

EXHIBIT A

# FLORIN ROAD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT MANAGEMENT PLAN



*Florin Road Partnership*

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
To renew a PBID within the City and County of Sacramento*

for the

**Florin Road Partnership Steering Committee**

**May 29, 2007**

by



# **Florin Road Property and Business Improvement District Plan**

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## I. INTRODUCTION AND OVERVIEW

Property owners within the current Florin Road Property and Business Improvement District (PBID or District) have been pleased with the services provided by the current PBID and created this Management Plan to renew the PBID. The PBID established a security program, streetscape improvement program, marketing and promotion services, economic development, and advocacy services above and beyond those originally provided by the County and City of Sacramento (the "County"). These services are provided by the Florin Road Partnership pursuant to an agreement with the County.

**Location:** The Florin Road PBID boundary includes business and commercial property owners located east and west of Highway 99 along the Florin Road corridor from east of Tamoshanter Way to Chandler Drive. The boundaries include parcels fronting Stockton Boulevard south to Requa Way; parcels to the north, east, and west of 65th Street to 53rd Avenue; parcels along East Parkway and Governor's Circle bounded by Highway 99, Florin Road, and Morrison Creek; parcels on 55th Street; and parcels on 66th Avenue to the west of East Southgate Drive. Portions of cross streets designated on the boundary map are also included. This PBID initially included 278 parcels. With this renewal, 27 parcels are being added, for a total of 305 parcels within the PBID boundaries.

**Services:** Streetscape Design & Implementation; Marketing and Promotions; Economic Development; Advocacy; and Security/Safety.

**Budget:** Total maximum District budget for each year of its ten-year operation is a base of approximately \$300,000 per year with a maximum 3% increase per year.

**Cost:** The cost to the property owner on each lot is \$0.014 per square foot. Because of benefit received, residential parcels with 4-units or less and residential mobile home parks shall not be assessed.

**Renewal:** District renewal requires submittal of petitions from property owners representing at least 50% of the total assessment. California Constitution Article XIID, the "Right to Vote on Taxes Act", (also known as Proposition 218) requires a protest ballot proceeding be held prior to the levy of the assessment. This proceeding requires that more than 50% of the protest ballots received, weighted by assessment, be in support of the levy.

**Duration:** The proposed *renewal of the* District will have a ten year life beginning July of 2007, and PBID activities will begin January 1, 2008. After ten years, the petition and protest ballot process must be repeated for the District to be reestablished and for the assessment levy to continue. Implementation of services in the Plan will be provided on an ongoing basis. Services will continue over the ten-year life of the District. In five years (i.e. 2012), the Florin Road Partnership and Florin Road property owners will undertake a review of the plan and PBID programs.

## **II. WHY RENEW THE FLORIN ROAD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT?**

There are several reasons why the PBID should be renewed:

### **1. *The Need to Continue Streetscape Improvements.***

When the PBID was first formed in 1997 it initiated a streetscape program to improve the appearance along Florin Road. These improvements included new medians and landscaping and street lighting programs. In 2002 when the PBID was renewed, the property and business owners within the PBID expressed an interest in continuing the streetscape program and property owner input must be collected for the implementation of the improvements. Once again, the owners have expressed that having the PBID participate on the streetscape program is vital to improvements taking place along Florin Road. Additionally, owners have requested a continuation of the street cleaning program to include daily trash removal, return of abandoned shopping carts and the hauling of bulk, illegally-dumped refuse.

### **2. *Continue to Pursue Additional Funding for the Improvement of Florin Road.***

Since its inception, the PBID raised \$2 million in district assessments. Over the district's existence, it has been able to leverage approximately \$10,815,000 in matching funds for various improvements for Florin Road. These funds included \$1.1 million from CalTrans for the Highway 99 Interchange Beautification, \$965,000 from SHRA for improvements to the median, and \$4.6 million for median, lighting, and light rail improvements. The District must continue to partner with the County and City to make sure the additional improvements are completed to have the business corridor reach its full potential. The Partnership must coordinate with the County on the *Florin Road Corridor Study* to devise state of the art strategies for improving the business climate along the corridor to include better traffic management and a security camera system.

### **3. *An Opportunity to Continue Private Sector Management and Accountability.***

The Florin Road Partnership, a non-profit organization formed for the sole purpose of improving Florin Road, has managed the PBID services pursuant to an agreement with the County. Annual District work plans and budgets have been developed by the Board of the Florin Road Partnership which is composed of stakeholders that own property and businesses in the Florin Road area. The renewed PBID would enable the Florin Road Partnership to continue these activities.

The streetscape, marketing, advocacy, and security components will serve to protect property values and decrease vacancy rates.

### III. WHAT IS A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

The International Downtown Association estimates that more than 1,200 Property and Business Improvement Districts (PBIDs) currently operate throughout the United States and Canada.

A PBID, or Management District, may provide services, identity formulation, market research, and economic development in addition to those provided by local government. In addition, management districts may provide physical improvements such as entry features, benches, or lighting. These services are concentrated within a distinct geographic area and are paid for by means of a special property owner assessment. A Board of Directors representing those who pay would govern the organization responsible for providing these services.

Management Districts are proven to work by providing services that improve the overall viability of commercial districts -- resulting in higher property values and sales volumes.

The Florin Road PBID will be formed pursuant to a State Law that took effect in January 1995. The "Property and Business Improvement District Law of 1994", which was signed into law by Governor Pete Wilson, ushered in a new generation of Management Districts in California by allowing a greater range of services and independence from government. Key provisions of the law include:

- Allows Management Districts to undertake services ranging from security to maintenance, and from business advocacy to economic development.
- A PBID is ***designed and governed by those who will pay*** the assessment.
- Requires petition support from private property owners paying at least 50% of proposed private property assessments to form a Management District.
- Allows for the formation of a property owner advisory board to provide oversight of District operations and submit a yearly service plan.
- Requires limits for assessments to ensure that they do not exceed pre-established levels.
- Provides a multi-year life for PBIDs and requires a new petition process to renew a District. The Florin Road PBID will have a ten-year term upon renewal. After the initial five years of the renewal, the Florin Road Partnership and Florin Road property owners will undertake a review of the plan and PBID programs.

The "Property and Business Improvement Business District Law of 1994" (AB 3754) as amended January 1, 2006 is provided in Appendix 1 of this document.

#### **IV. BRIEF HISTORY OF THE FLORIN ROAD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

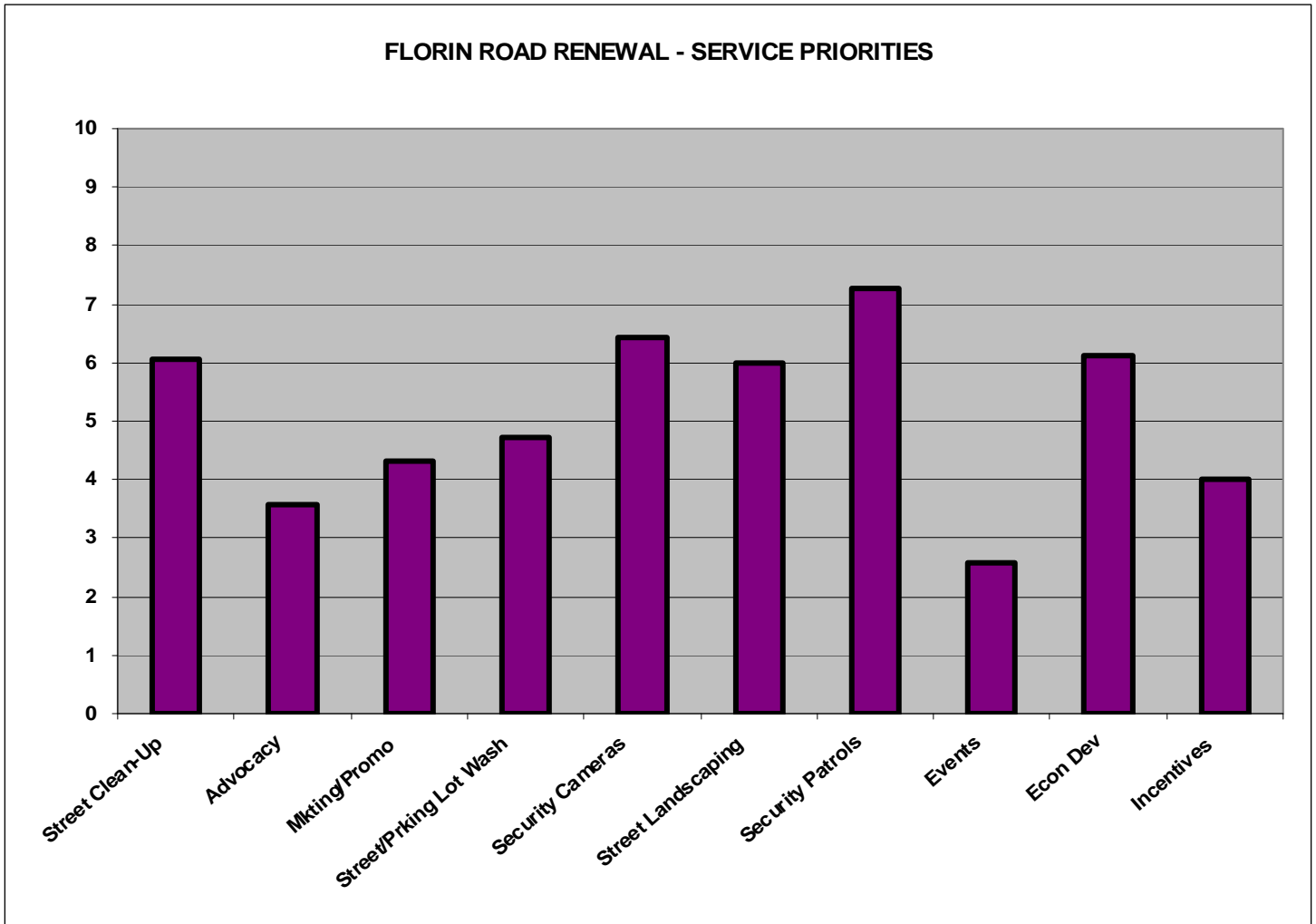
Florin Road property and business owners requested the County form the Florin Road PBID in 1997 and renew it in 2002. Part of this endeavor is a coordinated effort to distinguish Florin Road as a leading commercial corridor in the Sacramento region. This Management Plan, and the renewal of this unified organization with a secure funding mechanism, provides another critical step in achieving the vision developed by the property and business owners.

