



Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

April 19, 2013

**FULTON AVENUE PBID  
MANAGEMENT DISTRICT PLAN  
2014 – 2018**

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## I. OVERVIEW

Developed by a growing coalition of property and business owners, the Fulton Avenue Property and Business Improvement District (the District) is a benefit assessment district whose main goal is to improve the Fulton Avenue area. The District has reached the end of its third five-year term and owners wish to again renew it.

**Location:** The approximate District boundaries are along Fulton Avenue between Business 80 (Capitol City Freeway) on the north and Arden Way on the south. The District includes parcels fronting Fulton Avenue, as well as some contiguous parcels along major cross streets. A detailed boundary description and overview map can be found in Section IV.

**Services:** Streetscape and physical improvements; economic development; security, advocacy to promote business interests and allow the Fulton Avenue business community to speak with one clear voice; and marketing and promotions. All programs are designed and intended to specially benefit assessed parcels within the District.

**Budget:** The total annual assessment for each year of the District's five-year term is anticipated to be \$369,941.70. The assessment will be supplemented by non-assessment funds, so that the annual service plan budget for each year of the District's five-year operation will be approximately \$407,414.70.

**Cost:** The cost to the parcel owner is \$0.02 per parcel square foot plus \$8.50 per linear front foot along Fulton Avenue. Parcels occupied by mobile homes and apartment complexes will not be assessed the parcel square foot rate. Parcels with single-family residential uses will not be assessed. Parcels which are fully tax-exempt will not be assessed; however, partially tax-exempt parcels will be assessed in an equal proportion to their tax-exemption.

**Formation:** The District renewal requires submittal of petitions from parcel owners representing at least 50% of the total assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires a ballot vote in which more than 50% of the ballots received, weighted by assessment, be in support of the District.

**Duration:** The District will have a five-year life beginning August 1, 2013 and ending July 31, 2018. After five years, the petition process, ballot process, and Board of Supervisors hearing process must be repeated for the District to be reestablished

## II. SUCCESSES



Since its inception in 1998 the District has provided a wide variety of valuable services and improvements directly to assessed parcels. Great progress has been made in boosting commerce throughout the District. The renewed District will continue to provide services directly to assessed parcels, and help protect and further the progress that has already been made.

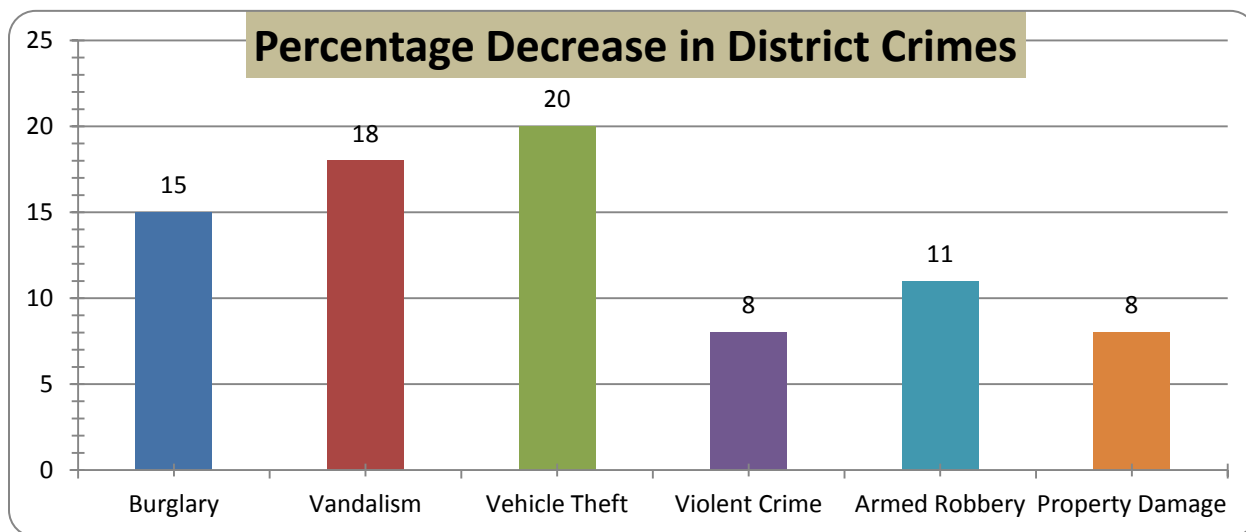
### Clean-Up

Clean-up efforts have been implemented throughout the District, and have been highly successful. These services are above-and-beyond those provided by the County, and directly benefit property owners.

