyen
Richard Cloyd	Y Nhu Nguyen
Daniel Cooper	Thuy Pham
David Del Real	Noe Quinanola
Chris Dickson	Marie Rueda
Amanda Dreesman	Elizabeth Samaro
Cecilia Feng	Ben Salisbury
Gemma Foster	Naren Shah
Masae Fukuda	John Sleeman
Gabriel Garcia	Rosemary Smith
Marisa Gonzalez	Babalola Sowunmi
Susan Guo	Roopa Subramanian
Brook Haile	Khadiza Tahera
Virginia Hamley	Jasmine Ting
Cara Heaney	Anh Tong
Chansouda Jan Her	Khanh Tran
Stella Hong	Natalie Tran
Amy Hsu-Pedroza	David Vaquilar
Jenny Huynh	Athena Wang
Michelle Jergensen	Joseph White
Jill Joy	Eric Zamudio
Samana Khan	Amparo Zuniga

Administration

Feliza Bautista	Rajvinder Malhan
Alana Beltran-Balagso	Greg Monteverde
Janeth Berg	Robert M. Solis
Gregory Dally	Cheryl Soriano
Sally Gonzaga	Lawrence E. Stone
Lori Lammler	Carmen Valles
Fraser Louie	Autumn Young
Fiona Ly	Diane Zertuche
Lisa Madril	

Standards, Services and Exemptions

Crystal Alvarado	Brenda Hidalgo
Medel Angel	Joshua Howell
Rafael Aranda	Patricia Jadrich
Tuan Au	Brett Lunceford
Anita Badger	Melody Luong
Deborah Bathurst	Susan Murphy
Melvin Bautista	Shellsy Rizo
Jon Bredeson	Alfred Semene
Hang Bui	David Shank
Travis Cheney	Esmeralda Silveira
James DiTomaso	Debra Spolski
Ibrahim Fofanah	Stephanie Su
Nora Galvez	Kim Tang
Manuela Gonzalez	Jackie Ventimiglia
Teresa Gonzalez	Wendy Watson
Russell Gray	Will Young
Jared Gregory	Michelle Zaffa
Maria Salome Grepo	Jinlin Zhang
Michelle Hardy	Justin Zhang

Cristo Rey Interns

Cristo Rey San José provides students from underrepresented communities in the region with a rigorous college prep education and a unique Corporate Work Study Program (CWSP) in which students work in over 100 Silicon Valley companies. The Santa Clara County Assessor's Office has been a partner in the Cristo Rey CWSP since 2017.

The following Cristo Rey students worked in the Assessor's Office between 7/01/2023 to 6/30/2024:

Miriam Guzman Arroyo	Aileen Rodriguez
Viet (Huynh) Diep	Salma Rosales

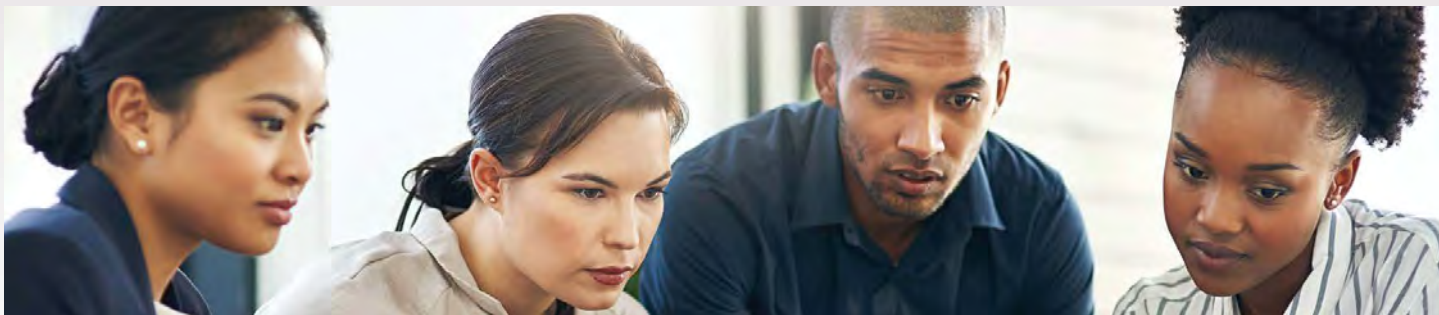
Assessor's Office Interns

The Assessor's Office Internship Program represents the commitment to providing students with valuable hands-on experience and mentorship in the field of property assessment. Assessor Stone believes that "by investing in these aspiring individuals, we are securing the future of Santa Clara County." Stone states that "the goal is to inspire them to become good stewards of the community."

Shayla Huynh	Eduardo Saldana
Amaan Kayum	Ramanpreet Singh
Thu Nguyen	Aahil Syed
Marco Romagna**	

** Interns that have been hired by the Assessor's Office.

EQUITY & ACCESS



The Assessor’s Office is committed to promoting equity, fairness, and social responsibility in property assessment and taxation. The Office advocates for equitable policies and is working to engage with diverse communities to ensure that all property owners are treated with fairness and respect.

The County strategic equity goal is to proactively seek to eliminate inequities and embed equity, inclusion, and belonging into daily operations, policies, and budget decisions.

In the last year, the Assessor’s Office leadership participated in the months-long Countywide Racial Equity Strategic Roadmap design process. The resulting plan will serve to guide and measure the County’s progress toward services, programs, and policies that advance equity in government.

Executives and staff also participated in trainings focused on facilitating for racial equity and a department Racial Equity Action Team was identified.

Aligning the Assessor’s Office equity approach with the Countywide strategic goals and resources will support even greater success.

A Data-Driven Approach

The Assessor’s Office uses standardized assessment methods, data-driven valuation models, and regular review processes to ensure consistent and equitable property valuations. Data mapping will help to identify and address potential disparities in program access and outcomes, upholding the principle of equity in assessment practices.

Community Engagement and Outreach

Community engagement and outreach is necessary to promote equity and transparency. Partnerships

with community-based organizations, nonprofits, or advocacy groups will be crucial to implementing the equity goals. Outreach will be designed to assist low-income homeowners and communities of color in accessing or understanding assessment programs that may be beneficial to them.

Language Access and Inclusivity

Given the linguistic diversity within the County, the Assessor’s Office is committed to non-English language access and inclusivity. Materials and services are provided in multiple languages, as well as the availability of bilingual staff or interpreters to assist those with limited English proficiency. Santa Clara County’s professional staff are proficient in communicating in multiple languages. The Assessor’s Office has 13 bilingual certified staff, as well as many others who can translate complex assessment content. The Office is dedicated to ensuring that all property owners have equal access to assessment-related information and services.

Monitoring and Evaluation

Working with the community, the Assessor’s Office will define metrics to monitor and evaluate the impact of equity initiatives and advocacy efforts. Key performance indicators and metrics will be used to assess the effectiveness of equity programs. Feedback and evaluation results will inspire modification to continually improve equity practices.

Moving Forward

The Santa Clara County Assessor’s Office is dedicated to equity, social responsibility, and advocacy for fair property assessment and taxation. Collaboration with diverse communities and stakeholders is fundamental to the goal of fostering an equitable system that serves all residents with integrity and transparency.

We aim to speak your language

Answers to some of the most frequently asked questions have been translated into seven additional languages and provided on our website. To the right are the languages available for this content.

Chinese – 中文

Hindi – हिन्दी

Japanese – 日本語

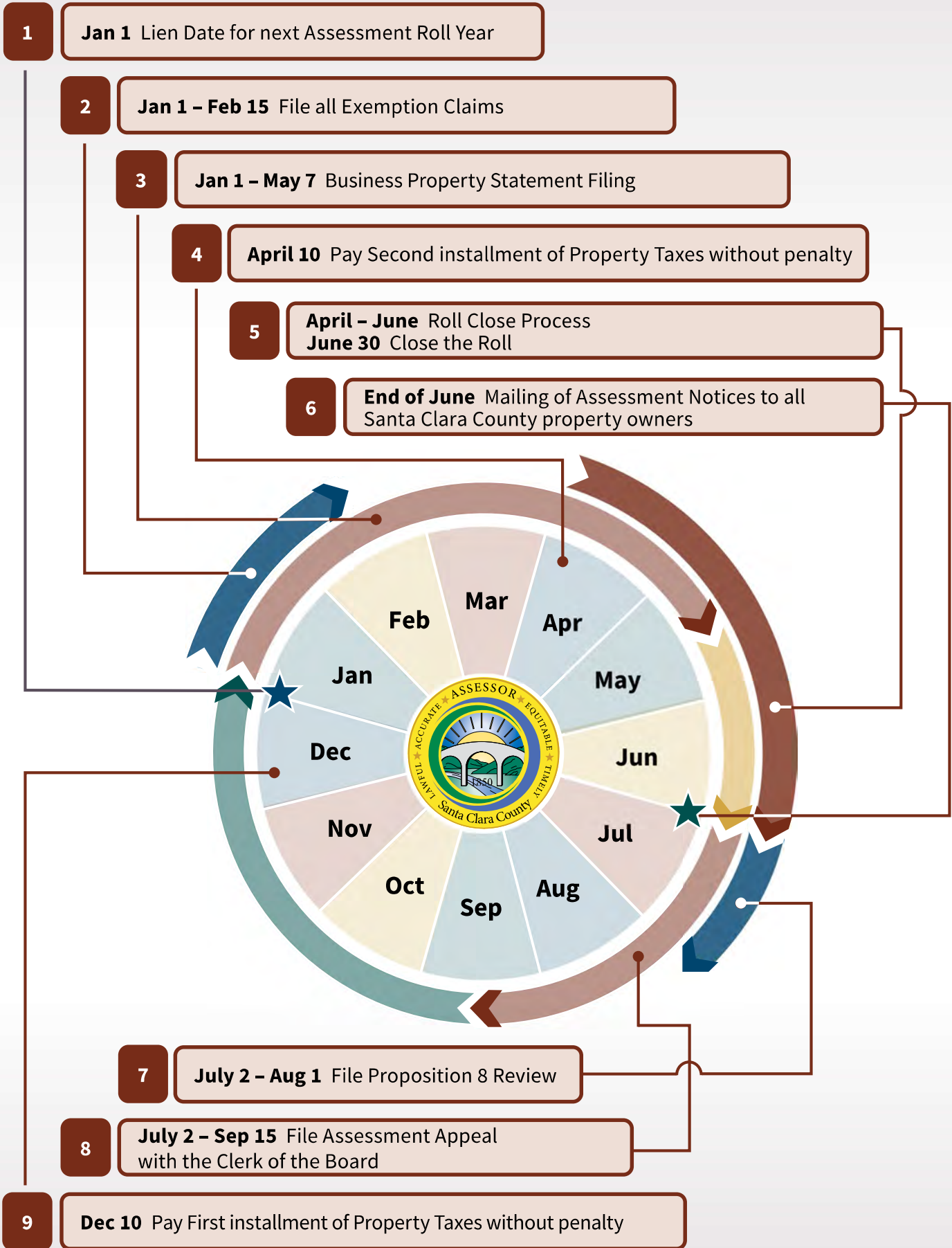
Korean – 한글

Spanish – Español

Tagalog – Tagalog

Vietnamese – Tiếng Việt

ASSESSMENT CALENDAR BY MONTH



GLOSSARY OF TERMS*

Ad Valorem Property Tax

Taxes imposed on the basis of the property's value.