In 2006, the Florin Road Partnership Board of Directors determined that the renewal of the PBID would continue to enhance the economic development of the Florin Road commercial corridor. To this end, property owner outreach was done to determine the property owners' concerns and interests. The meetings that took place in 2006 reaffirmed the value of the Florin Road PBID to the businesses and property owners. They also encouraged participation by the local businesses and property owners in the expansion areas around 55<sup>th</sup> Street, Chandler Drive, and 65<sup>th</sup> Street.

From August through October 2006, meetings and an open house were held. Surveys were filled out to refocus and gauge the direction of the PBID. The surveys illustrate the following items as high priority for the District: Security and Safety Programs, Economic Development, Street Clean-Up, and Street Landscaping. Many respondents also suggested that the PBID address graffiti, dumping and litter, as well as address the homeless and jay walking issues. It has also been requested that the Partnership communicate with property owners and business owners as to the status of redevelopment activities and programs that affect Florin Road. Please see the chart on the following page which illustrates the survey responses.

In November and December of 2006 a Draft Management Plan was circulated and with feedback from the PBID Steering Committee, the Florin Road Partnership Board, and property owners this Plan was finalized.

## 2006 Survey of Florin Road Business District Property Owners



## V. FLORIN ROAD PBID BOUNDARIES

The Florin Road PBID boundary includes business and commercial parcels located east and west of Highway 99 along the Florin Road corridor from east of Tamoshanter Way to Chandler Drive. This PBID initially included 278 parcels. With this renewal, 27 parcels are being added, for a total of 305 parcels within the PBID boundaries.

The PBID boundary includes all parcels with frontage on Florin Road from east of Tamoshanter Way to west of Chandler Drive (excluding the parcel on the southeast corner of Tamoshanter Way and Florin Road and including APN Nos. 051-0244-029 and 051-0244-030 just east of Chandler Drive). The boundary also includes parcels fronting Tamoshanter Way North Manor Drive, 24<sup>th</sup> Street, 27<sup>th</sup> Street, Yreka Avenue, 29<sup>th</sup> Street, Luther Drive, Munson Way, Meadowgate Drive, Franklin Boulevard, Bowling Drive, East Parkway, Governors Circle, 65<sup>th</sup> Street, Sky Parkway, Stockton Boulevard, 55<sup>th</sup> Street, Assembly Court, 66<sup>th</sup> Avenue, East Southgate Drive, and Fawn Way. Parcels included in the PBID boundary, but not fronting Florin Road, are listed below.

Parcels fronting on:

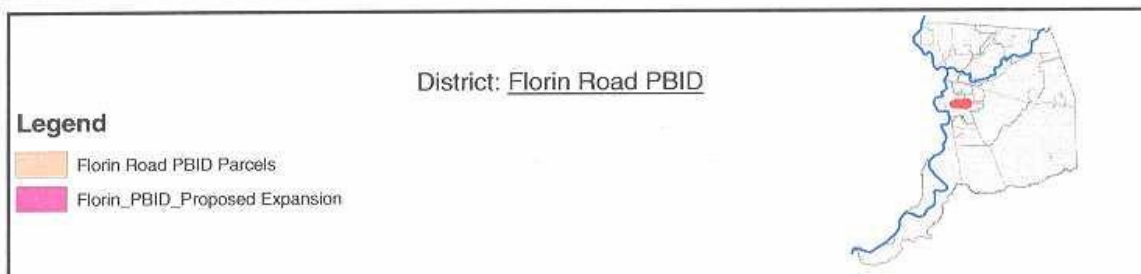
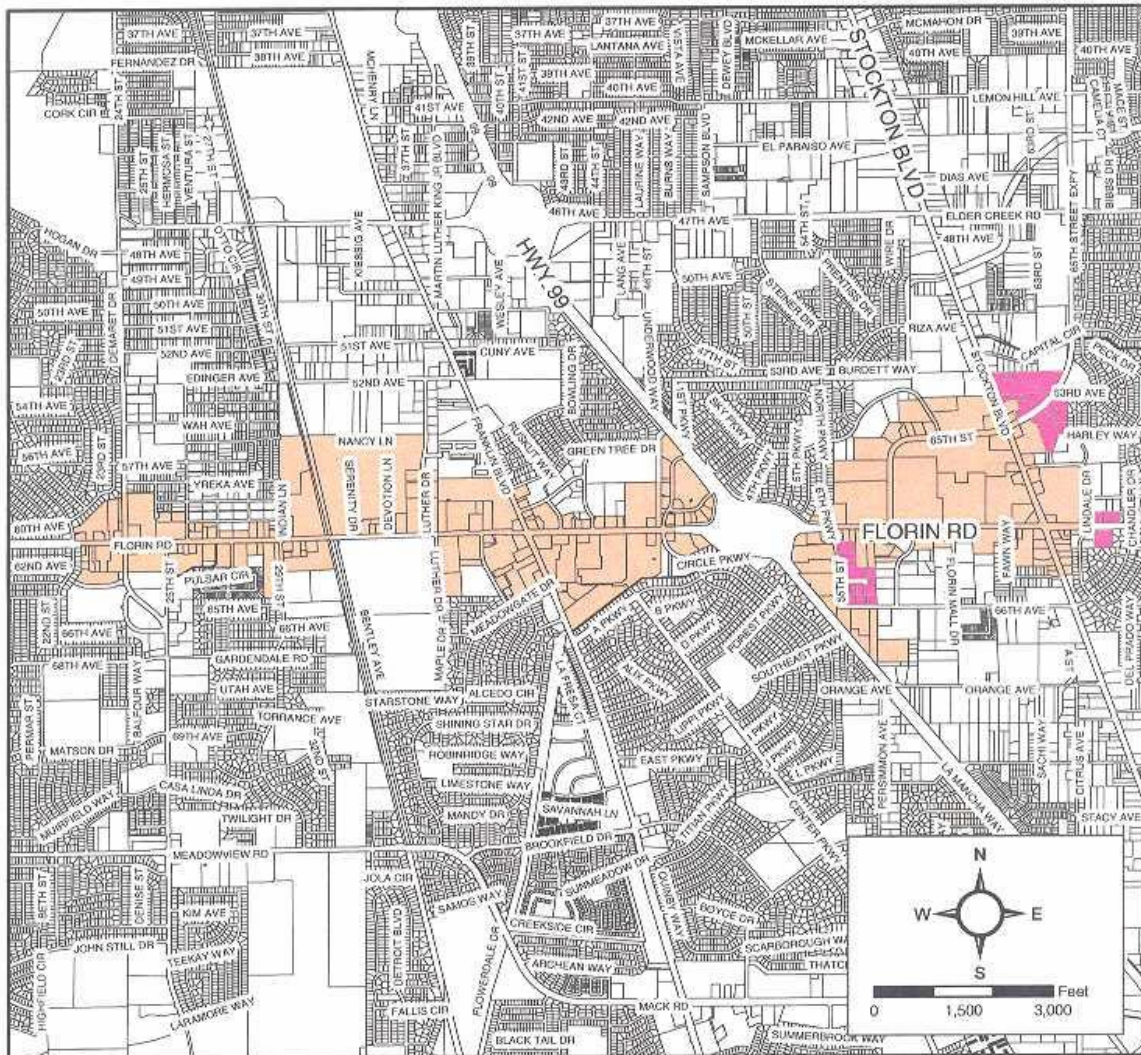
- Tamoshanter Way: APN No. 035-0334-019 north;
- North Manor Drive: APN No. 047-0012-033 south;
- 24<sup>th</sup> Street: west of 24<sup>th</sup> Street north to APN No. 035-0334-031;
- 27<sup>th</sup> Street: APN Nos. 041-0075-004, 041-0073-015, and 041-0073-011 north;
- Yreka Avenue: south of Yreka Avenue between 27<sup>th</sup> Street and Woodbine Avenue;
- 29<sup>th</sup> Street: east of 29<sup>th</sup> Street to APN No. 049-0360-010 south and 041-0111-006 north;
- Luther Drive: north to APN No. 041-0112-023 on the west and 041-0112-024 on the east, south to APN No. 049-0010-091 on the east;
- Munson Way: south to APN 049-0370-006 on the west and to Meadowgate drive on the east;
- Meadowgate Drive: north between Munson Way and Franklin Boulevard;
- Franklin Boulevard: north to APN No. 042-0046-001 on the east and south to Meadowgate Drive on the west and APN No. 050-0010-074 on the east;
- Bowling Drive: APN No. 042-0162-019 north;
- Governors Circle: north of Florin Road;
- East Parkway: north of Florin Road;
- 65<sup>th</sup> Street: north to APN No. 043-0220-047 on the west and 53<sup>rd</sup> Avenue on the east;
- Sky Parkway: APN Nos. 042-0012-006 and 042-0014-018;
- Stockton Boulevard: north to APN No. 043-0220-036 and south to Fawn Way;
- 55<sup>th</sup> Street, Assembly Court, 66<sup>th</sup> Avenue: south to APN No. 050-0430-001, north of 66<sup>th</sup> Avenue and 050-0301-001 south of 66<sup>th</sup> Avenue, including APN No. 050-0301-042, 050-0470-007, 050-0470-020, 050-0470-016, 050-0470-021, and 050-0470-022; and



- Fawn Way: south to APN No. 050-0281-011 on the west and 050-0282-027 on the east.

A map is provided on the following page. A larger map is available on request by calling the Florin Road Partnership at (916) 424-4230.

# FLORIN ROAD PROPERTY & BUSINESS IMPROVEMENT DISTRICT BOUNDARY & VICINITY MAP



## **VI. SERVICE PLAN AND BUDGET**

### **A. Programs, Services to be Provided and Budget**

The Florin Road PBID Management Plan provides for streetscape design and implementation, marketing and promotions, economic development, security, and advocacy services above and beyond those currently provided by the City and County of Sacramento. Existing City and County services will remain intact. The summary of the year 2008 operating budget for the Florin Road PBID is also provided on the following pages. The total improvement and activity plan budget for 2008 is projected at \$300,000. Property owners will contribute the entire amount through parcel square foot assessments. The following are some key aspects of the service plan budget:

- A streetscape design and implementation plan that would include implementation of the Streetscape Master Plan, and exploring financing options for the plan. Street maintenance would also be included with trash & debris removal, graffiti removal, and removal of illegally posted flyers.
- Marketing and promotions to continue improving Florin Road's image.
- Economic Development services include working closely with the City and County Redevelopment Agency to ensure economic development programs are taking place on Florin Road. Advocacy and business liaison services to advocate on behalf of property and business owners within the District.
- Security services, which would increase the safety and the perception of safety within the District.