Service	Weekly Avg.	2012 Total
Tags, stickers, signs & flyers removed	300	5,500
Litter removed	250 gallons	16,000 gallons

### Security

The District’s security programs have also seen significant results. By hiring off-duty Sheriffs to patrol the District, it has decreased incidents of major crimes by up to twenty percent.





During the summer, incidents of homelessness and illegal vendors typically increase. The District has been instrumental in responding to these issues.

Incident Type	Monthly Average
Homeless camps cleaned up	18
No trespass on private property citations issued	16
Illegal vendors removed from private property	12

**Streetscape**



Over its fifteen year life, the District has been able to leverage funds from various sources for large-scale infrastructure projects. The two most notable examples of this are the undergrounding of power lines along Fulton Avenue, and the installation of entry signs and decorative light posts throughout the District. Decorative banners have also been placed throughout the District.

**Marketing & Business Attraction**

These streetscape improvements and safety improvements have been supplemented by a marketing program which promotes Fulton Avenue as a destination for shopping, dining, and more. As part of the marketing program, two websites have been launched and advertised, directing consumers and potential tenants to the District.

In addition to marketing efforts, the Association has worked diligently to cultivate relationships with the County, neighborhood groups, and real estate brokers. These relationships have benefited assessed parcels by encouraging commerce-friendly policies and attracting new tenants to the District.

**Events**

The District sponsors three events each year – an annual Christmas Tree Lighting the first Saturday of December; an annual 4th of July Parade, and an annual Car Cruise and show, benefiting the California Auto Museum. These events bring shoppers and potential tenants to the District, and help cement the District’s reputation as a destination within the Greater Sacramento region.



### III. BACKGROUND

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

A Property and Business Improvement District may provide services, identity formulation, market research, and economic development in addition to those provided by local government. Property and Business Improvement Districts may also 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 parcel owner assessment. A Board of Directors representing those who pay the assessment would govern the organization responsible for providing these services.

Property and Business Improvement 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 District will be renewed pursuant to a State Law that took effect in January of 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 Property and Business Improvement Districts in California by allowing a greater range of services and independence from government. Key provisions of the law include:

- Allows Property and Business Improvement Districts to provide services ranging from security to maintenance, and from business advocacy to economic development.
- A Property and Business Improvement District is ***designed and governed by those who will pay*** the assessment.
- Petition and ballot support from private property owners paying at least 50% of proposed private property assessments are required to form a Property and Business Improvement 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 Property and Business Improvement Districts and requires a new petition and balloting process to renew a District. The District will have a five year term.

The “Property and Business Improvement Business District Law of 1994” is provided in Appendix 1 of this document.

#### IV. DISTRICT BOUNDARIES

The District will deliver services to parcels along Fulton Avenue. The approximate District boundaries include parcels along Fulton Avenue between Business 80 (Capitol City Freeway) on the north and Arden Way on the South. The District includes parcels fronting Fulton Avenue, as well as some contiguous parcels along major cross streets.

Beginning at the northwest corner of Assessor's Parcel Number (APN) 254-0020-038-0000 (Map ID 9) and continuing along the south edge of Auburn Boulevard, across Fulton Avenue to the northeast corner of APN 254-0060-074-0000 (Map ID 17).