Assessed Value (AV)

The taxable value of a property against which the tax rate is applied.

Assessment Appeal

Due process initiated by taxpayer if the assessed value of their property cannot be agreed upon with the Assessor.

Assessment Appeals Board (AAB)

A three-member panel appointed by the Board of Supervisors to resolve disputes between the Assessor's Office and property owners. Qualifying property owners may alternatively select a Value Hearing Officer (VHO), who is typically a real estate professional, to hear their appeal. The VHO process is considered an expedient and convenient alternative to the more formal Board proceedings, and may provide a faster resolution to an appeal.

Assessment Roll

The official list of all property within the County assessed by the Assessor.

Base Year Value (BYV)

The fair market value of a property at the time of the 1975 lien date, or on the date of the subsequent new construction or change in ownership.

Basic Aid

"Basic Aid" school districts fund their revenue limit entirely through property taxes and receive no general purpose State aid.

Business Personal Property

Property which is movable and not affixed to the land, and which is owned and used to operate a business, such as machinery, equipment, computers, furniture and supplies.

Change in Ownership

A transfer of real property resulting in the transfer of the present interest and beneficial use of the property.

California Consumer Price Index (CCPI)

Determined annually by the California Bureau of Labor Statistics.

Escape Assessments

Assessments levied outside the normal assessment period for the lien date(s) in question.

Exclusions

Qualifying transfers of real property which are excluded from reappraisal if a timely claim is filed with the Assessor's Office.

Exemptions

Legally qualified deductions from the taxable assessed value of the property.

Factored Base Year Value (FBYV)

A property's base value, adjusted annually by the change in the CCPI, not to exceed 2 percent. It is the upper limit of taxable value each year.

Fiscal Year

The period beginning July 1 and ending June 30.

Fixture

Tangible property securely affixed to real property.

Full Cash Value (FCV)

The amount of cash or its equivalent value that property would bring if exposed for sale in the open market, and as further defined in Revenue & Taxation Code §110.

Improvements

Buildings or structures generally attached to the land.

Lien

The amount owed and created by the assessment of the property, or the amount levied against property by a taxing agency or revenue district.

Lien Date

The date when taxes for any fiscal year become a lien on property. The Lien Date for California property is 12:01 a.m., January 1.

* Explanation of terms are provided to simplify assessment terminology, but do not replace legal definitions.

New Construction

The construction of new buildings, additions to existing buildings, or alterations which convert the property to another use or extends the economic life of the improvement.

Personal Property

Any property except real estate, including airplanes, boats, and business property.

Possessory Interest (PI)

Interest of a lessee in government-owned property. Examples of a PI include the exclusive right to use public property at an airport, such as a car rental company's service counter or a concession stand at the county fair. In both cases, the vendors are subject to property taxes.

Proposition 13 (Prop. 13)

Passed by California voters in June 1978, Proposition 13 is a Constitutional amendment that limits the taxation of property and creates a procedure for establishing the current taxable value of locally assessed real property, referencing a base year full cash value.

Proposition 8 (Prop. 8)

Passed by California voters in November 1978, Proposition 8 requires the temporary reduction in the assessed value when there is a decline in market value below the property's factored base year value.

Proposition 19 (Prop. 19)

Passed by California voters in November 2020, Proposition 19 generally expands the ability to transfer assessed value and narrows property tax benefits for intergenerational transfers. New transfer provisions were added for victims of disasters and the severely handicapped.

Real Property

Land that has been legally defined and improvements that have been made to the land.

Secured Roll

Assessment roll on which the taxes are secured by a lien against the real estate.

Special Assessments

Direct charges or flat fees against property which are included in the total tax bill, but are not based upon the Assessor's valuation of the property. Examples are sewer charges or school parcel taxes.

State Board of Equalization (BOE)

The Board consists of four members elected by California voters by district, and the State Controller. Their duties include administering various State taxes and fees, and serving as an appellate body for property, business, and income tax assessments. Through guidelines and rules, the Board promotes uniformity in local assessment practices.

Supplemental Assessment

Upon a change of ownership or completion of new construction, a supplemental assessment is issued in addition to the annual regular assessment and is based on the net difference between the previous assessed values and the new value for the remainder of the assessment year(s).

Tax Rate

The ratio of the tax to the tax base. The minimum ad valorem property tax rate is 1% of the net taxable value of the property. The total tax rate may be higher due to voter-approved general obligation bonds that are secured by property taxes for the annual payment of principle and interest.

Tax Roll

The official list of property subject to property tax, together with the amount of assessed value and the amount of taxes due, as applied and extended by the Auditor/Controller.

Tax Rate Area (TRA)

A geographic area having the same property tax allocation factors.

Transfer of Ownership

Change in ownership or change in manner in which property is held.

Unsecured Roll

Assessment roll consisting largely of business personal property on which the property taxes are not secured by a lien against the real estate.

For more information, go to
www.sccassessor.org
or scan the QR Code
to the right.



FREQUENTLY ASKED QUESTIONS*

From aircraft to supplementals, property tax assessment can be a complex and confusing system for property owners. Changes in legislation can make it even more challenging. Below are some frequently asked questions. For additional answers, [click here](#) or scan the QR Code to the right to visit the Assessor's website **Frequently Asked Questions** page.



Q: I am no longer living in the home where I was receiving the Homeowners' Exemption, but I still own it. Do I need to notify the Assessor?

A: Yes. You must notify the Assessor in writing as soon as possible whenever a property you own is no longer eligible for the Homeowner's Exemption. Failure to notify the Assessor will result in escape assessments and penalties if an unauthorized exemption is discovered. The Homeowners' Exemption is required to qualify for the Prop. 19 base year value and intergenerational transfer exclusion.

Q: By what date must a transferee establish the family home as their principal residence to qualify for the Prop. 19 intergenerational transfer exclusion?

A: The transferee must move into the family home and file for the Homeowners' Exemption **within one year of the purchase or transfer**. If the transfer is because of the death of the transferor, the transfer date is the same as the date of death.

Q: Would an extended stay in a long-term care facility change eligibility for the Homeowners' Exemption?

A: A temporary move to a long-term care facility will not disqualify the property from the exemption if the owner is expected to return. However, according to the State Board of Equalization, an absence of more than one year raises doubt that the owner is expected to return, and eligibility may be terminated. Property owners may want to consult a real estate tax attorney to determine how moving to a long-term care facility may impact Prop. 19 reassessment exclusions.

Q: What if I did not receive my Notification of Assessed Value?

A: Notification of Assessed Value (NAV) cards are mailed to all property owners at the end of June annually. If you did not receive your NAV card after the second week of July, you can request a duplicate notice by contacting the Santa Clara County Assessor's Office at assessor@asr.sccgov.org or 408-299-5500. Sign up to get your NAV card and all property assessment information electronically. [Click here](#) or scan this QR Code to the right to find out more.



Don't pay for services provided FREE by the Assessor

- Requests for assessment reductions (Proposition 8)
- Applications for a Homeowners' Exemption

Contact the Assessor's Office before signing a contract or sending money to a provider for these services.

Q: I will turn 55 years old in September 2024. Will I be able to transfer my base year value under Proposition 19 if I sell my current primary residence in April 2024 and purchase a replacement home after I turn 55 in September 2024?

A: No. In order for you to transfer your base year value, you must be at least age 55 **when you sell your original primary residence**. Your age when you purchase your replacement residence is not relevant. It is important to note that you have exactly two years to the date escrow closed to sell your original primary residence. Thus, if you are age 54 when you sell your original primary residence, you will not qualify to transfer your base year value from the home that was sold in April 2024 before you turn 55.

Q: What if I disagree with the assessed value of my property?

A: You should first call the Assessor's Office to discuss the assessment. You may talk directly to the appraiser, and often the matter is settled at that level. If there is still a difference of opinion, you must file an appeal within 60 days of the mailing date shown on the assessment notice.

If you choose to appeal your assessment, you must still pay your tax installments in full by the appropriate deadlines; otherwise, you will incur penalties while the case is in appeals. If your appeal is granted, a refund will be issued to you.

Q: I sold my property months ago. What happens if I get the tax bill for the new owner?

A: You have a few options based on the proximity to tax deadlines. If it is close to tax deadlines (December 10 and April 10), send it to the new property owner. The new property owner's address will be on the tax bill. Or, you can return the tax bill to the Department of Tax and Collections. For assistance with either option, call Tax and Collections at (408) 808-7900.

Q: What kind of personal or business property is taxable?