PBID service levels will be based on the amount paid into the District. Program descriptions and budgets for the proposed PBID services are provided in the following pages.

When the PBID was originally established, the City and the County of Sacramento adopted base level of service resolutions for the Florin Road commercial corridor. This plan proposes a continuation of that base level of service for the renewed PBID. Such continuance would ensure that the assessments from the renewed PBID would be used for enhanced services.

#### **1. Streetscape Design and Implementation**

The property owners in the Florin Road PBID identified streetscape improvements as a high priority for their area. The PBID has assisted in creating the Streetscape Master Plan and has participated in its implementation. Florin Road is anticipating the third stage of streetscape improvements. A Florin Road Corridor Study shall aim to meet the following objectives:

- Capitalize on Florin Road’s potential to become a distinctive link for the business district from Chandler Drive to Tamoshanter Way;
- Design and construct new streetscape improvements along Florin Road that beautify the business district and fortify the positive image;
- Maximize the leverage of public and private resources to finance new streetscape improvements;
- Expand the daily trash and litter removal services to keep the streets clear of trash and other debris and to maintain the existing improvements;
- Continue the holiday lights and banners.

With the Streetscape Master Plan, the District can look to further implementation of the plan and the creation of additional design concepts. The existing plan will be modified as necessary.

The District would finance the Streetscape Master Plan through public and private partnerships. These sources would include:

- Private improvement district bonds; and
- Capital improvement funds from the City and County.

The District has already secured funding for many improvements. The budget for the maintenance program is \$54,000 or 18% of the total District budget.

## **2. Marketing and Promotions**

One of the most consistent weaknesses identified by stakeholders is related to Florin Road’s negative image. The PBID has made great strides in changing the negative image that labeled Florin Road for so many years. The Partnership has lured *The Best of Broadway*, a 35-year Sacramento tradition, to Florin Road. The musical extravaganza attracts over 10,000 people to the corridor annually. There is still much progress to be made; therefore, the property owners have indicated their continued interest in marketing and promotional programs. The PBID marketing and promotions program will continue to aim to fulfill the following objectives:

- Promote a positive image for Florin Road based upon the corridor’s differential advantages;
- Fortify existing markets and attract new customers to Florin Road businesses;
- Recruit new tenants to Florin Road that enliven the retail mix and create additional destination appeal;
- Provide market information to assist property owners and real estate professionals to secure tenants; and

- Continue to maintain a comprehensive database of merchants and a list of available properties as part of a business recruitment strategy to systematically reduce existing vacancies.

The Florin Road PBID would continue to create a positive image and a business friendly environment. The PBID would attempt to attract new businesses and tenants to Florin Road by illustrating the market potential of the area.

To promote Florin Road's new image, several activities, which benefit business and real property located within the District, will be undertaken, including, but not limited to the following:

- Media relations;
- Special public events;
- Advertising, including leveraging common messages through pre-existing advertising efforts by the Florin Town Center, Southgate Plaza, and auto dealerships;
- Collaborative retail promotions;
- Disseminating information to local economic development agencies and real estate brokers; and
- Marketing and economic development, including retail retention and recruitment.

The budget for the marketing and communication including advertisements, image pieces, maps and guides, and special events, is \$63,000 or 21% of the total budget.

### **3. Economic Development / Advocacy & Business Liaison Services**

The PBID shall act as an advocate for Florin Road property owners and businesses. Liaison services shall include, but are not limited to, the following:

- Represent business interests at the County Board of Supervisors, City Council, or other appropriate entities on the issues affecting Florin Road;
- Assist property and business owners to navigate through governmental or bureaucratic processes related to improving basic services, obtaining permits, et cetera;
- Provide information through a periodic newsletter or occasional Florin Road business forums, including "town hall" type meetings that solicit input from stakeholders;
- Act as facilitators for projects; and
- Provide demographic information to potential investors.

To provide Florin Road with an effective, clear voice in government decisions, the Plan provides for an administrator to speak for the property owners within the

District. The administrator will market Florin Road to potential businesses, coordinate special events to attract more business to Florin Road, and advocate for Florin Road to receive additional funding and services.

Liaison services will be \$24,000 or 8% of the budget.

#### **4. Security Services**

Survey responses have clearly indicated the need for additional security enhancements on Florin Road to increase the perception that Florin Road is a safe place to shop. Through the cooperation of local law enforcement, private security, and individual businesses, the Florin Road Partnership's Security Task Force serves as the key coordination and information exchange vehicle. This Task Force intends to investigate additional avenues to achieve further this goal. Possible methods of increasing security within the District boundaries include:

- Security patrols,
- Holiday security augmentation program with the California Highway Patrol,
- Security camera system,
- Better integration with Sacramento Police and Sheriff departments, and
- Creating design guidelines for buildings which would enhance security.

In its previous term, the Security Task Force was able to facilitate a SMUD lighting assessment for which numerous businesses participated. The PBID was also able to purchase bikes for police and sheriff patrols in order to leverage more presence on the corridor. Owners have conveyed that they would like to see services like this continue.

To this end, \$69,000 or 23% of the budget has been identified for this objective.

The proposed plan includes a budget for administration including labor, office rent, insurance, utilities, and supplies which is \$78,000 or 26% of the budget.

The proposed plan also includes \$12,000, representing 4% of the entire budget, as a contingency. The Budget for the Service Plan is illustrated on the next page.

Florin Road Property and Business Improvement District  
Annual Budget for 2008

<b>Services Provided</b>	<b>Descriptions</b>	<b>Total</b>
<b>Streetscape Design &amp; Implementation</b>	The PBID will continue to provide seed money to finish implementation of the Florin Road Streetscape Master Plan. Florin Road has already gone through two rounds of improvements and is ready for the third phase. The PBID shall continue to be the "go-to" organization for the City, County, and Redevelopment Agency to provide input and guidance regarding improvements to the area.	<b>\$54,000</b>
<b>Marketing and Promotions</b>	The PBID will expand on the existing positive image and target new businesses and tenants for Florin Road. The PBID will modify the existing marketing plan to meet the changing needs for the area. The PBID will continue to perform media relations, special events, and retail promotions to increase business to the area.	<b>\$63,000</b>
<b>Economic Development / Advocacy &amp; Business Liaison</b>	The PBID will continue to advocate for property and business owners within the District boundaries. The PBID will allow the property owners to speak with an organized and effective voice to influence positive change for the area.	<b>\$24,000</b>
<b>Security/Safety</b>	The Security Program will provide additional security and also increase the perception and reality that Florin Road is a safe place to shop.	<b>\$69,000</b>
<b>Administration</b>	The budget for administration includes labor, office rent, insurance, utilities, and supplies.	<b>\$78,000</b>
<b>Contingency</b>		<b>\$12,000</b>
<b>Total</b>		<b>\$300,000</b>

## **VII. ENGINEER'S REPORT**

### **A. Assessment Methodology**

#### **1. Base Formula**

Property owners, merchants, and other stakeholders in the Florin Road area have emphasized that an assessment formula for the PBID be fair, balanced, and commensurate with benefits received.

Each property owner shall pay an assessment based on the gross parcel square footage for properties within the District. Parcel square footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the PBID. All parcels within the PBID boundary will pay for this base level of service.

The initial annual assessment on each parcel will be \$0.014 (1.4 cents) per parcel square foot. Residential parcels with four (4) units or less and mobile home parks shall not be assessed.

For example, a commercial parcel with 5,000 square feet will pay \$70 per year. (5,000 square feet x \$0.014 per square foot = \$70.00). See the Assessment Calculation Table at the end of this section which provides the assessment amount for each parcel. If more information about parcel assessments is desired, please call Downtown Resources at (916) 325-0604.

#### **2. Determination of Benefit**

California Constitution Section 4, Article XIII D (Proposition 218) states, "while assessment district programs may confer a combination of general and special benefits to properties, only the special parcel-related benefits can be funded through assessments."

The law provides that the expenses of the District shall be apportioned in proportion to the special benefit received by each parcel. In addition, Proposition 218 requires that parcel assessments may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable.

A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. Conversely, a general benefit is a benefit to properties in the area and in the surrounding community or a benefit to the public in general, resulting from the improvement, activity, or service to be provided by the assessment levied. Many general benefits to the public at large are conveyed by municipal services such as fire protection, police services, and public transit services. These services are targeted to serve the public at large and do not confer special benefits on particular parcels. The general benefits that may be received include the perception of a more aesthetically pleasing District area. These benefits cannot be measured. All general benefits, if any, are intangible and not quantifiable.



The programs and services in the Florin Road Property and Business Improvement District's Management Plan are designed to provide targeted services to parcels within the District. These programs and services are tailored not to serve the general public, but are tailored to the specific assessable parcels of the District. For example, the proposed streetscape design and implementation program along with the street maintenance program is focused on the assessed parcels in the District. The proposed street maintenance program includes trash debris removal, graffiti removal and removal of illegally posted flyers and is targeted to the parcels that are assessed within the boundaries of the District. The program will also aesthetically improve the District with additional streetscape projects. These programs and services will directly benefit each of the assessed parcels adjacent to the areas being maintained. The proposed maintenance program, economic development and marketing program, and security program will improve economic development within the District, thereby benefiting the commercial and public parcels within the District.

The programs and services paid for from assessment revenue are parcel services conferring special benefit on the assessable parcels within the District. In addition, these services are not for the benefit of the general public and do not provide general benefit, as defined above. The programs and services provide special benefits, and all benefits derived from assessments outlined in the Management Plan go only for programs and services directly benefiting the parcels within the boundaries of the District. The services are designed to increase foot traffic, improve the commercial core, increase marketing of commercial entities in the District, and improve the aesthetic appearance of the District. These services are provided only to assessed properties within the District boundaries. It is therefore appropriate that these special parcel-related benefits be funded by special assessments. The District assessments will only be levied on parcels within the District boundaries and, in turn, assessment revenues will only be spent on programs, improvements, and services that provide direct or special benefit to parcels within the District boundaries. It is hereby determined that any general benefits are not quantifiable, measurable, or tangible to the District area and to the surrounding community or the public in general. The programs and services listed in the Management Plan will contribute to a special benefit to each of the assessable parcels within the District.