Southeast along the eastern boundary of APNs 254-0060-074-0000 (Map ID 17) and 254-0071-001-0000 (Map ID 19), then west along the southern boundary of said parcel and continuing west along the southern boundary of APN 254-0060-001-0000 (Map ID 15) to the northeast corner of APN 254-0081-012-0000 (Map ID 25). South along the eastern boundary of said parcel and continuing south along the eastern boundary of APNs 254-0081-008-0000 (Map ID 21) and 254-0081-007-0000 (Map ID 20) to Edison Avenue. South across Edison Avenue and continuing south along the eastern boundary of parcels fronting the east edge of Fulton Avenue to Pope Avenue. South across Pope Avenue, then south along the eastern boundary of APN 268-0041-022-0000 (Map ID 42), and continuing south along the eastern boundary of parcels fronting the east edge of Fulton Avenue to Echo Way. South across Echo Way, then south along the eastern boundary of APN 268-0046-034-0000 (Map ID 46), and continuing south along the eastern boundary of parcels fronting the east edge of Fulton Avenue, across Carson Way, to Tioga Way.

South across Tioga Way, then east along the south edge of Tioga Way to the northeast corner of APN 268-0150-007-0000 (Map ID 70), then south along the eastern boundary of said parcel to the northwest corner of APN 268-0150-008-0000 (Map ID 71). East along the northern boundary and south along the eastern boundary of said parcel, then continuing south along the eastern boundary of APN 268-0150-011-0000 (Map ID 74) to Marconi Avenue. Southeast across Marconi Avenue to the intersection of Marconi Avenue and Corabel Lane. South along the west edge of Corabel Lane to the southeast corner of APN 268-0210-096-0000 (Map ID 100). West along the southern boundary of parcels fronting the south edge of Marconi Avenue to the southwest corner of APN 268-0210-095-0000 (Map ID 99).

South along the eastern boundary of parcels fronting the east edge of Fulton Avenue to the southeast corner of APN 268-0210-085-0000 (Map ID 96), and continuing south along the eastern boundary of APN 268-0210-044-0000 (Map ID 92) to the southeast corner of said parcel. Southeast along the northeast boundary, southwest along the southeast boundary, and west along the southern boundary of APN 268-0210-097-0000 (Map ID 101) to the northeast corner of APN 268-0280-068-0000 (Map ID 114). South along the eastern boundary of said parcel to Elvyra Way. South across Elvyra Way, then south along the eastern boundary and west along the southern boundary of APN 268-0280-020-0000 (Map ID 110). South along the eastern boundary of APN 268-0280-073-0000 (Map ID 115), to the southeast corner of said

parcel. East along the northern boundary of parcels fronting the north edge of El Camino Avenue to the northeast corner of APN 268-0280-075-0000 (Map ID 117), then south along the eastern boundary of said parcel to El Camino Avenue. Southwest across El Camino Avenue to the northeast corner of APN 279-0011-005-0000 (Map ID 182), then south along the eastern boundary of said parcel, and continuing south along the eastern boundary of APNs 279-0011-031-0000 (Map ID 184) and 279-0011-032-0000 (Map ID 185) to the northern portion of Loma Vista Drive.

South across Loma Vista Drive and continuing south along the eastern boundary of parcels fronting the east edge of Fulton Avenue, across the southern portion of Loma Vista Drive and across La Mesa Way, to the northwest corner of APN 279-0121-004-0000 (Map ID 189). East along the northern boundary and south along the eastern boundary of said parcel to Cottage Way. South across Cottage Way to the northeast corner of APN 279-0140-043-0000 (Map ID 198). South along the eastern boundary of said parcel, then south along the eastern boundary of APN 279-0140-067-0000 (Map ID 204), to the southeast corner of said parcel. East along the northern boundary of APNs 279-0140-065-0000 (Map ID 202) and 279-0140-066-0000 (Map ID 203), then south along the eastern boundary of said parcel and continuing south along the eastern boundary of APNs 279-0140-062-0000 (Map ID 200), 279-0140-063-0000 (Map ID 201), and 279-0140-055-0000 (Map ID 199) to Alta Arden Expressway. South across Alta Arden Expressway and continuing south along the eastern boundary of APN 279-0191-030-0000 (Map ID 210) to Armstrong Drive. South across Armstrong Drive, then south along the eastern boundary of APN 279-0193-002-0000 (Map ID 212), and continuing south along the eastern boundary of parcels fronting the east edge of Fulton Avenue to the northwest corner of APN 279-0230-019-0000 (Map ID 215). East along the northern boundary and south along the eastern boundary of said parcel to Arden Way.