A: All machinery, equipment, tools, furniture, fixtures, and leasehold improvements held or used by you in connection with a trade or business; boats; aircraft; and mobile homes. Supplies on hand, demonstration equipment, and construction-in-progress are also assessable. All costs before trade-in, including sales tax, freight, and installation, must be reported on the property statement. For more detail, [click here](#) or scan the QR Code to the right to take you to the Business and Personal Property e-File webpage.



Q: Can a property be reassessed upon the death of the owner?

A: Yes. According to State law, a transfer on death is considered a change in ownership and the real property or the manufactured home that is subject to local property taxation can be reassessed as of the date of death for property tax purposes.

Q: Can the property be reassessed if the decedent held the property in a trust?

A: Yes. A property owner that holds their property in a trust is referred to as a trustor and/or present beneficiary. Property held in trust may undergo a change in ownership and be reassessed when the trustor and/or present beneficiary of the trust passes away, unless an applicable exclusion applies. The change in ownership and, if applicable, the date of reassessment, is the date of death of the property-owning trustor and/or present beneficiary, not the date of distribution to a successor beneficiary.

Q: Do I still have to file a Death Statement if the property was held in the decedent's trust?

A: Yes. Whenever there is any change in ownership (due to the death of an owner) of real property or of a manufactured home that is subject to local property taxation, the transferee shall file a Death Statement within 150 days with the County Assessor in the county where the real property or manufactured home is located. However, if the property is subject to probate proceedings, the Death Statement shall be filed prior to or at the time the inventory and appraisal are filed with the State Probate Court.

Q: To qualify for the base year value transfer, does the homeowner have to be (1) age 55 or over AND (2) disabled AND (3) a victim of a disaster?

A: No. Under Prop. 19, a homeowner may qualify for the base year value transfer under any one of the three categories listed; the homeowner does not need to meet all three categories in order to qualify. However, the homeowner must meet at least one of the qualifications on the date that the original property is sold.

* Answers are generalized. For specific information or to ask other questions, contact the Assessor's Office at (408) 299-5500.

Go Paperless!

To receive email notifications when your NAV Card is ready (June 30 each year), sign up to opt-in on paperless service.** Once enrolled, you can securely view, download, or print your property assessment-related information whenever you need it. To enroll, you must be the owner of record as of January 1. You will need the PIN number from the inside of the mailed NAV Card. Scan the QR Code to the right or visit www.sccassessor.org/optin to sign up.



** California Revenue and Taxation Code 619 allows a County Assessor to provide notices by email in lieu of regular mail if the taxpayer opts to receive their assessment information electronically.

Q: My domestic partner transferred his home into his revocable living trust. I am the beneficiary of that trust after his death. Will the property be reassessed at that time?

A: No. As long as you are registered domestic partners on his date of death, you will not be reassessed.

Q: Appraising and Assessing: is there a difference?

A: Yes. **Appraising** is the process of estimating value, whereas **Assessing** is the process of determining the taxable value of a property, taking into account all relevant State laws. Market value may be only one component in the process of determining the property's assessed value. The State Legislature and State Board of Equalization may amend the process and redefine the rules for how the Assessor must assess a property.

Q: Taxable Possessory Interest (PI) – what are they?

A: A taxable Possessory Interest exists whenever there is a private, beneficial use of publicly-owned, non-taxable real property. Such Interests are typically found where private individuals, companies or corporations lease, rent, or use federal, state, or local government owned facilities and/or land for their own beneficial use.

Examples of Possessory Interests include such things as:

- Parklets
- Private companies leasing government buildings
- Tenants, concessionaires and exhibitors at the Fairgrounds or a Convention Center at any time during the year
- The right to have food vending machines located in a government building
- The right to operate a rental car agency at an airport

The variety and form of such Interests vary widely and evolve continually, so identifying them can be a very difficult task.

FIND OUT MORE

The Santa Clara County Office of the Assessor has a variety of online resources available to find out more information about property tax assessment. Stay up to date on legislative changes, important deadlines, learning opportunities, and even job openings by joining our social media community. Scan the QR Codes below to find out more.



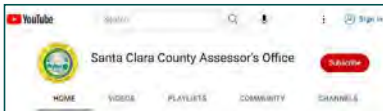
Facebook – @sccassessor

[Click here](#) or scan the QR Code to the left to go to the website.



LinkedIn @Santa Clara County Assessor's Office

[Click here](#) or scan the QR Code to the right to go to the website.



YouTube @Santa Clara County Assessor's Office

For webinars and video resources on the Assessor's website, [click here](#) or scan QR Code to the left.



Publications

To find printable resources and publications on a variety of topics on the Assessor's website, [click here](#) scan the QR Code to the right.



Proposition 19 Webinar

[Click here](#) or scan the QR Code to the left to go to the website.

New Assessment Appeals Hearing Room Now Open at the Assessor's Office



On October 1, 2024, the Santa Clara County Clerk of the Board officially opened the new Assessment Appeals Hearing Room at 130 West Tasman Drive.

Located in the lobby near the Assessor's Office Public Service counter, the new Assessment Appeals Hearing Room offers improved presentation technologies and a formal, yet comfortable atmosphere for Appeals participants, counsel, and staff.

The Clerk of the Board accepts applications from taxpayers seeking a reduction in property tax assessments and reviews them for compliance with state and local rules and regulations. Hearings are scheduled before Assessment Appeals Hearing Officers or the Appeals Board. The Clerk's office provides meeting support by preparing and publishing agendas and serves as the official recordkeeper during meetings.

More information about the Assessment Appeals process, filing deadlines, how to prepare for a hearing, and more, can be found on the Clerk of the Board Assessment Appeals Division website by scanning the QR Code to the right or [clicking here](#).



THE ASSESSOR IN THE COMMUNITY

County Assessor Larry Stone enjoys speaking to neighborhood associations, realtors, business organizations, and civic groups like Rotary, City Councils, School Boards and Chambers of Commerce. Last year, he delivered over 30 speeches.



San Jose Chamber of Commerce



Annually, Assessor Larry Stone is invited to address over 40 local and regional groups, as well as state and national conferences ranging in size from 50 to over 5,000 attendees. He is uniquely positioned to discuss a range of topics including:

- Silicon Valley's Economy and Real Estate Markets
- Property Taxes 101
- Public Pension Reform
- Performance Management in Government

To request Assessor Stone to speak at your next event, [click here](#) or scan the QR Code below.



Annual Report Acknowledgments

Editors: Greg Monteverde–Assistant Assessor, Autumn Young–Deputy Assessor; Lori Lammle–Confidential Secretary; Robert M. Solis–Graphic Designer

Peer Reviewers: Division Chiefs and Assistant Chiefs. Division staff members Gloria Elia, Jared Gregory, Steve Lin, Brett Lunceford, Fraser Louie, Rajvinder Malhan, Emilie Roy, Jen Santos, Carmen Valles, and Diane Zertuche

CITY, SCHOOL AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels by City and Property Type Roll Year: 2024

City	Row Type	Agricultural & Miscellaneous	Industrial & Manufacturing	Mobile Home	Multifamily Housing	Office	Retail	Single Family & Condo Housing	Net Secured	Other Exemption	Homeowner Exemption
Campbell	Val	\$205,693,928	\$859,330,585	\$17,114,925	\$1,755,181,836	\$1,046,944,950	\$1,035,567,629	\$9,263,292,412	\$14,183,126,265	\$238,367,959	40,905,200
	APN	170	291	112	756	217	262	10,560	12,368	116	5,758
Cupertino	Val	\$305,852,001	\$1,708,327,001	\$0	\$2,078,398,598	\$7,878,929,490	\$1,446,101,755	\$19,217,742,963	\$32,635,351,808	\$159,770,503	63,903,000
	APN	257	59	0	579	223	144	15,436	16,698	69	9,132
Gilroy	Val	\$436,436,521	\$839,779,452	\$15,528,127	\$586,750,543	\$106,301,265	\$1,064,134,440	\$8,712,482,590	\$11,761,412,938	\$537,191,716	46,487,000
	APN	548	227	173	592	92	318	13,197	15,147	171	6,645
Los Altos	Val	\$200,515,902	\$19,604,927	\$0	\$315,702,347	\$694,617,959	\$497,481,575	\$20,977,816,198	\$22,705,738,908	\$471,993,652	45,693,200
	APN	146	30	0	137	280	170	10,403	11,166	71	6,531
Los Altos Hills	Val	\$231,130,247	\$3,232,371	\$44,756	\$0	\$0	\$0	\$10,809,673,147	\$11,044,080,521	\$56,323,268	12,660,200
	APN	203	20	1	0	0	0	3,009	3,233	15	1,809
Los Gatos	Val	\$362,348,632	\$231,283,149	\$6,042,492	\$875,349,577	\$1,339,273,085	\$721,354,882	\$14,941,121,775	\$18,476,773,592	\$456,627,871	40,329,800
	APN	358	55	58	455	276	213	9,953	11,368	74	5,767
Milpitas	Val	\$599,246,795	\$5,259,068,943	\$36,261,864	\$2,654,222,911	\$336,252,002	\$1,623,288,199	\$13,740,929,044	\$24,249,269,758	\$470,798,167	66,032,400
	APN	344	395	404	372	176	189	18,522	20,402	132	9,437
Monte Sereno	Val	\$23,576,835	\$3,321,024	\$0	\$0	\$0	\$0	\$3,187,340,066	\$3,214,237,925	\$0	5,237,400
	APN	32	2	0	0	0	0	1,261	1,295	0	749
Morgan Hill	Val	\$442,350,599	\$1,300,504,722	\$49,202,075	\$548,848,768	\$158,602,007	\$633,384,966	\$10,259,662,783	\$13,392,555,920	\$443,375,023	49,242,200
	APN	541	245	454	324	96	228	12,138	14,026	144	6,895
Mountain View	Val	\$2,759,561,779	\$5,938,902,589	\$89,696,391	\$7,474,468,950	\$8,287,093,112	\$1,634,258,860	\$18,777,069,502	\$44,961,051,183	\$912,562,210	67,977,000
	APN	279	339	869	1,509	424	359	17,092	20,871	121	9,710
Palo Alto	Val	\$551,162,618	\$2,276,561,791	\$580,345	\$2,834,450,942	\$8,227,574,576	\$2,210,086,759	\$33,235,774,068	\$49,336,191,099	\$8,405,669,984	74,123,000
	APN	513	164	11	848	593	375	18,274	20,778	326	10,594
San Jose	Val	\$6,521,359,639	\$20,204,404,978	\$541,953,555	\$27,113,521,171	\$17,481,407,255	\$12,822,464,803	\$161,044,066,435	\$245,729,177,836	\$7,560,729,504	835,560,600
	APN	3,603	2,829	6,758	11,013	2,162	3,203	218,812	248,380	1,724	119,226
Santa Clara	Val	\$2,605,064,629	\$13,289,349,916	\$169,704	\$8,805,982,344	\$8,833,097,790	\$2,136,163,057	\$20,840,660,049	\$56,510,487,489	\$2,796,243,511	94,262,000
	APN	359	946	1	2,017	290	426	25,890	29,929	268	13,474
Saratoga	Val	\$300,500,790	\$53,553,271	\$68,265	\$20,774,210	\$194,720,188	\$151,610,051	\$20,180,493,824	\$20,901,720,599	\$266,758,683	46,617,200
	APN	434	36	1	23	87	67	10,601	11,249	52	6,664
Sunnyvale	Val	\$756,800,173	\$11,912,356,122	\$311,428,108	\$9,373,461,856	\$14,078,100,570	\$2,533,198,863	\$28,845,547,208	\$67,810,892,900	\$790,909,281	128,591,400
	APN	239	527	2,831	2,117	371	410	29,892	36,387	158	18,377
Unincorporated	Val	\$3,441,658,049	\$272,007,446	\$3,046,457	\$202,576,791	\$33,739,828	\$88,694,915	\$19,830,752,008	\$23,872,475,494	\$8,529,115,480	73,515,400
	APN	6,874	306	51	311	29	115	17,964	25,650	375	10,512