The expenses of the District will be apportioned in proportion to the benefit received by each parcel. Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Proposition 218 also provides that only special benefits are assessable, and that the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

Each parcel within the District, except for exempt parcels (discussed below), receives a particular and distinct benefit from the proposed improvements and activities, over and above general benefits conferred by the improvements and activities of the District. The proposed security program will reduce street disorder and help to prevent crime, thereby protecting the properties within the District and increasing their attractiveness to potential

customers. The proposed marketing program will improve economic development within the District, thereby benefiting all parcels within the District.

### **3. Government-Owned Property**

Under California Constitution, Article X III D, the “Right to Vote on Taxes Act” (also known as Proposition 218), all public properties are required to pay assessments unless they can demonstrate by clear and convincing evidence that their property does not receive benefit. Parcels owned by the City and County of Sacramento within the boundaries of the PBID, will benefit from the services provided by the District and shall be levied assessments.

### **4. Low Density Residential Properties/Mobile Home Parks**

The primary purpose of the PBID is to benefit commercial properties. Low Density Residential Parcels, those with four units or less, and mobile home parks do not derive benefit from the proposed improvements to be assessed. These parcels will not benefit from the services for the District, including maintenance, security, advocacy, and marketing services. The incidental benefit to the low density residential parcels along Florin Road does not warrant assessing those parcels.

### **5. Assessment Notice**

An Assessment Notice will be sent to owners of each parcel in the PBID. The Assessment Notice provides an estimated assessment based upon the parcel square footage of each individual parcel. The final individual assessment for any particular parcel may change, up or down, if the parcel square footage differs from those found on the Assessment Notice. A list of parcels to be included in the PBID is provided in Appendix 2.

**B. Time and Manner for Collecting Assessments**

As provided by State Law, the Florin Road PBID assessment will appear as a separate line item on the annual Property Tax bills prepared by the County of Sacramento. Property tax bills are generally distributed in the fall, and payment is made by lump sum or installment. The County of Sacramento shall distribute PBID assessment funds collected to the PBID pursuant to the authorization of this Plan. Existing laws for enforcement and appeal of Property Taxes also apply to the PBID assessments.

Review of this Florin Road Property and Business Improvement District Management Plan and preparation of the Engineers Report was completed by:



Orin N. Bennett  
State of California  
Registered Civil Engineer No. 25169



**Florin Road Property and Business Improvement District  
Assessment Calculation Table**

<b>Assessor's Parcel Number</b>	<b>SITE ADDRESS</b>	<b>Parcel Square Footage (Feet)</b>	<b>Assessment Rate (\$ per Sq. Ft.)</b>	<b>Annual Assessment</b>	<b>EXEMPT</b>
035 0334 002 0000	2399 Florin Rd	22,415	\$0.014	\$313.81	
035 0334 018 0000	2221 Florin Rd	24,370	\$0.014	\$341.18	
035 0334 019 0000	Tamoshanter Wy	1,784	\$0.014	\$24.98	
035 0334 024 0000	2355 Florin Rd	98,881	\$0.014	\$1,384.33	
035 0334 029 0000	7160 24th St	10,500	\$0.014	\$147.00	
035 0334 030 0000	7080 24th St	27,650	\$0.014	\$387.10	
035 0334 031 0000	24th St	5,796	\$0.014	\$81.14	
035 0334 032 0000	2251 Florin Rd	192,971	\$0.014	\$2,701.59	
035 0334 033 0000	2335 Florin Rd	27,443	\$0.014	\$384.20	
041 0073 011 0000	7120 Woodbine Ave	35,734	\$0.014	\$500.28	
041 0073 015 0000	7120 Woodbine Ave	36,383	\$0.014	\$509.36	
041 0073 016 0000	2501 Florin Rd	137,650	\$0.014	\$1,927.10	
041 0073 024 0000	Florin & 24th St	50,966	\$0.014	\$713.52	
041 0073 025 0000	2401 Florin Rd	294,902	\$0.014	\$4,128.63	
041 0075 002 0000	Sam Ave	18,382	\$0.014	\$257.35	
041 0075 003 0000	Florin Rd	29,407	\$0.014	\$411.70	
041 0075 004 0000	7141 Woodbine Ave	13,939	\$0.014	\$195.15	
041 0082 005 0000	2695 Florin Rd	17,000	\$0.014	\$238.00	
041 0082 006 0000	27th St	15,980	\$0.014	\$223.72	
041 0082 007 0000	2699 Florin Rd	29,915	\$0.014	\$418.81	
041 0086 007 0000	2829 Florin Rd	18,915	\$0.014	\$264.81	
041 0086 022 0000	2815 Florin Rd	21,440	\$0.014	\$300.16	
041 0086 023 0000	2813 Florin Rd	31,356	\$0.014	\$438.98	
041 0086 030 0000	Florin Rd	29,407	\$0.014	\$411.70	
041 0086 031 0000	Florin Rd	32,379	\$0.014	\$453.31	
041 0086 032 0000	2811 Florin Rd	37,789	\$0.014	\$529.05	
041 0111 004 0000	2935 Florin Rd	34,010	\$0.014	\$476.14	
041 0111 005 0000	2931 Florin Rd	443,441	\$0.014	\$6,208.17	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
041 0111 006 0000	7101 Indian Ln	383,328	\$0.014	\$5,366.59	
041 0111 007 0000	Indian Ln	15,649	\$0.014	\$219.09	
041 0111 008 0000	2931 Florin Rd	17,929	\$0.014	\$251.01	
041 0112 004 0000	7150 Vanette Ln	21,780	\$0.000	\$0.00	(b)
041 0112 007 0000	7146 Hisperry Ln	43,996	\$0.014	\$615.94	
041 0112 008 0000	5004 Florin Rd	17,929	\$0.014	\$251.01	
041 0112 009 0000	3765 Florin Rd	56,628	\$0.014	\$792.79	
041 0112 016 0000	3801 Florin Rd	131,987	\$0.014	\$1,847.82	
041 0112 018 0000	3655 Florin Rd	142,006	\$0.014	\$1,988.08	
041 0112 021 0000	Luther Dr	50,094	\$0.014	\$701.32	
041 0112 023 0000	Luther Dr	44,431	\$0.014	\$622.03	
041 0112 024 0000	Luther Dr	35,640	\$0.014	\$498.96	
041 0112 025 0000	3463 Florin Rd	17,258	\$0.014	\$241.61	
041 0112 026 0000	3465 Florin Rd	25,667	\$0.014	\$359.34	
041 0112 030 0000	Luther Dr	64,904	\$0.014	\$908.66	
041 0112 032 0000	Florin Rd	2,356,596	\$0.000	\$0.00	(c)
041 0112 033 0000	3301 Florin Rd	8,712	\$0.014	\$121.97	
041 0120 002 0000	Florin Rd	56,628	\$0.014	\$792.79	
041 0120 004 0000	3815 Florin Rd	22,000	\$0.014	\$308.00	
041 0120 009 0001	3811 Florin Rd #1	2,889	\$0.014	\$40.45	
041 0120 009 0002	3811 Florin Rd #2	2,889	\$0.014	\$40.45	
041 0120 009 0003	3811 Florin Rd #3	2,889	\$0.014	\$40.45	
041 0120 009 0004	3811 Florin Rd #4	2,889	\$0.014	\$40.45	
041 0120 009 0005	3811 Florin Rd #5	2,889	\$0.014	\$40.45	
041 0120 009 0006	3811 Florin Rd #8	1,650	\$0.014	\$23.10	
041 0120 009 0007	3811 Florin Rd #7	1,650	\$0.014	\$23.10	
041 0120 009 0008	3811 Florin Rd #8	1,650	\$0.014	\$23.10	
041 0120 009 0009	3811 Florin Rd #9	1,650	\$0.014	\$23.10	
041 0120 009 0010	3811 Florin Rd #10	2,889	\$0.014	\$40.45	
041 0120 009 0011	3811 Florin Rd #14	2,889	\$0.014	\$40.45	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
041 0120 009 0012	3811 Florin Rd #12	2,889	\$0.014	\$40.45	
041 0120 009 0013	3811 Florin Rd #14	2,889	\$0.014	\$40.45	
041 0120 009 0014	3811 Florin Rd #15	1,650	\$0.014	\$23.10	
041 0120 009 0015	3811 Florin Rd #16	2,889	\$0.014	\$40.45	
041 0120 009 0016	3811 Florin Rd #17	2,889	\$0.014	\$40.45	
041 0120 009 0017	3811 Florin Rd #18	2,889	\$0.014	\$40.45	
041 0120 009 0018	3811 Florin Rd #19	2,889	\$0.014	\$40.45	
041 0120 009 0019	3811 Florin Rd #20	1,640	\$0.014	\$22.96	
041 0120 009 0020	3811 Florin Rd #21a	2,889	\$0.014	\$40.45	
041 0120 009 0021	3811 Florin Rd #21b	2,889	\$0.014	\$40.45	
041 0120 009 0022	3811 Florin Rd #20	2,889	\$0.014	\$40.45	
041 0120 009 0023	3811 Florin Rd #23	2,889	\$0.014	\$40.45	
041 0120 009 0024	3811 Florin Rd #24	2,889	\$0.014	\$40.45	
041 0120 009 0025	3811 Florin Rd #25	2,889	\$0.014	\$40.45	
041 0120 009 0026	3811 Florin Rd #26	2,889	\$0.014	\$40.45	
041 0120 009 0027	3811 Florin Rd #27	2,889	\$0.014	\$40.45	
041 0120 009 0028	3811 Florin Rd #28	2,889	\$0.014	\$40.45	
041 0120 009 0029	3811 Florin Rd #30	2,889	\$0.014	\$40.45	
041 0120 011 0000	Florin Rd	1,307	\$0.000	\$0.00	(a)
041 0120 013 0000	3799 Florin Rd	66,211	\$0.014	\$926.95	
041 0120 018 0000	3811 Florin Rd #19	19,747	\$0.014	\$276.46	
041 0120 019 0000	3805 Florin Rd	200,376	\$0.014	\$2,805.26	
041 0120 022 0000	3815 Florin Rd	618,845	\$0.014	\$8,663.83	
042 0011 001 0000	6939 65th St	1,205	\$0.014	\$16.87	
042 0011 002 0000	6939 65th St	863,795	\$0.014	\$12,093.13	
042 0011 003 0000	7002 Stockton Blvd	77,972	\$0.014	\$1,091.61	
042 0011 004 0000	7050 Stockton Blvd	28,216	\$0.014	\$395.02	
042 0011 006 0000	6341 Florin Rd	96,268	\$0.014	\$1,347.75	
042 0011 007 0000	7198 Stockton Blvd	25,300	\$0.014	\$354.20	
042 0011 008 0000	6117 Florin Rd	615,067	\$0.014	\$8,610.94	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
042 0011 009 0000	5901 Florin Rd	863,795	\$0.014	\$12,093.13	
042 0011 010 0000	Stockton Blvd	31,097	\$0.014	\$435.36	
042 0011 011 0000	Stockton Blvd	446,490	\$0.014	\$6,250.86	
042 0012 004 0000	7000 65th St	320,601	\$0.014	\$4,488.41	
042 0012 006 0000	5550 Sky Pkwy	174,240	\$0.014	\$2,439.36	
042 0012 020 0000	6960 65th St	41,750	\$0.014	\$584.50	
042 0012 021 0000	6950 65th St	39,220	\$0.014	\$549.08	
042 0012 028 0000	6990 65th St	220,849	\$0.014	\$3,091.89	
042 0012 031 0000	6964 65th St	32,100	\$0.014	\$449.40	
042 0012 040 0000	6968 65th St	89,298	\$0.014	\$1,250.17	
042 0012 041 0000	6966 65th St	21,780	\$0.014	\$304.92	
042 0012 042 0000	5601 Florin Rd	569,765	\$0.014	\$7,976.71	
042 0012 043 0000	Florin Rd	70,131	\$0.014	\$981.83	
042 0014 008 0000	6910 65th St	44,867	\$0.014	\$628.14	
042 0014 009 0000	6900 65th St	20,530	\$0.014	\$287.42	
042 0014 018 0000	5555 Sky Pkwy	134,165	\$0.014	\$1,878.31	
042 0014 019 0000	65th St	456,073	\$0.014	\$6,385.02	
042 0046 001 0000	7101 Franklin Blvd	45,738	\$0.014	\$640.33	
042 0046 002 0000	Franklin Blvd	7,405	\$0.014	\$103.67	
042 0046 004 0000	7131 Franklin Blvd	21,344	\$0.014	\$298.82	
042 0046 005 0000	Franklin Blvd	83	\$0.000	\$0.00	(e)
042 0113 020 0000	7150 6th Pkwy	31,680	\$0.014	\$443.52	
042 0141 011 0000	4701 Florin Rd	27,443	\$0.014	\$384.20	
042 0141 013 0000	7000 East Pkwy	100,188	\$0.014	\$1,402.63	
042 0141 017 0000	East Pkwy	5,800	\$0.014	\$81.20	
042 0141 020 0000	7120 East Pkwy	34,598	\$0.014	\$484.37	
042 0141 021 0000	East Pkwy	9,148	\$0.014	\$128.07	
042 0141 022 0000	7020 East Pkwy	54,014	\$0.01	\$756.20	
042 0142 022 0000	Governors Cir	1,126	\$0.014	\$15.76	
042 0142 024 0000	7001 East Pkwy	26,136	\$0.014	\$365.90	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
042 0142 025 0000	7001 East Pkwy	307,969	\$0.014	\$4,311.57	
042 0143 001 0000	4705 Florin Rd	24,394	\$0.014	\$341.52	
042 0143 002 0000	Governors Cir	2,178	\$0.000	\$0.00	
042 0143 004 0000	7131 Governors Cir	21,344	\$0.014	\$298.82	
042 0143 005 0000	7125 Governors Cir	15,682	\$0.014	\$219.55	
042 0143 006 0000	7121 Governors Cir	30,928	\$0.014	\$432.99	
042 0143 007 0000	7111 Governors Cir	27,007	\$0.014	\$378.10	
042 0143 008 0000	7101 Governors Cir	26,224	\$0.014	\$367.14	
042 0143 012 0000	4705 Florin Rd	6,442	\$0.014	\$90.19	
042 0143 015 0000	4709 Florin Rd	38,020	\$0.014	\$532.28	
042 0150 002 0000	7151 Franklin Blvd	27,977	\$0.014	\$391.68	
042 0150 013 0000	4177 Florin Rd	25,700	\$0.014	\$359.80	
042 0150 015 0000	4333 Florin Rd	20,473	\$0.014	\$286.62	
042 0150 021 0000	4399 Florin Rd	21,780	\$0.014	\$304.92	
042 0150 022 0000	4365 Florin Rd	17,860	\$0.014	\$250.04	
042 0150 023 0000	4363 Florin Rd	11,761	\$0.014	\$164.65	
042 0150 024 0000	7141 Franklin Blvd	15,682	\$0.014	\$219.55	
042 0150 025 0000	7145 Franklin Blvd	10,160	\$0.014	\$142.24	
042 0150 035 0000	4243 Florin Rd	121,968	\$0.014	\$1,707.55	
042 0162 002 0000	4641 Florin Rd	374,616	\$0.014	\$5,244.62	
042 0162 003 0000	4675 Florin Rd	22,651	\$0.014	\$317.11	
042 0162 004 0000	4435 Florin Rd	30,056	\$0.014	\$420.78	
042 0162 006 0000	4401 Florin Rd	33,541	\$0.014	\$469.57	
042 0162 009 0000	4421 Florin Rd	40,946	\$0.014	\$573.24	
042 0162 014 0000	Florin Rd	4,792	\$0.014	\$67.09	
042 0162 019 0000	Bowling Dr	1,407	\$0.000	\$0.00	(d)
043 0220 001 0000	6601 Florin Rd	43,560	\$0.014	\$609.84	
043 0220 002 0000	6619 Florin Rd	13,650	\$0.014	\$191.10	
043 0220 009 0000	7171 Stockton Blvd	19,250	\$0.014	\$269.50	
043 0220 010 0000	6911 Stockton Blvd	22,510	\$0.014	\$315.14	



Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
043 0220 011 0000	6945 Stockton Blvd	36,500	\$0.014	\$511.00	
043 0220 021 0000	6919 Stockton Blvd	25,580	\$0.014	\$358.12	
043 0220 024 0000	6901 Stockton Blvd	50,094	\$0.014	\$701.32	
043 0220 026 0000	6975 Stockton Blvd	30,490	\$0.014	\$426.86	
043 0220 027 0000	6671 Florin Rd	24,760	\$0.014	\$346.64	
043 0220 028 0000	6621 Florin Rd	29,576	\$0.014	\$414.06	
043 0220 029 0000	6840 65th St	109,771	\$0.014	\$1,536.79	
043 0220 030 0000	6876 65th St	53,143	\$0.014	\$744.00	
043 0220 031 0000	6525 Florin Rd	631,184	\$0.014	\$8,836.58	
043 0220 032 0000	6955 Stockton Blvd	38,333	\$0.014	\$536.66	
043 0220 036 0000	6801 Stockton Blvd	33,106	\$0.014	\$463.48	
043 0220 038 0000	6935 Stockton Blvd	196,456	\$0.014	\$2,750.38	
043 0220 042 0000	6653 Savings Pl	175,546	\$0.014	\$2,457.64	
043 0220 046 0000	0 Stockton Bl	14,593	\$0.014	\$204.30	
043 0220 047 0000	6833 Stockton Blvd	382,456	\$0.014	\$5,354.38	
043 0220 050 0000	6827 Savings Pl	32,670	\$0.014	\$457.38	
043 0220 052 0000	Savings Pl	93,654	\$0.014	\$1,311.16	
043 0220 053 0000	Savings Pl	43,447	\$0.014	\$608.26	
047 0012 010 0000	2390 Florin Rd	18,091	\$0.014	\$253.27	
047 0012 012 0000	2350 Florin Rd	79,279	\$0.014	\$1,109.91	
047 0012 014 0000	2378 Florin Rd	88,427	\$0.014	\$1,237.98	
047 0012 020 0000	2300 Florin Rd	10,500	\$0.014	\$147.00	
047 0012 023 0000	2304 Florin Rd	33,164	\$0.014	\$464.30	
047 0012 024 0000	2346 Florin Rd	30,233	\$0.014	\$423.26	
047 0012 025 0000	2302 Florin Rd	24,731	\$0.014	\$346.23	
047 0012 028 0000	2322 Florin Rd	17,777	\$0.014	\$248.88	
047 0012 033 0000	2328 Florin Rd	165,092	\$0.014	\$2,311.29	
047 0013 004 0000	2400 Florin Rd	38,000	\$0.014	\$532.00	
047 0013 005 0000	2400 Florin Rd	247,856	\$0.014	\$3,469.98	
049 0010 090 0000	3800 Florin Rd	198,634	\$0.014	\$2,780.88	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
049 0010 091 0000	3850 Luther Dr	124,146	\$0.014	\$1,738.04	
049 0021 005 0000	2800 Florin Rd	73,134	\$0.014	\$1,023.88	
049 0021 006 0000	2860 Florin Rd	42,734	\$0.014	\$598.28	
049 0021 012 0000	2460 Florin Rd	25,500	\$0.014	\$357.00	
049 0021 015 0000	2464 Florin Rd	15,300	\$0.014	\$214.20	
049 0021 024 0000	2468 Florin Rd	18,000	\$0.014	\$252.00	
049 0021 028 0000	2474 Florin Rd	20,060	\$0.014	\$280.84	
049 0021 031 0000	2770 Florin Rd	20,000	\$0.014	\$280.00	
049 0021 035 0000	2700 Florin Rd	90,169	\$0.014	\$1,262.37	
049 0021 036 0000	2730 Florin Rd	89,298	\$0.014	\$1,250.17	
049 0021 041 0000	2620 Florin Rd	176,418	\$0.014	\$2,469.85	
049 0021 042 0000	2750 Florin Rd	36,853	\$0.014	\$515.94	
049 0021 044 0000	2680 Florin Rd	64,469	\$0.014	\$902.57	
049 0360 001 0000	2980 29th Ave	23,915	\$0.014	\$334.81	
049 0360 003 0000	2990 Florin Rd	18,000	\$0.014	\$252.00	
049 0360 004 0000	3020 Florin Rd	32,400	\$0.014	\$453.60	
049 0360 006 0000	7227 29th St	12,000	\$0.000	\$0.00	(d)
049 0360 009 0000	29th St	9,450	\$0.000	\$0.00	
049 0360 010 0000	3026 Florin Rd	261,360	\$0.014	\$3,659.04	
049 0360 011 0000	2980 Florin Rd	40,500	\$0.014	\$567.00	
049 0370 001 0000	3810 Florin Rd	158,558	\$0.014	\$2,219.81	
049 0370 002 0000	Munson Wy	24,339	\$0.014	\$340.75	
049 0370 004 0000	7200 Franklin Blvd	46,609	\$0.014	\$652.53	
049 0370 006 0000	Munson Wy	34,500	\$0.014	\$483.00	
049 0370 007 0000	Florin Rd	11,761	\$0.014	\$164.65	
049 0370 008 0000	3860 Florin Rd	242,193	\$0.014	\$3,390.70	
049 0380 007 0000	7218 Franklin Blvd	48,352	\$0.014	\$676.93	
049 0380 008 0000	4040 Florin Rd	101,930	\$0.014	\$1,427.02	
049 0380 010 0000	7272 Franklin Blvd	32,365	\$0.014	\$453.11	
049 0380 011 0000	7230 Franklin Blvd	34,935	\$0.014	\$489.09	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
049 0380 016 0000	4020 Florin Rd	162,043	\$0.014	\$2,268.60	
049 0380 017 0000	7244 Florin Rd	47,045	\$0.014	\$658.63	
049 0380 018 0000	Meadowgate Dr	7,571	\$0.014	\$105.99	
049 0380 019 0000	Meadowgate Dr	2,530	\$0.014	\$35.42	
049 0380 020 0000	7270 Meadowgate Dr	22,385	\$0.014	\$313.39	
050 0010 008 0000	Florin Rd	1,616	\$0.014	\$22.62	
050 0010 010 0000	Florin Rd	574	\$0.014	\$8.04	
050 0010 012 0000	Florin Rd	531	\$0.014	\$7.43	
050 0010 025 0000	5464 Florin Rd	24,829	\$0.014	\$347.61	
050 0010 026 0000	55th St	750	\$0.000	\$0.00	(e)
050 0010 032 0000	4800 Florin Rd	72,310	\$0.014	\$1,012.34	
050 0010 037 0000	5460 Florin Rd	47,916	\$0.014	\$670.82	
050 0010 041 0000	7216 55th St	44,867	\$0.014	\$628.14	
050 0010 042 0000	Florin Rd	2,805	\$0.000	\$0.00	(e)
050 0010 043 0000	7224 55th St	181,210	\$0.014	\$2,536.94	
050 0010 049 0000	7201 East Pkwy	25,265	\$0.014	\$353.71	
050 0010 050 0000	7233 East Pkwy	120,226	\$0.014	\$1,683.16	
050 0010 052 0000	7290 55th St	45,738	\$0.014	\$640.33	
050 0010 053 0000	7250 55th St	137,214	\$0.014	\$1,921.00	
050 0010 054 0000	7272 55th St	171,190.80	\$0.014	\$2,396.67	
050 0010 060 0000	7271 Franklin Blvd	37,133	\$0.014	\$519.86	
050 0010 062 0000	4450 Florin Rd	31,930	\$0.014	\$447.02	
050 0010 064 0000	4460 Florin Rd	462,172	\$0.014	\$6,470.41	
050 0010 066 0000	4220 Florin Rd	236,531	\$0.014	\$3,311.43	
050 0010 067 0000	7235 Franklin Blvd	130,680	\$0.014	\$1,829.52	
050 0010 068 0000	Florin Rd	61,420	\$0.014	\$859.88	
050 0010 071 0000	Florin Rd	47,045	\$0.014	\$658.63	
050 0010 072 0000	4244 Florin Rd	29,621	\$0.014	\$414.69	
050 0010 073 0000	4502 Florin Rd	624,650	\$0.014	\$8,745.10	
050 0010 074 0000	7301 Franklin Blvd	344,560	\$0.014	\$4,823.83	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
050 0010 075 0000	Franklin Blvd	86,684	\$0.014	\$1,213.58	
050 0010 076 0000	Franklin Blvd	45,738	\$0.014	\$640.33	
050 0271 008 0000	5800 Florin Rd	70,132	\$0.014	\$981.85	
050 0271 018 0000	5500 Florin Rd	22,930	\$0.014	\$321.02	
050 0271 022 0000	5640 Florin Rd	14,300	\$0.014	\$200.20	
050 0271 026 0000	7215 55th St	61,855	\$0.014	\$865.97	
050 0271 036 0000	5518 Florin Rd	17,863	\$0.014	\$250.08	
050 0271 037 0000	5504 Florin Rd	28,060	\$0.014	\$392.84	
050 0271 042 0000	7223 55th St	36,796	\$0.014	\$515.14	
050 0271 044 0000	5622 Florin Rd	103,673	\$0.014	\$1,451.42	
050 0271 046 0000	5800 Florin Rd	24,260	\$0.014	\$339.64	
050 0271 047 0000	5800 Florin Rd	54,450	\$0.014	\$762.30	
050 0273 006 0000	6150 Florin Rd	27,430	\$0.014	\$384.02	
050 0273 007 0000	6020 Florin Rd	71,438	\$0.014	\$1,000.13	
050 0274 010 0000	6160 Florin Rd	37,039	\$0.014	\$518.55	
050 0274 012 0000	6154 Florin Rd	22,396	\$0.014	\$313.54	
050 0274 022 0000	6250 Florin Rd	170,320	\$0.014	\$2,384.48	
050 0281 011 0000	Fawn Wy	8,682	\$0.014	\$121.55	
050 0282 006 0000	6320 Florin Rd	13,690	\$0.014	\$191.66	
050 0282 008 0000	7232 Stockton Blvd	45,302	\$0.014	\$634.23	
050 0282 015 0000	6300 Florin Rd	9,199	\$0.014	\$128.79	
050 0282 017 0000	6434 Florin Rd	30,530	\$0.014	\$427.42	
050 0282 019 0000	6318 Florin Rd	16,988	\$0.014	\$237.83	
050 0282 021 0000	6324 Florin Rd	173,369	\$0.014	\$2,427.17	
050 0282 022 0000	7218 Stockton Blvd	37,750	\$0.014	\$528.50	
050 0282 025 0000	7228 Stockton Blvd	55,757	\$0.014	\$780.60	
050 0282 026 0000	6308 Florin Rd	22,651	\$0.014	\$317.11	
050 0282 027 0000	7207 Fawn Wy	10,454	\$0.014	\$146.36	
050 0292 010 0000	6407 Requa Wy	9,824	\$0.014	\$137.54	
050 0292 011 0000	6413 Requa Wy	10,057	\$0.014	\$140.80	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
050 0292 012 0000	7254 Stockton Blvd	17,424	\$0.014	\$243.94	
050 0292 013 0000	7260 Stockton Blvd	17,430	\$0.014	\$244.02	
050 0301 027 0000	5650 66th Ave	119,354	\$0.014	\$1,670.96	
050 0301 042 0000	5650 66th Ave	189,486	\$0.014	\$2,652.80	
050 0301 050 0000	7310 Home Leisure Plaza	75,359	\$0.01	\$1,055.03	
050 0301 051 0000	7310 Home Leisure Plaza	134,164	\$0.01	\$1,878.30	
050 0301 052 0000	66th Ave	71,874	\$0.014	\$1,006.24	
050 0430 001 0000	5701 66th Ave	31,799	\$0.014	\$445.19	
050 0430 002 0000	5601 66th Ave	34,195	\$0.014	\$478.73	
050 0430 004 0000	5500 Assembly Ct	32,670	\$0.014	\$457.38	
050 0430 005 0000	5508 Assembly Ct	23,049	\$0.014	\$322.69	
050 0430 006 0000	5516 Assembly Ct	22,216	\$0.014	\$311.02	
050 0430 007 0000	5524 Assembly Ct	38,680	\$0.014	\$541.52	
050 0430 008 0000	5525 Assembly Ct	42,600	\$0.014	\$596.40	
050 0430 012 0000	7245 55th St	125,017	\$0.014	\$1,750.24	
050 0430 013 0000	5501 66th Ave	23,260	\$0.014	\$325.64	
050 0430 014 0000	5521 66th Ave	22,216	\$0.014	\$311.02	
050 0470 004 0000	5880 Florin Rd	22,651	\$0.014	\$317.11	
050 0470 007 0000	7230 E. Southgate Dr	32,670	\$0.014	\$457.38	
050 0470 016 0000	7220 E. Southgate Dr	28,750	\$0.014	\$402.50	
050 0470 020 0000	E. Southgate Dr.	5,937	\$0.014	\$83.12	
050 0470 021 0000	5800 Florin Rd	61,855	\$0.014	\$865.97	
050 0470 022 0000	5800 Florin Rd	4,792	\$0.014	\$67.09	
050 0470 025 0000	5858 Florin Rd	20,479	\$0.014	\$286.71	
050 0480 011 0000	5900 Florin Rd	22,366	\$0.014	\$313.12	
050 0480 021 0000	5940 Florin Rd	63,162	\$0.014	\$884.27	
051 0010 059 0000	7201 Stockton Blvd	20,330	\$0.014	\$284.62	
051 0010 061 0000	6590 Florin Rd	9,941	\$0.014	\$139.17	
051 0010 064 0000	6510 Florin Rd	18,030	\$0.014	\$252.42	
051 0010 065 0000	7211 Stockton Blvd	27,990	\$0.014	\$391.86	