West along the north edge of Arden Way, across Fulton Avenue, to the southwest corner of APN 278-0260-059-0000 (Map ID 179).

North along the western boundary of said parcel, and continuing north along the western boundary of APNs 278-0260-030-0000 (Map ID 177), 278-0260-028-0000 (Map ID 175), 278-0240-018-0000 (Map ID 166), 278-0240-057-0000 (Map ID 169), 278-0240-033-0000 (Map ID 167), 278-0240-012-0000 (Map ID 163), 278-0240-010-0000 (Map ID 161), 278-0240-085-0000 (Map ID 170), and 278-0240-006-0000 (Map ID 159) to Alta Arden Expressway. North across Alta Arden Expressway, then north along the western boundary and east along the northern boundary of APN 278-0210-061-0000 (Map ID 158), then east along the northern boundary of APN 278-0210-060-0000 (Map ID 157) to the southwest corner of APN 278-0190-031-0000 (Map ID 153). North along the western boundary of parcels fronting the west edge of Fulton Avenue, across Tower Avenue, Tesla Way, and Cottage Way, to the southeast corner of APN 278-0164-011-0000 (Map ID 143). West along the southern boundary of said parcel, west along the southern boundary and north along the western boundary of APN 278-0164-007-0000 (Map ID 139), north along the western boundary of APNs 278-0164-008-0000 (Map ID 140), 278-0164-009-0000 (Map ID 141), and 278-0164-010-0000 (Map ID 142), north along the western boundary and east along the northern boundary of APN 278-0164-011-0000 (Map ID



143), and east along the northern boundary of APN 278-0164-012-0000 (Map ID 144) to the southwest corner of APN 278-0137-020-0000 (Map ID 138).