Real Property Distribution of Value by Type Roll Year: 2024

Property Type	Property Value	Value Growth %	% of Total Value	Parcel Count	Parcel %
Single Family Detached	\$347,308,563,933	6%	54%	339,224	70%
Condominiums	\$66,534,641,701	5%	10%	93,776	19%
Office	\$65,947,283,463	4%	10%	5,316	1%
Apartments 5+ Units	\$51,846,491,424	9%	8%	5,882	1%
R&D Industrial	\$26,625,091,553	4%	4%	790	0%
Other Industrial Non-Manufacturing	\$22,783,808,784	12%	4%	3,487	1%
Specialty Retail and Hotels	\$18,613,627,596	3%	3%	5,618	1%
Single Family 2-4 Units	\$12,484,329,526	5%	2%	15,024	3%
Major Shopping Centers	\$9,627,097,508	-1%	1%	856	0%
Other Urban	\$8,756,444,187	-6%	1%	6,494	1%
Public & Quasi-Public	\$7,640,973,587	8%	1%	2,438	1%
Other Industrial Manufacturing	\$4,775,607,122	18%	1%	2,032	0%
Agricultural	\$2,824,146,012	5%	0%	5,362	1%
Electronics & Machinery Manufacturing	\$1,474,952,952	-13%	0%	125	0%
Residential Misc.	\$98,707,238	6%	0%	147	0%
Total	\$647,341,766,586			486,571	

CITY, SCHOOL AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Campbell Union High School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Burbank	AV	\$0	\$157,504,386	\$333,828,205	\$93,799,514	\$585,132,105	\$6,601,590	\$591,733,695	\$19,410,680	\$1,944,600	5%
	APN	0	180	600	113	893	0	0	4	278	0
Cambrian	AV	\$5,828,175	\$807,616,459	\$6,976,813,889	\$1,454,671,769	\$9,244,930,292	\$108,118,293	\$9,353,048,585	\$119,306,032	\$32,503,800	6%
	APN	27	473	8,386	507	9,393	0	0	43	4,560	0
Campbell Union	AV	\$16,732,212	\$5,248,212,617	\$19,757,447,583	\$7,179,557,374	\$32,201,949,786	\$895,680,499	\$33,097,630,285	\$843,607,861	\$79,945,600	5%
	APN	125	2,372	21,528	1,516	25,541	0	0	213	11,423	0
Moreland	AV	\$0	\$1,828,920,772	\$9,713,364,862	\$1,369,349,655	\$12,911,635,289	\$138,080,880	\$13,049,716,169	\$210,682,257	\$43,764,000	6%
	APN	0	1,091	10,795	374	12,260	0	0	63	6,253	0
Union Elementary	AV	\$0	\$424,382,288	\$12,783,888,507	\$1,015,468,721	\$14,223,739,516	\$141,397,131	\$14,365,136,647	\$238,965,820	\$56,469,000	6%
	APN	0	378	13,658	270	14,306	0	0	67	8,073	0

East Side Union High School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Alum Rock Union	AV	\$8,230,078	\$938,967,132	\$10,032,079,953	\$1,719,667,015	\$12,698,944,178	\$243,925,335	\$12,942,869,513	\$1,125,040,012	\$68,054,000	5%
	APN	138	866	19,792	1,101	21,897	0	0	243	9,543	0
Berryessa Union	AV	\$181,543	\$1,236,933,708	\$14,900,228,786	\$1,180,187,724	\$17,317,531,761	\$430,502,041	\$17,748,033,802	\$193,013,137	\$83,602,400	5%
	APN	1	98	22,956	472	23,527	0	0	136	11,949	0
Evergreen	AV	\$47,202,506	\$219,141,087	\$21,464,979,948	\$1,670,703,191	\$23,402,026,732	\$187,678,016	\$23,589,704,748	\$317,409,865	\$103,182,800	4%
	APN	585	71	25,704	667	27,027	0	0	149	14,749	0
Franklin McKinley	AV	\$173,860,573	\$1,020,179,907	\$8,661,001,256	\$3,366,292,598	\$13,221,334,334	\$504,671,623	\$13,726,005,957	\$1,089,707,101	\$59,246,600	5%
	APN	2,288	938	15,347	1,565	20,138	0	0	143	8,466	0
Mount Pleasant	AV	\$159,787	\$17,024,482	\$3,020,101,711	\$144,906,420	\$3,182,192,400	\$13,309,599	\$3,195,501,999	\$80,310,050	\$17,686,200	5%
	APN	2	28	5,011	173	5,214	0	0	33	2,528	0
Oak Grove	AV	\$123,942,016	\$2,321,625,945	\$16,742,625,924	\$4,157,930,165	\$23,346,124,050	\$1,863,324,925	\$25,209,448,975	\$669,553,522	\$100,518,600	5%
	APN	1,368	517	26,314	599	28,798	0	0	179	14,366	0
Orchard	AV	\$66,044,516	\$1,492,622,064	\$1,888,058,427	\$10,385,700,227	\$13,832,425,234	\$2,044,303,615	\$15,876,728,849	\$119,496,828	\$11,562,600	4%
	APN	923	32	2,378	1,325	4,658	0	0	24	1,653	0

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Fremont Union High School District Roll Year: 2024												
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth	
Cupertino Union	AV	\$0	\$4,044,276,251	\$43,937,040,340	\$10,196,111,933	\$58,177,428,524	\$1,319,680,583	\$59,497,109,107	\$346,419,356	\$155,451,800	5%	
	APN	0	1,560	36,523	1,278	39,361	0	0	133	22,214	0	
Sunnyvale Elementary	AV	\$108,859,882	\$6,655,994,295	\$15,919,659,679	\$25,391,914,614	\$48,076,428,470	\$3,141,524,982	\$51,217,953,452	\$556,543,790	\$69,767,600	6%	
	APN	984	1,345	17,379	1,280	20,988	0	0	118	9,971	0	

Gilroy Unified School District Roll Year: 2024												
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth	
Gilroy Unified	AV	\$16,351,275	\$591,371,087	\$10,192,450,778	\$3,512,539,460	\$14,312,712,600	\$416,100,649	\$14,728,813,249	\$548,982,903	\$54,133,800	5%	
	APN	192	605	14,757	2,950	18,504	0	0	186	7,738	0	

Los Gatos – Saratoga Union High School District Roll Year: 2023												
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth	
Lakeside Union	AV	\$0	\$1,365,391	\$176,940,262	\$32,288,151	\$210,593,804	\$58,495	\$210,652,299	\$1,612,301	\$803,600	3%	
	APN	0	1	172	125	298	0	0	2	115	0	
Loma Prieta Union	AV	\$0	\$152,020	\$303,594,648	\$58,896,934	\$362,643,602	\$1,153,501	\$363,797,103	\$946,950	\$1,397,200	6%	
	APN	0	1	327	244	572	0	0	1	200	0	
Los Gatos Union	AV	\$6,042,492	\$518,418,714	\$15,036,871,147	\$2,306,230,448	\$17,867,562,801	\$234,878,628	\$18,102,441,429	\$328,928,884	\$36,758,400	5%	
	APN	58	243	9,087	1,404	10,792	0	0	52	5,257	0	
Saratoga	AV	\$111,115	\$17,915,116	\$15,451,501,435	\$518,795,349	\$15,988,323,015	\$39,424,652	\$16,027,747,667	\$252,845,382	\$29,908,200	5%	
	APN	2	17	6,912	561	7,492	0	0	36	4,276	0	

CITY, SCHOOL AND PROPOSITION DATA ADDENDUMS

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

Milpitas Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Milpitas Unified	AV	\$36,319,634	\$2,060,199,286	\$13,412,811,307	\$7,829,101,300	\$23,338,431,527	\$1,956,544,545	\$25,294,976,072	\$456,958,253	\$65,473,800	4%
	APN	405	367	18,258	1,374	20,404	0	0	135	9,357	0