Assessor's Parcel Number	SITE ADDRESS	Parcel Square Footage (Feet)	Assessment Rate (\$ per Sq. Ft.)	Annual Assessment	EXEMPT
051 0010 068 0000	7219 Stockton Blvd	31,390	\$0.014	\$439.46	
051 0010 073 0000	7235 Stockton Blvd	22,444	\$0.014	\$314.22	
051 0010 074 0000	7229 Stockton Blvd	28,081	\$0.014	\$393.13	
051 0010 075 0000	Stockton Blvd	21,909	\$0.014	\$306.73	
051 0244 029 0000	6550 Florin Rd	20,600	\$0.014	\$288.40	
051 0244 030 0000	6600 Florin Rd	91,912	\$0.014	\$1,286.76	
051 0245 011 0000	6530 Florin Rd	17,445	\$0.014	\$244.23	
	<b>TOTAL</b>	<b>24,078,604</b>		<b>\$303,383.55</b>	

- (a) county utility easements are exempt
- (b) single family residential is exempt
- (c) mobile home park is exempt
- (d) common areas are exempt
- (e) parcel too small/irregular for any foreseeable use

## **I. CONTINUATION OF CITY AND COUNTY SERVICES**

### **A. City and Countywide Base Levels of Service Policy**

Throughout the process of establishing the Florin Road PBID, stakeholders and business and property owners have voiced concerns that the City and County of Sacramento maintain existing services at verifiable "baseline" service levels. A formal base level of service policy ensures that existing City and County services are enhanced, not replaced, by the PBID services.