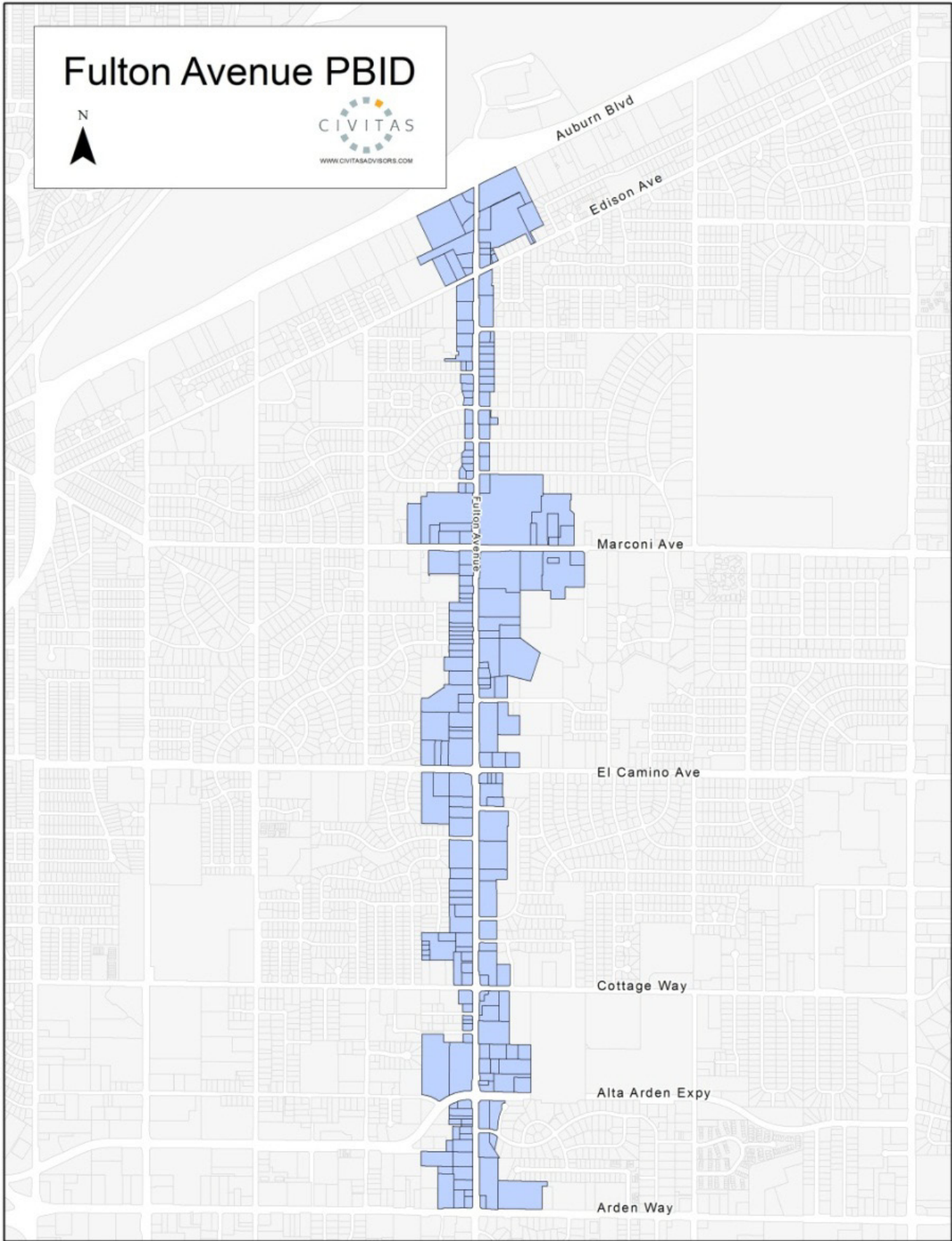
North along the western boundary of parcels fronting the west edge of Fulton Avenue, across Hernando Road, to the southeast corner of APN 278-0053-016-0000 (Map ID 129). North along the western boundary of said parcel, north across El Camino Avenue, north along the western boundary of APNs 268-0331-022-0000 (Map ID 118) and 268-0331-039-0000 (Map ID 125), and continuing north along the western boundary of parcels fronting the west edge of Fulton Avenue to the southeast corner of APN 268-0180-027-0000 (Map ID 81). West along the southern boundary and north along the western boundary of said parcel to Marconi Avenue. Northwest across Marconi Avenue, then north along the western boundary of APNs 268-0140-019-0000 (Map ID 64) and 268-0140-024-0000 (Map ID 67). East along the northern boundary of said parcel to the southeast corner of APN 268-0094-005-0000 (Map ID 58). North along the western boundary of said parcel, north across Valley Road, north along the western boundary of APN 268-0093-006-0000 (Map ID 57), and north along the western boundary of parcels fronting the west edge of Fulton Avenue, across Carson Way and Echo Way, to Michelle Drive. North across Michelle Drive, north along the western boundary of APN 268-0024-014-0000 (Map ID 31), and north along the western boundary of parcels fronting the west edge of Fulton Avenue to Edison Avenue.

Northwest across Edison Avenue to the southwest corner of APN 254-0020-022-0000 (Map ID 5), northwest along the southwest boundary of said parcel, then northwest along the southwest boundary of APNs 254-0020-018-0000 (Map ID 1) and 254-0020-038-0000 (Map ID 9) to Auburn Boulevard, the point of beginning.

The service area includes approximately 218 parcels with 120 property owners. The District boundary is illustrated by the map on the following page. A detailed map showing parcel numbers is attached as Appendix 3. A larger map is available on request by calling (916) 325-0604.