Morgan Hill Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Morgan Hill Unified	AV	\$50,901,309	\$570,256,572	\$14,974,026,151	\$3,997,405,557	\$19,592,589,589	\$609,788,728	\$20,202,378,317	\$523,155,610	\$71,699,600	5%
	APN	477	345	17,842	3,416	22,080	0	0	210	10,105	0

Mountain View – Los Altos Union High School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Los Altos Elementary	AV	\$44,756	\$2,088,716,766	\$30,116,372,844	\$2,875,056,525	\$35,080,190,891	\$170,760,621	\$35,250,951,512	\$663,204,895	\$58,998,800	6%
	APN	1	191	13,923	916	15,031	0	0	102	8,432	0
Mountain View Elementary	AV	\$89,696,391	\$5,611,285,912	\$15,780,502,726	\$20,015,738,874	\$41,497,223,903	\$3,163,960,260	\$44,661,184,163	\$895,004,017	\$57,713,600	7%
	APN	869	1,404	14,570	1,370	18,213	0	0	107	8,243	0

Palo Alto Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Palo Alto Unified	AV	\$580,345	\$2,834,676,868	\$38,292,243,070	\$13,156,365,648	\$54,283,865,931	\$2,532,768,168	\$56,816,634,099	\$16,779,074,323	\$82,733,000	5%
	APN	11	867	20,120	1,829	22,827	0	00	552	11,825	0

Patterson Joint Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Patterson Joint	AV	\$0	\$0	\$521,700	\$44,368,679	\$44,890,379	\$0	\$0	\$0	\$140,000	0%
	APN	0	0	1	432	433	0	0	0	20	0

Net Secured Assessed Value (AV) and Number of Parcels (APN) by High School and Elementary Districts and by Major Property Type

San Benito High School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
North County	AV	\$0	\$0	\$0	\$54,106,492	\$54,106,492	\$3,146,001	\$57,252,493	\$0	\$42,000	11%
Union Joint	APN	0	0	0	219	219	0	0	0	6	0

San Jose Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
San Jose Unified	AV	\$45,710,474	\$9,819,731,085	\$49,571,655,072	\$16,342,055,233	\$75,779,151,864	\$3,717,842,396	\$79,496,994,260	\$2,686,706,406	\$228,377,800	5%
	APN	475	4,876	60,771	4,560	70,682	0	0	585	32,633	0

Santa Clara Unified School District Roll Year: 2024											
School District	Row Type	Mobile Home	Multifamily Housing	Single Family Housing	Non-Residential	Net Secured	Net Unsecured	Grand Total	Other Exemption	Homeowner Exemption	Total Value Growth
Santa Clara	AV	\$274,337,985	\$14,112,200,634	\$24,423,813,862	\$41,140,082,685	\$79,950,435,166	\$12,121,800,086	\$92,072,235,252	\$3,029,550,577	\$119,257,600	7%
Unified	APN	2,793	2,187	29,893	2,526	37,399	0	0	300	17,047	0

PROPOSITION 13 ADDENDUM

The table below provides a snapshot of the countywide distribution of secured assessment roll by base year and City as of the January 1, 2024 Lien Date, and based upon the Prop. 13 equation.

Countywide Distribution of Secured Assessment Roll by Base Year and City							
City	% Type	Prior to 1979	1979–1988	1989–1998	1999–2008	2009–2018	2019–to date
Campbell	Gross Assessed Value %	2%	3%	7%	17%	34%	38%
	Parcel %	10%	9%	13%	19%	27%	22%
Cupertino	Gross Assessed Value %	1%	3%	8%	20%	39%	29%
	Parcel %	8%	10%	16%	26%	24%	16%
Gilroy	Gross Assessed Value %	1%	2%	4%	21%	33%	39%
	Parcel %	5%	6%	8%	18%	34%	29%
Los Altos	Gross Assessed Value %	1%	3%	8%	20%	34%	34%
	Parcel %	12%	10%	14%	19%	26%	18%
Los Altos Hills	Gross Assessed Value %	1%	4%	9%	21%	36%	28%
	Parcel %	12%	12%	15%	18%	26%	17%
Los Gatos	Gross Assessed Value %	2%	3%	7%	17%	33%	39%
	Parcel %	10%	9%	13%	17%	26%	25%
Milpitas	Gross Assessed Value %	5%	3%	7%	17%	33%	35%
	Parcel %	8%	8%	13%	19%	29%	23%
Monte Sereno	Gross Assessed Value %	2%	3%	9%	19%	27%	40%
	Parcel %	12%	10%	15%	17%	22%	25%
Morgan Hill	Gross Assessed Value %	1%	3%	6%	18%	29%	43%
	Parcel %	4%	5%	10%	18%	30%	32%
Mountain View	Gross Assessed Value %	1%	3%	4%	12%	41%	39%
	Parcel %	10%	7%	11%	21%	28%	23%
Palo Alto	Gross Assessed Value %	9%	4%	7%	19%	32%	29%
	Parcel %	13%	10%	14%	20%	24%	18%
San Jose	Gross Assessed Value %	2%	3%	6%	20%	33%	36%
	Parcel %	9%	9%	13%	20%	28%	21%
Santa Clara	Gross Assessed Value %	3%	2%	6%	13%	38%	37%
	Parcel %	12%	8%	11%	20%	27%	23%
Saratoga	Gross Assessed Value %	2%	3%	11%	22%	32%	30%
	Parcel %	12%	9%	17%	20%	25%	18%
Sunnyvale	Gross Assessed Value %	2%	2%	5%	15%	42%	34%
	Parcel %	11%	9%	12%	20%	27%	22%
Unincorporated	Gross Assessed Value %	21%	8%	6%	16%	23%	25%
	Parcel %	13%	10%	12%	18%	26%	20%



Office of the Assessor

Lawrence E. Stone, Assessor
130 W. Tasman Drive
San Jose, California 95134
www.sccassessor.org

Santa Clara County Board of Supervisors*

Sylvia Arenas, District 1
Cindy Chavez, District 2
Otto Lee, District 3
Susan Ellenberg, District 4
Joe Simitian, District 5

County Executive*

James R. Williams
www.sccgov.org

*Board of Supervisors and County Executive as of June 30, 2024

Questions? Go to www.sccassessor.org to get answers.

Need translation? The Assessor's Office has employees who speak Vietnamese, Spanish and Chinese. Call us at (408) 299-5500.

Cần giúp thông dịch? Văn phòng Giám Định Nhà Đất có nhân viên nói được tiếng Việt. Vui lòng gọi cho chúng tôi ở số (408) 299-5500.

¿No habla inglés? En la oficina del Tasador hay empleados que hablan español. Llámenos al (408) 299-5500.

需要翻譯? 估值官辦公室裡有說中文的工作人員。請致電 (408) 299-5500.

Office of the Assessor

Public Service
(408) 299-5500

Real Property
(408) 299-5300 • rp@asr.sccgov.org

Business and Personal Property
(408) 299-5400 • busdiv@asr.sccgov.org

Property Tax Exemptions
(408) 299-6460 • exemptions@asr.sccgov.org

Change in Ownership
(408) 299-5540 • propertytransfer@asr.sccgov.org

Mapping
(408) 299-5550 • mapping@asr.sccgov.org

Administration
(408) 299-5588 • Fax (408) 297-9526

General Santa Clara County Financial Information

Finance Agency • (408) 299-5200

Property Tax Bills and Payments

Department of Tax and Collections
(408) 808-7900 • www.scctax.org

Recording Documents

Clerk-Recorder's Office
(408) 299-5688 • www.clerkrecorder.org

Filing Assessment Appeals

Assessment Appeals Division
Office of the Clerk of the Board of Supervisors
(408) 299-5088 • www.sccgov.org/assessmentappeals

California State Board of Equalization

The State Board of Equalization is responsible for assuring that County property tax assessment practices are equal throughout the State.
(916) 274-3400 • www.boe.ca.gov

**Office of the Assessor
is open Monday – Friday
8:00 AM – 5:00 PM
except for Holidays**

[Click here](#) or scan the QR Code to the right to download or share a digital version of the Annual Report.

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**CERTIFICATE OF APPOINTMENT
BOARD OF SUPERVISORS
COUNTY OF SANTA CLARA, CALIFORNIA**

The Board of Supervisors of Santa Clara County, State of California, doe hereby appoint **Bill Bosworth** to the membership of the **Cupertino Sanitary District**.

September 24, 2024

Date Appointed

**Oath of Office
County of Santa Clara,
State of California**

I, **Bill Bosworth**, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties I am about to enter.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

Commissioner Signature

Subscribed and sworn to (or affirmed) before me on this _____ day

of _____, **2024**, by _____,
Print Commissioner Name

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(SEAL)

Signature: _____
Deputy Clerk or Notary Public
Administering Oath

**CERTIFICATE OF APPOINTMENT
BOARD OF SUPERVISORS
COUNTY OF SANTA CLARA, CALIFORNIA**

The Board of Supervisors of Santa Clara County, State of California, doe hereby appoint **Angela Chen** to the membership of the **Cupertino Sanitary District**.

September 24, 2024

Date Appointed

**Oath of Office
County of Santa Clara,
State of California**

I, **Angela Chen**, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties I am about to enter.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

Commissioner Signature

Subscribed and sworn to (or affirmed) before me on this _____ day
of _____, **2024**, by _____,

Print Commissioner Name

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(SEAL)

Signature: _____
Deputy Clerk or Notary Public
Administering Oath

**CERTIFICATE OF APPOINTMENT
BOARD OF SUPERVISORS
COUNTY OF SANTA CLARA, CALIFORNIA**

The Board of Supervisors of Santa Clara County, State of California, doe hereby appoint **David Doyle** to the membership of the **Cupertino Sanitary District**.