### **B. City Council and County Board Resolution**

The Florin Road PBID has requested that the Sacramento County Board of Supervisors and the City Council of the City of Sacramento adopt Resolutions committing the City and County to establish and maintain base levels of service within the PBID. The policy states that "basic service levels" provided to the area must be paid for by the general City and County revenues, and not subsidized by revenue which the PBID generates for enhanced and supplemented levels of service.

The policy allows for adjustments in the "basic service levels" commensurate with changes in the City and County's overall financial condition. City and County wide service reductions can trigger a proportionate reduction in base levels of service within a PBID.

## **II. DISTRICT GOVERNANCE**

### **A. Florin Road PBID**

The Florin Road Partnership Board of Directors will continue to oversee the day-to-day operations of the Florin Road Property and Business Improvement District pursuant to an agreement with the County of Sacramento.



# APPENDIX 1 – THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

## CALIFORNIA STREETS AND HIGHWAYS CODE SECTION 36600 et seq.

*As Amended January 1, 2006*

36600. This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

36602. The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

36604. This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

36606. "Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

36607. "Business" means all types of businesses and includes financial institutions and professions.

36608. "City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county.

36609. "City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36610. "Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. "Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36612. "Property" means real property situated within a district.

36613. "Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.
- (b) Furnishing of music in any public place within the district.
- (c) Promotion of tourism within the district.

- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Activities which benefit businesses and real property located in the district.

36614. "Management district plan" or "plan" means a proposal as defined in Section 36622.

36614.5. "Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all documents relating to activities of the district.

36615. "Property owner" or "owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. The city council has no obligation to obtain other information as to the ownership of land, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this subdivision requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient.

36616. "Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

36617. This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

36620. A property and business improvement district may be established as provided in this chapter.

36620.5. A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors

of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. The management district plan shall contain all of the following:

(a) A map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. Under no circumstances shall the boundaries of a proposed district overlap with the boundaries of another existing district created pursuant to this part. Nothing in this part prohibits the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district.

(f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan shall also state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for any properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to assessment on real property.

(l) Any other item or matter required to be incorporated therein by the city council.

36623. If a city council proposes to levy an assessment that is consistent with the assessment proposed in the petition of property owners or businesses submitted pursuant to Section 36621 and with the management district plan submitted pursuant to Section 36622, the city shall provide notice of the public hearing set pursuant to paragraph (2) of subdivision (c) of Section 36621 to the property or business owners as required by Article XIID of the California Constitution. The petition shall serve as the equivalent of a protest ballot procedure for purposes of Article XIII D. If a city council proposes to levy a new or increased assessment, or an assessment that is materially different from the assessment proposed in the petition and management plan, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code. However, notwithstanding the provisions of Section 53753 of the Government Code, if the assessment will be levied on businesses, the required notice shall be provided to the businesses that would be assessed, and only assessment ballots submitted by owners of those businesses shall be tabulated in determining whether a majority protest exists.

36624. At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. (a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties or businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8),

inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

36627. Following adoption of the resolution establishing the district pursuant to Section 36625 or 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. If the assessment is levied on businesses, the text of the recorded notice shall be modified to reflect that the assessment will be levied on businesses, or specified categories of businesses, within the area of the district. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

36629. All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a parking and business improvement area.

36630. If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

36631. The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution establishing the management district plan described in Section 36622. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

36632. (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and

business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. (a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. Notice of the public hearing and the proposed modifications shall be published as provided in Section 36623. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 53753 of the Government Code.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

36640. (a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements



described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

36650. (a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636. The city council

shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

36660. (a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

36670. (a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners of real property or of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice

of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. (a) Upon the disestablishment of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

## APPENDIX 2 – PROPERTIES WITHIN THE PROPOSED FLORIN ROAD PBID

Assessor's Parcel Number	SITE ADDRESS
035 0334 002 0000	2399 Florin Rd
035 0334 018 0000	2221 Florin Rd
035 0334 019 0000	Tamoshanter Wy
035 0334 024 0000	2355 Florin Rd
035 0334 029 0000	7160 24th St
035 0334 030 0000	7080 24th St
035 0334 031 0000	24th St
035 0334 032 0000	2251 Florin Rd
035 0334 033 0000	2335 Florin Rd
041 0073 011 0000	7120 Woodbine Ave
041 0073 015 0000	7120 Woodbine Ave
041 0073 016 0000	2501 Florin Rd
041 0073 024 0000	Florin & 24th St
041 0073 025 0000	2401 Florin Rd
041 0075 002 0000	Sam Ave
041 0075 003 0000	Florin Rd
041 0075 004 0000	7141 Woodbine Ave
041 0082 005 0000	2695 Florin Rd
041 0082 006 0000	27th St
041 0082 007 0000	2699 Florin Rd
041 0086 007 0000	2829 Florin Rd
041 0086 022 0000	2815 Florin Rd
041 0086 023 0000	2813 Florin Rd
041 0086 030 0000	Florin Rd
041 0086 031 0000	Florin Rd
041 0086 032 0000	2811 Florin Rd
041 0111 004 0000	2935 Florin Rd
041 0111 005 0000	2931 Florin Rd

Assessor's Parcel Number	SITE ADDRESS
041 0111 006 0000	7101 Indian Ln
041 0111 007 0000	Indian Ln
041 0111 008 0000	2931 Florin Rd
041 0112 004 0000	7150 Vanette Ln
041 0112 007 0000	7146 Hisperry Ln
041 0112 008 0000	5004 Florin Rd
041 0112 009 0000	3765 Florin Rd
041 0112 016 0000	3801 Florin Rd
041 0112 018 0000	3655 Florin Rd
041 0112 021 0000	Luther Dr
041 0112 023 0000	Luther Dr
041 0112 024 0000	Luther Dr
041 0112 025 0000	3463 Florin Rd
041 0112 026 0000	3465 Florin Rd
041 0112 030 0000	Luther Dr
041 0112 032 0000	Florin Rd
041 0112 033 0000	3301 Florin Rd
041 0120 002 0000	Florin Rd
041 0120 004 0000	3815 Florin Rd
041 0120 009 0001	3811 Florin Rd #1
041 0120 009 0002	3811 Florin Rd #2
041 0120 009 0003	3811 Florin Rd #3
041 0120 009 0004	3811 Florin Rd #4
041 0120 009 0005	3811 Florin Rd #5
041 0120 009 0006	3811 Florin Rd #8
041 0120 009 0007	3811 Florin Rd #7
041 0120 009 0008	3811 Florin Rd #8
041 0120 009 0009	3811 Florin Rd #9

Assessor's Parcel Number	SITE ADDRESS
041 0120 009 0010	3811 Florin Rd #10
041 0120 009 0011	3811 Florin Rd #14
041 0120 009 0012	3811 Florin Rd #12
041 0120 009 0013	3811 Florin Rd #14
041 0120 009 0014	3811 Florin Rd #15
041 0120 009 0015	3811 Florin Rd #16
041 0120 009 0016	3811 Florin Rd #17
041 0120 009 0017	3811 Florin Rd #18
041 0120 009 0018	3811 Florin Rd #19
041 0120 009 0019	3811 Florin Rd #20
041 0120 009 0020	3811 Florin Rd #21a
041 0120 009 0021	3811 Florin Rd #21b
041 0120 009 0022	3811 Florin Rd #20
041 0120 009 0023	3811 Florin Rd #23
041 0120 009 0024	3811 Florin Rd #24
041 0120 009 0025	3811 Florin Rd #25
041 0120 009 0026	3811 Florin Rd #26
041 0120 009 0027	3811 Florin Rd #27
041 0120 009 0028	3811 Florin Rd #28
041 0120 009 0029	3811 Florin Rd #30
041 0120 011 0000	Florin Rd
041 0120 013 0000	3799 Florin Rd
041 0120 018 0000	3811 Florin Rd #19
041 0120 019 0000	3805 Florin Rd
041 0120 022 0000	3815 Florin Rd
042 0011 001 0000	6939 65th St
042 0011 002 0000	6939 65th St
042 0011 003 0000	7002 Stockton Blvd
042 0011 004 0000	7050 Stockton Blvd

Assessor's Parcel Number	SITE ADDRESS
042 0011 006 0000	6341 Florin Rd
042 0011 007 0000	7198 Stockton Blvd
042 0011 008 0000	6117 Florin Rd
042 0011 009 0000	5901 Florin Rd
042 0011 010 0000	Stockton Blvd
042 0011 011 0000	Stockton Blvd
042 0012 004 0000	7000 65th St
042 0012 006 0000	5550 Sky Pkwy
042 0012 020 0000	6960 65th St
042 0012 021 0000	6950 65th St
042 0012 028 0000	6990 65th St
042 0012 031 0000	6964 65th St
042 0012 040 0000	6968 65th St
042 0012 041 0000	6966 65th St
042 0012 042 0000	5601 Florin Rd
042 0012 043 0000	Florin Rd
042 0014 008 0000	6910 65th St
042 0014 009 0000	6900 65th St
042 0014 018 0000	5555 Sky Pkwy
042 0014 019 0000	65th St
042 0046 001 0000	7101 Franklin Blvd
042 0046 002 0000	Franklin Blvd
042 0046 004 0000	7131 Franklin Blvd
042 0046 005 0000	Franklin Blvd
042 0113 020 0000	7150 6th Pkwy
042 0141 011 0000	4701 Florin Rd
042 0141 013 0000	7000 East Pkwy
042 0141 017 0000	East Pkwy
042 0141 020 0000	7120 East Pkwy