It is the intent of this Engineer’s Report that each parcel included in the District can be clearly identified. Every effort has been made to ensure that the parcels included in the District are consistent in the boundary description, the District Boundary Map (included as Appendix 3), and the Assessment Calculation Table (included as Appendix 2). However, if inconsistencies arise; the order of precedence shall be: 1) the Assessment Calculation Table, 2) the District Boundary Map, and 3) this boundary description.

If the ownership, size, or use of a parcel changes during the term of this District, the assessment calculation may be modified accordingly.



## V. SERVICE PLAN AND BUDGET

### A. Improvements and Services

The District provides services above and beyond those provided by the County of Sacramento. Service levels to individual parcels will be based on the amount paid into the District, as further detailed in the Engineer's Report. Services have been carefully designed and will be implemented to ensure provision of a special benefit directly to assessed parcels. Services will not be provided to benefit the public-at-large or parcels outside the District.

#### 1. Streetscape and Security

**Streetscape:** The streetscape program will provide services directly and exclusively to assessed parcels. These services will include: installation and maintenance of landscaping throughout the District; site-specific sidewalk improvements; intersection improvements throughout the District; and maintenance of street lights, medians, and previously installed signage.

**Security:** The security program will continue to provide an off-duty Sheriff's security patrol along Fulton Avenue. The patrol will act as the eyes and ears of the Sacramento County Sheriff's Department. The Association will manage the security program carefully, to ensure the District's needs are met. The security patrol will help ensure that the District remains a safe environment, and offer a customer-service orientation to visitors which will increase commerce on assessed parcels.

#### 2. Economic Development, Maintenance, and Marketing

**Marketing:** The District will continue to operate a unified marketing program which works in collaboration with the Districts' businesses to increase commerce for the special benefit of assessed parcels. The marketing program aims to create a public view of the District as a single destination with a rich collection of attractions, events, and services.

The marketing and communications program will promote the District and increase commerce for the special benefit of assessed parcels. Marketing will feature a comprehensive advertising program which will highlight the District's sense of place and promote it as a destination within the Greater Sacramento region. The program may feature web, radio, and print advertising, and includes place-making signage and banners throughout the District. The program's goals include increased occupancy, customer traffic, sales, and property values for assessed parcels.

The District will continue to fund operations and maintenance of websites to reach the online market. Two websites, [www.fultonavenue.com](http://www.fultonavenue.com) and [www.fultoncars.com](http://www.fultoncars.com), will be maintained as interactive marketing tools. The websites will be promoted to help increase visitor traffic and spending within the District.

The communication program will work closely with the media to relate positive stories on the District improvements and achievements. Events spotlighting Fulton Avenue will be held, such

as the Fourth of July Parade and Christmas Tree Lighting; these events will bring good press and customer recognition to the District for the benefit of assessed parcels.

The Association has implemented a marketing plan; the plan will continue to be updated and implemented during this new five-year term. The plan provides a detailed framework on how to improve the District's image, and identifies methods to leverage existing marketing programs.

**Economic Development:** Economic development will include physical improvements to the District designed to promote commerce and attract additional tenants to assessed parcels. Physical improvements may include: renovation of existing open space elements; installation of irrigation systems; installation of landscaped medians; enhanced intersections and sidewalks; installing streetlights; improvement of bus benches and stops; and installation of watermains and hydrants.

**Maintenance:** Maintenance activities provided directly to assessed parcels will include graffiti removal, illegal dumping removal, litter pick up, and removal of stickers and flyers. Regular maintenance crews will provide these services to assessed parcels throughout the District.

### 3. Advocacy and Administration

**Advocacy:** The renewed District will continue to provide funding for executive staff who will advance the District's interests by speaking with a clear, credible, and unified voice. The Association will serve as an advocate through its members and executive staff to ensure that the District's needs are addressed by the County. This program has been highly successful in leveraging PBID funds into additional dollars for improvements and services along Fulton Avenue; this will continue in the renewed term. This program will also maintain positive working relationships with key players in Fulton Avenue's success, including the County, neighborhood associations, and real estate brokers.

**Administration:** The administrative budget includes office expenses, insurance, legal fees, accounting fees, telephone charges, postage, county administrative costs, and other general administrative costs associated with providing the District improvements and services.