September 24, 2024

Date Appointed

**Oath of Office
County of Santa Clara,
State of California**

I, **David Doyle**, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties I am about to enter.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

Commissioner Signature

Subscribed and sworn to (or affirmed) before me on this _____ day
of _____, **2024**, by _____,

Print Commissioner Name

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(SEAL)

Signature: _____
Deputy Clerk or Notary Public
Administering Oath

Cupertino Sanitary District
2024 District Officers & Representatives

President	Angela Chen
Secretary	Taghi Saadati
Secretary Pro-Tem	David Doyle
Director	Bill Bosworth
Director	Patrick Kwok
District Manager	Benjamin T. Porter
Deputy District Manager	Bob Woodhouse
District Advisor	Richard A. Tanaka

2024 DISTRICT REPRESENTATIVES

TPAC	Patrick Kwok
Alternate	David Doyle
Special Districts Association	Bill Bosworth
Alternate	Angela Chen
CASA	Angela Chen
Alternate	Taghi Saadati
CSRMA	Angela Chen
Alternate	Bill Bosworth

FINANCE COMMITTEE

Director David Doyle (Director in Position 3)

Director Bill Bosworth (Director in Position 4)

TAC

Manager Porter, Deputy Manager Woodhouse, and Staff Member Kathuli



Memo

Item 9C

To: Board of Directors
From: Benjamin T. Porter, District Manager-Engineer
Date: December 18, 2024
Re: Adopting Anti-Harassment Policy

Summary:

On December 31, 2024, Cupertino Sanitary District's insurance coverage will renew as part of CSRMA's Primary Insurance Program. There is a new insurance carrier for CSRMA/PIP. The carrier requires the District to implement an anti-harassment policy before the renewal date in order to continue providing Employment Practices Liability coverage.

Staff drafted an Anti-Harassment Policy and submitted it to the carrier for their review. The carrier is satisfied with the policy as written and will accept it after District Board adopts the policy and resolution.

Recommendation:

Staff recommends the Board adopt Resolution No. 1354, Adopting Anti-Harassment Policy.

Attachment:

- 1) Anti-Harassment Policy
- 2) Resolution No. 1354

DISTRICT MANAGER-ENGINEER

MARK THOMAS & COMPANY, INC.
BENJAMIN T. PORTER, P.E.

DISTRICT COUNSEL

ARMENTO AND HYNES, LLP
MARC HYNES



BOARD OF DIRECTORS

WILLIAM A. BOSWORTH
PATRICK S. KWOK
ANGELA S. CHEN
TAGHI S. SAADATI
DAVID A. DOYLE

20863 STEVENS CREEK BOULEVARD, SUITE 100
CUPERTINO, CALIFORNIA 95014-2154
PHONE (408) 253-7071
WWW.CUPERTINOSANITARYDISTRICT.ORG

Policy Prohibiting Harassment, Discrimination & Retaliation

The District is committed to providing all its employees with a workplace free of harassment. We believe everyone should be treated with the utmost respect. To that end, the District maintains a strict policy prohibiting sexual harassment and harassment on the basis of sex, gender (including gender identity or expression), sexual orientation, race, color, religion, creed, marital status, pregnancy, taking or denial of a leave of absence, national origin, citizenship status, ancestry, medical condition, age, physical/mental disability, reasonable accommodation, genetic information, veteran or military status, or any characteristic as protected by applicable federal, state or local law.

This prohibition applies to all people involved in the operation of the District, including employees, supervisors, vendors, contractors, clients of the District or any other third-parties you encounter through your work at the District. No employee is expected to tolerate any conduct prohibited by this policy from anyone while at work or engaged in District business.

In keeping with our commitment to a harassment free environment, the District will comply with all applicable rules and regulations regarding the training of employees in supervisory positions.

Sexual Harassment Defined

Sexual harassment prohibited by this policy includes any unwanted sexual advances, requests for sexual favors, or visual, verbal, or physical conduct of a sexual nature when:

- Submission to such conduct is made a term or condition of employment; or submission to or rejection of such conduct is used as a basis for employment decisions affecting the individual; or
- Such conduct has the purpose or effect of unreasonably interfering with an employee's work performance or creating an intimidating, hostile or offensive working environment.

The following is a partial list of conduct that would be considered sexual harassment:

- Unwanted sexual advances.
- Offering employment benefits in exchange for sexual favors.
- Making or threatening retaliation after a negative response to sexual advances

Visual conduct such as leering, making sexual gestures, displaying offensive, derogatory, obscene, or sexually suggestive objects, e-mails, computer graphics or images, unwelcome notes or letters, photographs, cards, drawings, gestures, pictures, cartoons, calendars, or

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posters placed on walls, bulletin boards, or elsewhere on District premises or circulated in the workplace.

- Verbal conduct such as making or using derogatory sexual comments, epithets, slurs, sexually explicit jokes, negative stereotyping, comments about an employee's body or dress.
- Written communications of a sexual nature distributed in hard copy or via a computer network.
- Verbal sexual advances or propositions.
- Verbal abuse of a sexual nature, graphic verbal commentary about an individual's body, sexually degrading words to describe an individual, suggestive, or obscene letters, notes or invitations.
- Favoritism for engaging in consensual sexual relationships.
- Physical conduct such as touching, assaults, impeding or blocking movements, unwelcome physical contact or staring at a person's body.
- Retaliation for making harassment reports or threatening to report harassment.
- Sexual harassment can occur between employees of the same sex. It is unlawful for males to sexually harass females or other males, and for females to sexually harass males or other females.

Other Types of Harassment

The District also prohibits harassment on the basis of race, creed, color, national origin, citizenship status, religion, gender, gender identity or expression, ancestry, pregnancy, childbirth, physical or mental disability, medical condition, age, genetic information, veteran or military status or any other characteristic protected by applicable law. Such prohibited harassment includes but is not limited to the following examples of offensive conduct:

- Verbal conduct such as threats, epithets, derogatory comments or slurs;
- Visual conduct such as derogatory posters, photographs, cartoons, drawings or gestures.
- Written communications containing statements that may be offensive to individuals in a particular protected group, such as racial or ethnic stereotypes or caricatures.
- Physical conduct such as assault, unwanted touching or blocking normal movement.
- Retaliation for making or threatening to make harassment reports to the District, or for participating in an investigation into harassment allegations.

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Anti-Bullying

Abusive conduct (bullying) is defined as conduct, with malice, that a reasonable person would find hostile, offensive, and unrelated to the employer's legitimate business interest. Abusive conduct may include repeated infliction of verbal abuse, such as the use of derogatory remarks, insults, and epithets; verbal or physical conduct that a reasonable person would find threatening, intimidating, or humiliating; or the gratuitous sabotage or undermining of a person's work performance.

Any employee who believes that they are being harassed or bullied should immediately contact HR. Retaliation against an employee who complains of harassment or abusive conduct or participates in an investigation is strictly prohibited. No adverse action will be taken against an employee for lodging a good faith complaint about harassment or abusive conduct. All complaints of harassment or abusive conduct will be fairly, promptly, and thoroughly investigated, and where necessary, appropriate corrective action will be taken. Any person found to have harassed or bullied another employee will be subject to disciplinary action, up to and including termination.

Complaint Procedure

If you believe that you have been subjected to harassment, discrimination, or retaliation, whether specifically noted as an inappropriate behavior as described in this policy, you should immediately tell the harasser to stop their unwanted behavior. You are encouraged to immediately report the offensive behavior, preferably in writing, to HR. You are not required to report to any one chain of command but may report to any of the specified individuals who you feel most comfortable with.

If you become aware of harassing conduct engaged in or suffered by another District employee, regardless of whether such harassment directly affects you, you should immediately report that information, preferably in writing, to HR or your supervisor. Supervisors must immediately refer all harassment complaints or violations of this policy to HR.

Complaints should include details of the incident(s), names of individuals involved, and the names of any witnesses. No adverse action will be taken against an employee who makes a report or cooperates in the investigation of a report of harassment. The District's policy is to conduct a fair, prompt, and thorough investigation of any harassment claims through an interactive process with the employee. The District will protect the

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confidentiality of the harassment allegations to the extent possible. However, the District cannot guarantee complete confidentiality since we cannot conduct an investigation without revealing certain information to the alleged harasser and potential witnesses. At the conclusion of our investigation, we will attempt to determine whether harassment has occurred. The District will look at the totality of the circumstances, including the nature of the conduct and the context in which it occurred. If appropriate, we will, as promptly as possible, communicate our findings and the remedial action (if any) to be taken, to the accused, to the complainant, and, when appropriate, to other persons who are directly concerned.

If we determine that harassment has occurred, the District will take remedial action commensurate with the severity of the offense. This action may include corrective action against the harasser, up to and including termination. Steps will be taken, as necessary, to prevent any further harassment and ensure a respectful work environment.

No Retaliation

The District strictly prohibits retaliation against any person by another employee or by the District for using this complaint procedure, reporting harassment, or for filing, testifying, assisting or participating in any manner in any investigation, proceeding or hearing conducted by the District or a governmental enforcement agency. Prohibited retaliation includes, but is not limited to termination, demotion, suspension, failure to hire or consider for hire, failure to give equal consideration in making employment decisions, failure to make employment recommendations impartially, adversely affecting working conditions or otherwise denying any employment benefit to the person participating in an investigation.

Additional Enforcement Information

The District encourages all employees to report any instances of harassment forbidden by this policy immediately so that complaints can be resolved. In addition to the internal complaint procedure, employees should also be aware that the federal Equal Employment Opportunity Commission (EEOC) and the California Department of Fair Employment & Housing (DFEH) investigate and prosecute complaints of unlawful discrimination and harassment in employment. Employees who believe that they have been harassed may file a complaint with either of these agencies at www.dfeh.ca.gov or www.eeoc.gov.

RESOLUTION NO. 1354

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CUPERTINO SANITARY DISTRICT ADOPTING
AN ANTI-HARASSMENT POLICY**

WHEREAS, the Cupertino Sanitary District ("the District") is required to prepare and implement an Anti-Harassment policy; and

WHEREAS, the Board of Directors has reviewed the policy and has found it complete.