Assessor's Parcel Number	SITE ADDRESS
042 0141 021 0000	East Pkwy
042 0141 022 0000	7020 East Pkwy
042 0142 022 0000	Governors Cir
042 0142 024 0000	7001 East Pkwy
042 0142 025 0000	7001 East Pkwy
042 0143 001 0000	4705 Florin Rd
042 0143 002 0000	Governors Cir
042 0143 004 0000	7131 Governors Cir
042 0143 005 0000	7125 Governors Cir
042 0143 006 0000	7121 Governors Cir
042 0143 007 0000	7111 Governors Cir
042 0143 008 0000	7101 Governors Cir
042 0143 012 0000	4705 Florin Rd
042 0143 015 0000	4709 Florin Rd
042 0150 002 0000	7151 Franklin Blvd
042 0150 013 0000	4177 Florin Rd
042 0150 015 0000	4333 Florin Rd
042 0150 021 0000	4399 Florin Rd
042 0150 022 0000	4365 Florin Rd
042 0150 023 0000	4363 Florin Rd
042 0150 024 0000	7141 Franklin Blvd
042 0150 025 0000	7145 Franklin Blvd
042 0150 035 0000	4243 Florin Rd
042 0162 002 0000	4641 Florin Rd
042 0162 003 0000	4675 Florin Rd
042 0162 004 0000	4435 Florin Rd
042 0162 006 0000	4401 Florin Rd
042 0162 009 0000	4421 Florin Rd
042 0162 014 0000	Florin Rd

Assessor's Parcel Number	SITE ADDRESS
042 0162 019 0000	Bowling Dr
043 0220 001 0000	6601 Florin Rd
043 0220 002 0000	6619 Florin Rd
043 0220 009 0000	7171 Stockton Blvd
043 0220 010 0000	6911 Stockton Blvd
043 0220 011 0000	6945 Stockton Blvd
043 0220 021 0000	6919 Stockton Blvd
043 0220 024 0000	6901 Stockton Blvd
043 0220 026 0000	6975 Stockton Blvd
043 0220 027 0000	6671 Florin Rd
043 0220 028 0000	6621 Florin Rd
043 0220 029 0000	6840 65th St
043 0220 030 0000	6876 65th St
043 0220 031 0000	6525 Florin Rd
043 0220 032 0000	6955 Stockton Blvd
043 0220 036 0000	6801 Stockton Blvd
043 0220 038 0000	6935 Stockton Blvd
043 0220 042 0000	6653 Savings Pl
043 0220 046 0000	0 Stockton Bl
043 0220 047 0000	6833 Stockton Blvd
043 0220 050 0000	6827 Savings Pl
043 0220 052 0000	Savings Pl
043 0220 053 0000	Savings Pl
047 0012 010 0000	2390 Florin Rd
047 0012 012 0000	2350 Florin Rd
047 0012 014 0000	2378 Florin Rd
047 0012 020 0000	2300 Florin Rd
047 0012 023 0000	2304 Florin Rd
047 0012 024 0000	2346 Florin Rd

Assessor's Parcel Number	SITE ADDRESS
047 0012 025 0000	2302 Florin Rd
047 0012 028 0000	2322 Florin Rd
047 0012 033 0000	2328 Florin Rd
047 0013 004 0000	2400 Florin Rd
047 0013 005 0000	2400 Florin Rd
049 0010 090 0000	3800 Florin Rd
049 0010 091 0000	3850 Luther Dr
049 0021 005 0000	2800 Florin Rd
049 0021 006 0000	2860 Florin Rd
049 0021 012 0000	2460 Florin Rd
049 0021 015 0000	2464 Florin Rd
049 0021 024 0000	2468 Florin Rd
049 0021 028 0000	2474 Florin Rd
049 0021 031 0000	2770 Florin Rd
049 0021 035 0000	2700 Florin Rd
049 0021 036 0000	2730 Florin Rd
049 0021 041 0000	2620 Florin Rd
049 0021 042 0000	2750 Florin Rd
049 0021 044 0000	2680 Florin Rd
049 0360 001 0000	2980 29th Ave
049 0360 003 0000	2990 Florin Rd
049 0360 004 0000	3020 Florin Rd
049 0360 006 0000	7227 29th St
049 0360 009 0000	29th St
049 0360 010 0000	3026 Florin Rd
049 0360 011 0000	2980 Florin Rd
049 0370 001 0000	3810 Florin Rd
049 0370 002 0000	Munson Wy
049 0370 004 0000	7200 Franklin Blvd

Assessor's Parcel Number	SITE ADDRESS
049 0370 006 0000	Munson Wy
049 0370 007 0000	Florin Rd
049 0370 008 0000	3860 Florin Rd
049 0380 007 0000	7218 Franklin Blvd
049 0380 008 0000	4040 Florin Rd
049 0380 010 0000	7272 Franklin Blvd
049 0380 011 0000	7230 Franklin Blvd
049 0380 016 0000	4020 Florin Rd
049 0380 017 0000	7244 Florin Rd
049 0380 018 0000	Meadowgate Dr
049 0380 019 0000	Meadowgate Dr
049 0380 020 0000	7270 Meadowgate Dr
050 0010 008 0000	Florin Rd
050 0010 010 0000	Florin Rd
050 0010 012 0000	Florin Rd
050 0010 025 0000	5464 Florin Rd
050 0010 026 0000	55th St
050 0010 032 0000	4800 Florin Rd
050 0010 037 0000	5460 Florin Rd
050 0010 041 0000	7216 55th St
050 0010 042 0000	Florin Rd
050 0010 043 0000	7224 55th St
050 0010 049 0000	7201 East Pkwy
050 0010 050 0000	7233 East Pkwy
050 0010 052 0000	7290 55th St
050 0010 053 0000	7250 55th St
050 0010 054 0000	7272 55th St
050 0010 060 0000	7271 Franklin Blvd
050 0010 062 0000	4450 Florin Rd

Assessor's Parcel Number	SITE ADDRESS
050 0010 064 0000	4460 Florin Rd
050 0010 066 0000	4220 Florin Rd
050 0010 067 0000	7235 Franklin Blvd
050 0010 068 0000	Florin Rd
050 0010 071 0000	Florin Rd
050 0010 072 0000	4244 Florin Rd
050 0010 073 0000	4502 Florin Rd
050 0010 074 0000	7301 Franklin Blvd
050 0010 075 0000	Franklin Blvd
050 0010 076 0000	Franklin Blvd
050 0271 008 0000	5800 Florin Rd
050 0271 018 0000	5500 Florin Rd
050 0271 022 0000	5640 Florin Rd
050 0271 026 0000	7215 55th St
050 0271 036 0000	5518 Florin Rd
050 0271 037 0000	5504 Florin Rd
050 0271 042 0000	7223 55th St
050 0271 044 0000	5622 Florin Rd
050 0271 046 0000	5800 Florin Rd
050 0271 047 0000	5800 Florin Rd
050 0273 006 0000	6150 Florin Rd
050 0273 007 0000	6020 Florin Rd
050 0274 010 0000	6160 Florin Rd
050 0274 012 0000	6154 Florin Rd
050 0274 022 0000	6250 Florin Rd
050 0281 011 0000	Fawn Wy
050 0282 006 0000	6320 Florin Rd
050 0282 008 0000	7232 Stockton Blvd
050 0282 015 0000	6300 Florin Rd

Assessor's Parcel Number	SITE ADDRESS
050 0282 017 0000	6434 Florin Rd
050 0282 019 0000	6318 Florin Rd
050 0282 021 0000	6324 Florin Rd
050 0282 022 0000	7218 Stockton Blvd
050 0282 025 0000	7228 Stockton Blvd
050 0282 026 0000	6308 Florin Rd
050 0282 027 0000	7207 Fawn Wy
050 0292 010 0000	6407 Requa Wy
050 0292 011 0000	6413 Requa Wy
050 0292 012 0000	7254 Stockton Blvd
050 0292 013 0000	7260 Stockton Blvd
050 0301 027 0000	5650 66th Ave
050 0301 042 0000	5650 66th Ave
050 0301 050 0000	7310 Home Leisure Plaza
050 0301 051 0000	7310 Home Leisure Plaza
050 0301 052 0000	66th Ave
050 0430 001 0000	5701 66th Ave
050 0430 002 0000	5601 66th Ave
050 0430 004 0000	5500 Assembly Ct
050 0430 005 0000	5508 Assembly Ct
050 0430 006 0000	5516 Assembly Ct
050 0430 007 0000	5524 Assembly Ct
050 0430 008 0000	5525 Assembly Ct
050 0430 012 0000	7245 55th St
050 0430 013 0000	5501 66th Ave
050 0430 014 0000	5521 66th Ave
050 0470 004 0000	5880 Florin Rd
050 0470 007 0000	7230 E. Southgate Dr
050 0470 016 0000	7220 E. Southgate Dr



<b>Assessor's Parcel Number</b>	<b>SITE ADDRESS</b>
050 0470 020 0000	E. Southgate Dr.
050 0470 021 0000	5800 Florin Rd
050 0470 022 0000	5800 Florin Rd
050 0470 025 0000	5858 Florin Rd
050 0480 011 0000	5900 Florin Rd
050 0480 021 0000	5940 Florin Rd
051 0010 059 0000	7201 Stockton Blvd
051 0010 061 0000	6590 Florin Rd
051 0010 064 0000	6510 Florin Rd

<b>Assessor's Parcel Number</b>	<b>SITE ADDRESS</b>
051 0010 065 0000	7211 Stockton Blvd
051 0010 068 0000	7219 Stockton Blvd
051 0010 073 0000	7235 Stockton Blvd
051 0010 074 0000	7229 Stockton Blvd
051 0010 075 0000	Stockton Blvd
051 0244 029 0000	6550 Florin Rd
051 0244 030 0000	6600 Florin Rd
051 0245 011 0000	6530 Florin Rd