### 4. Contingency / Reserve

A prudent portion of the budget will be retained in a contingency / reserve fund. This fund may be used to cover lower than anticipated assessment collections, or higher than anticipated program costs in any of the District's improvements and services. If there are contingency funds remaining upon the expiration of the District and property owners wish to renew it, the remaining funds may be used towards the cost of renewal.

### B. Budget

The total annual assessment for each year of the District's five-year term is anticipated to be \$369,914.70. The assessment will be supplemented by non-assessment funds, so that the

annual service plan budget for each year of the District’s five-year operation will be approximately \$407,414.70 as shown below. Outside funds include approximately \$7,500 per year in sponsorships for economic development, marketing, and administrative activities, and \$30,000 for streetscape enhancements. The improvements and activities proposed for each year of operation and the maximum cost thereof are shown in the table below.

**Annual Budget  
2014 – 2018**

<b>Category</b>	<b>Percent</b>	<b>Assessment Amount</b>	<b>Outside Funds</b>
Economic Development, Maintenance, & Marketing	42.5	\$157,213.75	\$6,500.00
Streetscape and Security	42.0	\$155,364.17	\$30,000.00
Advocacy & Administration	11.5	\$42,540.19	\$1,000.00
Contingency/Reserve	4.0	\$14,796.59	\$0.00
<b>Total</b>	<b>100.0</b>	<b>\$369,914.70</b>	<b>\$37,500.00</b>

**C. Adjustments**

As assesses and members of the Fulton Avenue community, the Association’s Board of Directors will make every effort to be careful stewards of the annual budget. The Board may adjust the amount spent per category by no more than fifteen percent (15%) of the total budget per year to ensure efficient provision of prudent services.



## VI. ENGINEER’S REPORT

### A. Assessment Methodology

#### 1. Formula

Property owners, merchants, and other Fulton Avenue stakeholders have emphasized that an assessment formula for the District be fair, balanced, and commensurate with benefits received.

Each parcel owner will pay based on special benefits received. The variables used for the annual assessment formula are parcel square footage and linear street front footage along Fulton Avenue.

The annual assessment on parcels throughout the District is \$0.02 per parcel square foot, plus \$8.50 per linear street front foot along Fulton Avenue. Parcels occupied by mobile homes and apartment complexes will not be assessed the parcel square footage rate. Parcels with single-family residential uses will not be assessed.

Parcel Type	Parcel Square Footage Rate	Linear Front Footage Rate
Commercial	\$0.02	\$8.50
Mobile Homes & Apartments	Not assessed	\$8.50
Single Family Homes	Not assessed	Not assessed

For example, a parcel with 100 parcel square feet and 10 feet of frontage along Fulton Avenue would pay \$87.00:

$$\begin{array}{rcl}
 100 \text{ square feet} & \times & \$0.02 = \$ 2.00 \\
 10 \text{ linear front feet} & \times & \$8.50 = \underline{85.00} \\
 & & \$ 87.00
 \end{array}$$

If you would like more information about parcel assessments, please call Civitas at (916) 325-0604 or (800)999-7781.

#### a) Government-Owned Parcels

Under “The Right to Vote on Taxes Act” (also known as Proposition 218) all public parcels are required to pay assessments unless they can demonstrate by clear and convincing evidence that their parcels do not receive special benefit from District services. Parcels owned by the County of Sacramento and other public agencies will receive and benefit from all of the District’s services, thus those parcels will pay the full assessment.

#### b) Parcels with Single-Family Residential Uses

Parcels zoned and utilized exclusively for single-family residences do not derive benefit from the District’s improvements and services, and will therefore not receive services and not be assessed.

**c) Mobile Home Parks and Apartment Complexes**

Parcels occupied by mobile home parks and apartment complexes will receive and benefit from a majority of the District's services. These parcels will enjoy increased safety, cleanliness, occupancy, and tenant retention as a result of the District's maintenance, marketing, and security programs. These parcels will not, however, derive the same benefit as a typical commercial parcel due to their non-commercial nature. Thus, these parcels will not be assessed the parcel square footage rate; they will only pay the street frontage rate.