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Cupertino Sanitary District finds that the Anti-Harassment policy for the Cupertino Sanitary District is complete and in compliance with requirements of federal, state, and local laws.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution which was duly and regularly passed and adopted by the Sanitary Board of the Cupertino Sanitary District, at a meeting thereof held on the 18th day of December, 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

President of the Sanitary Board

ATTEST:

Secretary

Future Development Projects:

Prep. Date: 10/18/2024

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2024-2025 Probability of collection	Collected in 24/25	Collected After 24/25	Remarks
1	Atria Cupertino (Westport) - Senior Living	21255 Stevens Creek Boulevard (APN 326-27-048)	Building	Sent	\$ 1,669,354.93	FY24-25	75%	\$ 1,252,016.20	\$ 417,338.73	- Met with the developer to discuss the IA, Bonds and payment deadline, offered flexibility. - Construction begins in 6-9 months from March 14, 2024. - 7/11/2024: Modification permit (M-2024-003) for the Senior Living portion received. To increase assisted living dwelling unit counts from 123 to 136 and downside commercial space.
2	Canyon Crossing Redevelopment	10625 S Foothill Boulevard (APN 342-16-087)	Building (Demo permit)	Sent	\$ 310,118.00	*	0%	\$ -	\$ 310,118.00	Note: Includes pump zone fee \$43,710.91 1/26/2024: Followed up with the developer concerning the final design of the sewer connection to the CUSD sewer system. Currently in the process of finalizing the demolition permit. 2/20/2024: Sent another email to follow-up with Developer. 3/14/2024: Developer will provide latest update in the next few days
3	Hamptons Apartments - (942 residential units)	19500 Pruneridge Avenue (APNs 316-06-058, 316-06-059, & 316-06-060)	On-hold/Building	Drafted	\$ 9,591,444.00	FY26-27	0%	\$ -	\$ 9,591,444.00	6/26/2023: Plan received but not sure the project status yet. - (942 residential units) IA needs to be updated, Wolf Rd, west of Apple Spaceship - Part of the City of Cupertino approved project list (2016); Project construction would require demolition of all existing units.
4	District McClellan - subdivide the parcel into 6 lots (SF)	20860 McClellan Road (APN 359-20-030)	Building	Signed IA	\$ 82,476.00	FY24-25	100%	\$ 82,476.00	\$ -	- 5/10/2024: Highly probable that this will be presented at the June 5 Board meeting for approval, subject to the submission of all materials for review by the end of May. (Changed Possibility of collection from 70% to 90%) - 6/14/2024: The developer has decided to proceed with the Board meeting in July 2024, as preparations for the bonds and submission are still underway. Additionally, the probability of collection has been revised to from 70% to 100%. - 7/12/2024: The check, bond, and signed IA for the McClellan Lot split have been prepared. These documents will be submitted to the board for approval on July 17, 2024. 8/7/2024: To clarify the bond's expiration date before moving on or accepting the IA. 9/11/2024: The developer is inquiring if there will be a letter or form that can be provided to them to facilitate the resolution of the issue. 9/23/2024: Executed Installer's Agreement and approved permits on ProjectDox.
5	Leon Townhomes - 7 Townhomes (4 Units at existing Parcel)	10046 BIANCHI WAY (APN 359-07-021)	Building	Drafted	\$ 37,032.00	FY 25-26	75%	\$ 27,774.00	\$ 9,258.00	2nd submittal review completed May 19, 2023. 10/03/2024: Received Building Permit BLD-2024-2145. Submitted Permit Form for Submittal #1 on 10/10/2024 11/14/2024: Sent Draft IA to Developer for their review.
6	Rise Redevelopment - Phase 1	10123 North Wolfe Road (APN 316-20-122)	Planning - Phase 1	NA	\$ 18,278,969.34	FY 25-26	1%	\$ 182,789.69	\$ 18,096,179.65	2/19/2024: Emailed developer and asked them why they want to remain private and requesting O&M plan, rehabilitation program, and ownership if it were to remain private. 4/3/2024: Meeting was held with SandHill to discuss the schedule of payments and total amount of fees. 4/22/2024: The administration, engineering, and inspection fees, totaling \$275,066 for the Phase 1 Installer's Agreement, have been calculated and communicated to the developer. 5/9/2024: CUSD requested specific information from the developer to finalize the Installer Agreement for Phase 1 work, including utility sheets, commercial building square footages and proposed uses, as well as the number and type of residential units connecting to the sanitary sewer system. 7/29/2024: Received letter from Rise/SandHill regarding Sewer Development Fees and their wish to defer payment until the vertical construction begins. District still needs to address Rise regarding the letter. - 8/5/2024: A utilities permit response is due on 8/6/2024. An internal meeting was held on 8/5/2024 to discuss about the fees and strategy before proceeding. - 8/6/2024: Submitted Permit form to ProjectDox for Horizontal Utility site plan permit 09/09/2024: Staff will draft up IA for Phase 1 Work 9/23/2024: Drafted IA and ready for final review 9/26/2024: Met with VPO and their lawyers to discuss language of Draft IA
7	Rise Redevelopment -Additional Phases	10123 North Wolfe Road (APN 316-20-121)	Planning	NA	\$ 17,417,563.18	FY 27-28	0%	\$ -	\$ 17,417,563.18	-
8	Marina Plaza (DeAnza Ventures)	10415 N De Anza Boulevard (APN 326-34-066)	Planning S3	Drafted	\$ 3,558,664.00	FY 25-26	0%	\$ -	\$ 3,558,664.00	Project on hold - until a more favorable interest rate becomes available
9	1655 S. DeAnza Redevelopment - 2 Parcels into 34 residential units	1655 S. DeAnza (APNs 366-10-061 & 366-10-126)	Planning	*	\$ 467,240.00	FY25-26	1%	\$ 4,672.40	\$ 462,567.60	Preparing to apply for Building Permit 10/28/2024: Owner asked about potential fees and credits for existing use. Sent them information. We will need to provide them credit for the existing retail & Restaurants at the site. Fees to the left do not account for this credit.
10	10619 S De Anza Blvd - Mixed Use (2090 SF Commercial & 11 Residential Units)	10619 S De Anza Blvd (APN 359-18-044)	Planning	*	\$ 163,045.20	FY26-27	0%	\$ -	\$ 163,045.20	There have been no updates since Submittal #1 from the applicant 12/23/2022. - 5/1/2024:Checked status, there has been no progress or movement noted.
11	141 Housing on 2 Existing Commercial Parcels (Indian Restaurant & Daycare. Across from The Counter Burger)	20015 Stevens Creek Boulevard (APNs 316-23-093 & 316-23-036)	Planning	*	\$ 1,441,926.75	FY25-26	0%	\$ -	\$ 1,441,926.75	- Added on 5/15/2023 - 10/25/2023 A new submission has been received this week, revising the total apartments to 141 (originally 134 units). - 11/13/2023: Submittal had been reviewed and addressed.
12	Four Lot subdivision (SF)	20638 Cleo Avenue (APN 362-31-003)	Planning	*	\$ 54,984.00	FY26-27	0%	\$ -	\$ 54,984.00	2nd submittal - Demo Permit on 4/28/2023 3/28/2024: 2nd submittal has been reviewed and sent.

13	Idlewild Cupertino (Across the street from Rise) - 76 Condos & 2,000 SF Retail	10065 E. Estates Drive (APNs 369-06-002, 369-06-003, & 369-06-004)	Planning	*	\$ 1,049,676.00	FY26-27	0%	\$ -	\$ 1,049,676.00	- Plan check completed back in 2022 - Received additional request for As Builts 7/31/2024: Received DP-2024-004 for Site. Response is due 8/23/2024
14	Mountain Winery - Single Family Residential subdivision	Pierce Road - Masson Estates (APN 503-46-005)	Planning	-	\$ 454,888.00	FY25-26	1%	\$ 4,548.88	\$ 450,339.12	- 11/13/2023: To review plans, determine capacity. - 12/15/2023: Draft Notice of Violation and Will -Serve Letter were submitted to District Manager for review. -1/31/2024: Sent "Will Serve Requirement" letter to the City Planning Department.
15	58 Townhomes - Summerhill Homes (Across from the office at Pizza Hut, Fontanas, & Staples. Lots will be Combined)	20840 Stevens Creek Blvd (APNs 359-08-025, 359-08-026, & 359-08-027)	Planning	*	\$ 797,268.00	FY25-26	10%	\$ 79,726.80	\$ 717,541.20	2/27/2024 PR-2024-003 Reviewed initial plan; additional utility details are required in order to proceed. 4/9/2024: CBG Consultants requested District Design standards. Information regarding pipe slopes and utility separation was sent to them. 12/13/2024: Met with Developer to discuss IA and Permit process. They mentioned they want to submit for Building Permit in Q1/Q2 of 2025.
16	Chadwick Heights - 85 New Homes (Saratoga Hills)	South of 12906 Chiquita Ct (No specific address: Near by Lot to the North) (APN 503-15-084)	Planning	*	\$ 1,341,143.68	FY26-27	0%	\$ -	\$ 1,341,143.68	4/26/2024: The new development project is still in its early stages and lacks utility plans, specifically regarding the subdivision of parcel 503-15-084. Further inquiry is made to obtain additional project details. 5/2024: The maps and required upgrades/upsizing for the Chadwick Heights facilities have been sent. 8/14/2024: Received Updated Site and Utility Plans. Applicant is asking for a Will Serve Letter 09/19/2024: Developer is proposing that future homeowners pay additional sewer service fees to provide cost-sharing for 3 new lift stations (District Staff mentioned we were not willing to add 3 new lift stations into our system) 10/04/2024: Provided applicant with Will Serve letter
17	Alan Row - 9 Townhouses	22690 Stevens Creek Blvd. (APNs 342-66-001 to 342-66-010)	FINALIZED	Fully Executed	\$ 112,498.00	2024	100%	\$ 112,498.00	\$ -	- 11/13/ 2023: The Developer has requested the release of the faithful performance bond on Nov 7, 2023, but as the final paving is still pending due to PG&E, there is a possibility of needing to renew the bond, which expires on November 25, 2023. - 11/27/2023 Waiting for the developer to renew the bond and provide an updates. - Week of 09/03/2024 - Contractor will perform CCTV of mainlines, Mandril/deformation testing of mainlines, and pressure testing of mainlines and manholes - 09/17/2024 - Received and reviewed Mainline CCTV. Pipeline looks in good condition. Video lengths do not match the lengths on the plans and I have asked them to confirm lengths and/or provide updated plans. - 10/14: Get ready to close the IA and have the resolution and memo approved at the next board meeting. - 11/15: Staff is calculating credit due to Developer. - 11/25/2025: Staff Mailed out credit check of \$21,300.67
18	Vista Heights - 28 Single Family Home & 7 Townhomes. Also Proposing Public Sports Center and a trail connecting Linda Vista Park to Stevens Creek County Park	0 Canyon View (APN 356-05-007)	Planning	*	\$ 546,901.00	FY27-28	0%	\$ -	\$ 546,901.00	- 7/9/2024: This is a new development on undeveloped hilly land, proposing 28 single-family dwellings, 7 townhomes, and a 20,000-square-foot community sports center with a gym and swimming pool. Currently, this is the only information available. We will proceed further once additional details are provided to the district. - 08/26/2024 - Received Planning Permit DP-2024-005 for project - 09/10/2024 - Responded and provided comments to DP-2024-005
19	Linda Vista Project - 51 New Townhomes	10857 Linda Vista Drive at Evulich Court (APNs 356-06-001 to 356-06-004)	Planning	*	\$ 629,544.00	FY26-27	0%	\$ -	\$ 629,544.00	- 7/2/2024: A redevelopment project proposing approximately 51 three-story attached townhomes. The District provided the Will-Serve Letter. - 7/12/2024: Arranging a meeting to discuss the existing sewer facilities and the overview of the new proposed development. - 7/18/2024: Met with the Developer and they inquired about the possibility of claiming reimbursement for fitting the sags, as there are no capacity issues, only existing sags in the pipes.
20	20739 Scofield Dr - Demolish Existing Home and Build 5-Story Building with 20 Residential Units	20739 Scofield Dr (APN 359-09-016)	Planning	*	\$ 193,458.00	FY26-27	0%	\$ -	\$ 193,458.00	7/30/2024: Received another proposed development in Cupertino; Removing 1 SFD in a large lot and proposing 20 condos. 8/12/2024: Sent Will Serve Letter but asked applicant to confirm future parcel subdivision. District wants to know if it'll remain as 1 parcel or be split into 20 different parcels 08/30/2024: Received Planning Permit ASA-2024-009. Submitted same comments we provided them in the Will Serve letter.
21	Oak Meadow Villas	Project near Stevens Canyon Rd - South of Homes on Ricardo Rd (APN 351-10-043)	PrePlanning	*	*	*	*	\$ -	\$ -	- By 9/16/2024: To review capacity issue, if any, and to prepare Will-Serve Letter. Still waiting on plans from developer. We only received a small project description and an aerial map showing the project location
22	Mt Eden Road - 19 Single Family Homes and 4 Duplex Homes (8 units)	0 Mt Eden Road - Vacant lot east of Mt Eden, South of Villa Oaks, and West of Via Regina (APN 503-13-067)	PrePlanning	*	\$ 404,944.80	FY27-28	0	\$ -	\$ 404,944.80	Received preliminary plans asking for a Will Serve. Upstream of Pierce PS. District Staff will perform analysis of station to see if any upgrades are required. 09/20/2024 - Sent Will Serve letter. Informed them they may be required to upsize and rehab Pierce PS.
23	Mt Eden Road - 6 Lot Subdivision (5 Single Family Homes and 1 Duplex)	22000 Mt Eden Road (APN 503-80-003)	PrePlanning	*	\$ 105,297.70	FY27-28	0	\$ -	\$ 105,297.70	Received preliminary plans asking for a Will Serve. Upstream of Pierce PS. District Staff will perform analysis of station to see if any upgrades are required. 09/20/2024 - Sent Will Serve letter. Informed them they may be required to upsize and rehab Pierce PS.
24	13870 Pike Road - 31 New Homes	13870 Pike Road (APN 503-30-019)	PrePlanning	*	\$ 487,380.00	FY27-28	0	\$ -	\$ 487,380.00	09/24/2024 - Notified of this Builder's Remedy project by City of Saratoga Planning Department
25	122 SFD, Condos, & Townhomes (Same Parcel as our current District Offices)	20883 Stevens Creek Blvd (APN 326-32-050, 326-32-051, 326-32-052, & 326-32-053)	Planning	*	\$ 1,598,500.00	FY27-28	0	\$ -	\$ 1,598,500.00	09/27/2024 - Received Planning Phas Permit ASA-2024-011 by Nov 1 10/17/2024 - Responded to ASA-2024-011
26	27 New Townhomes	20865 McClellan Rd (APN 359 13 019)	Planning	*	\$ 320,944.00	FY26-27	0	\$ -	\$ 320,944.00	10/10/2024 - Received Planning Phase Permit ASA-2024-012 by Oct 16 10/17/2024 - Responded to ASA-2024-012
27	Mary Ave - 40 Unit Low Income Housing	Mary Ave (APN 326-27-053)	Planning	*	\$ 493,760.00	FY26-27	0	\$ -	\$ 493,760.00	12/03/2024 - Responded to PR-2024-070
28	Comer Villas - 22 Unit Subdivision (Private sewer mains and lift station)	12291 Pierce Road (APN 503-16-047)	Planning	*	\$ 357,412.00	FY26-27	0	\$ -	\$ 357,412.00	11/27/2024 - Sent Will Serve Letter stating we can serve them but they will be responsible for all O&M of sewer system and lift station
29	Affordable Housing - Empty Parcel north of Rise/Vallco	10333 N Wolfe Road (APN 316-20-088)	PrePlanning	*	\$ -	N/A	0	\$ -	\$ -	- 10/29/2024 - BKF Engineers inquired about asbuilts for a project in this area. They mentioned it is a "new affordable housing project" but provided no further information
								\$ 1,746,501.97	\$ 60,219,930.61	

* Not enough information from developer to determine.

Spills

Start Date	Location	Cause of Spill	Cat	Main/Lat	Spill Volume (Gal)	Spill Recovered (Gal)	Volume of Wash Water Used (Gal)
None							

PLSDs (Private Lateral Sewage Discharge)

Start Date	Location	Cause of PLSD	Main/Lat	Spill Volume (Gal)	Spill Recovered (Gal)	Volume of Wash Water Used (Gal)
None						

Emergency Calls - Causes

Received Calls - Business Hours	# of Calls	Received Calls - After Hours	# of Calls	Received Calls - Weekend	# of Calls
Root Intrusion	1	Root Intrusion	0	Root Intrusion	3
Onsite	9	Onsite	0	Grease	0
Grease	0	Grease	0	Debris	0
Offset	0	Offset	0	Onsite	0
Others	1	Others	1	Others	2
Broken Pipe	1	Pump Station	0	Pump Station	3
Total:	12	Total:	1	Total:	8

Repairs

Address	Main/Lat	Description of Work
21646 Stevens Creek Blvd	Lat	Emergency lateral repair of 9' of broken VCP with new SDR-26 from wye to the main.

Mainline Maintenance

Size of Pipe	4"	6"	8"	10"	12"	14"	15"	16"	18"	> 20"	Total	FY2024-25 YTD	FY2024-25 Annual Schedule	% Complete (YTD/Annual Schedule)
Mainline Cleaning (ft)	0	15,100	52,590	6,278	1,546	413	2,138	0	0	0	78,065	509,710	1,673,032	30%
Easement Cleaning (ft)	0	1,251	11,947	4,819	735	413	839	0	0	0	20,004	65,124	217,684	30%
CCTV (ft)	0	4,300	8,965	3,642	2,208	0	1,847	0	0	0	20,962	114,680	207,880	55%

Lateral Maintenance

Activity	# of Laterals	FY2024-25 YTD	FY2024-25 Annual schedule	% Complete (YTD/Annual schedule)
Cleaning	144	1,530	4,000	38%
CCTV	20	92		
Inspection	13	103		

FOG Inspection

	# of Inspections	YTD FY2024-25	FY2024-25 Annual Schedule	% Complete (YTD/Annual schedule)
Performed	20	117		
Completed	19	112	248	45%
Follow up Needed	1			

**CUPERTINO SANITARY DISTRICT
MEETING/EVENT SCHEDULE**

Item 11.A.

DECEMBER 2024

12/02: SCCSDA
 12/04: 1st Regular Meeting
 12/09: TAC
 12/11: CASSE
 12/12: TPAC
 12/18: 2nd Regular Meeting
 12/25: Holiday-Office Closed

DECEMBER 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 SCCSDA	3	4 1st Regular Meeting	5	6	7
8	9 TAC	10	11 CASSE	12 TPAC	13	14
15	16	17	18 2nd Regular Meeting	19	20	21
22	23	24	25 HOLIDAY	26	27	28
29	30	31				

JANUARY 2025

01/01: Holiday-Office Closed
 01/01: 1st Regular Meeting
 01/06: TAC
 01/08: CASSE
 01/09: TPAC
 01/15: 2nd Regular Meeting
 01/29-31: CASA Conference

JANUARY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 HOLIDAY 1st Regular Meeting	2	3	4
5	6 TAC	7	8 CASSE	9 TPAC	10	11
12	13	14	15 2nd Regular Meeting	16	17	18
19	20	21	22	23	24	25
26	27	28	29 CASA CONFERENCE	30	31	

FEBRUARY 2025

02/05: 1st Regular Meeting
 02/10: TAC
 02/12: CASSE
 02/13: TPAC
 02/19: 2nd Regular Meeting

FEBRUARY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 1st Regular Meeting	6	7	8
9	10 TAC	11	12 CASSE	13 TPAC	14	15
16	17	18	19 2nd Regular Meeting	20	21	22
23	24	25	26	27	28	