**d) Tax-Exempt Private Parcels**

Parcels owned by charitable tax-exempt organizations typically do not have a commercial component and therefore do not benefit from the District's services. Thus, they will not receive services or be assessed. However, parcels which are only partially tax-exempt will pay the assessment, in an equal portion to the degree it is exempt. For instance, if a parcel is 50% tax-exempt, it would pay 50% of the assessment.

**B. Separation of Special and General Benefits**

The total annual amount proposed to be expended for improvements, activities, and operations in each year of the District's five-year term is \$407,414.70. The value of the general benefit created by the services has been deducted from the amount assessed, as detailed below. The value of the special benefits which will be funded through annual assessments by parcel owners is \$369,914.70. Outside funds include approximately \$7,500 per year in sponsorships for economic development, marketing, and administrative activities, and \$30,000 for streetscape enhancements.

**1. Determination of Special Benefit**

Only special benefits may be assessed, and general benefits, if any, must be separated from the special benefits conferred on parcels. A special benefit is a particular and distinct benefit over and above general benefits conferred on the real property located in the district or to the public at large. The State Legislature, in Streets and Highways Code section 36601(d) has found that "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." In accordance with this legislative determination, the District's programs are tailored so that each and every parcel within the District, except for exempt parcels as discussed below, receives a particular and distinct benefit from the improvements and activities provided with District funds. The special benefit conferred on parcels by the District is over and above the general benefits conferred by the County. The services provided with assessment funds are, in and of themselves, a special benefit to assessed parcels. For example, marketing programs, security patrols, and maintenance services are all provided directly to assessed parcels, and not the public-at-large. Further, the results of the services, such as increased commerce and tenancy rates, are a special benefit to assessed parcels. The District's services will improve economic development and promote commerce within the

District, and its services are carefully designed to maintain and increase commerce and economic development throughout the District, specially benefitting assessed parcels.

To ensure that parcels outside of the District will not specially benefit from the assessments, services and improvements will only be provided within the boundaries of the District. Specifically, maintenance and streetscape improvements, such as litter removal and landscape installation, will only be provided on the streets and sidewalks within the District boundaries, and will not be provided outside the District. Similarly, the District will not fund improvements outside its boundaries, nor will marketing efforts promote activities or commerce outside its boundaries. All District programs are intended to promote commercial vitality, and to attract and retain new business within the District for the special benefit of parcels within the District.

Assessment law also requires the determination of the proportionate special benefit derived by each parcel in relationship to the entirety of the cost of improvement(s) or the maintenance and operation expenses or the cost of the parcel-related service being provided. In addition, no assessment may exceed the reasonable cost of the proportional special benefit conferred on parcel(s). As explained throughout this MDP, the total amount to be assessed will not exceed the estimated reasonable cost of the activities and improvements to be provided, and because each parcel will be assessed in proportion to its share of the total benefit created by the activities and improvements, no assessment will exceed the reasonable cost of the proportional special benefit conferred on the parcel.

**2. Outside Funding for General Benefits**

Although District programs are narrowly designed and carefully implemented to benefit the assessed parcels, the programs may generate a benefit to the general public. Based on service calls, it is estimated that 2% of the services provided by the District benefit the general public. Therefore, it is estimated that 2% of the benefit created by District programs is a benefit to the general public and will be paid for with funds not obtained through parcel assessments.

The District will receive non-assessment funding in the form of grants, corporate sponsorships, event income, and other miscellaneous funds to cover the cost of the general benefits. These funding sources are anticipated to provide approximately \$37,500 annually. Outside funds for each category of service are shown in the table below.

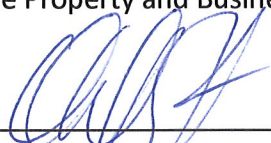
<b>Category</b>	<b>Assessment Funds</b>	<b>Outside Funds</b>
Economic Development, Maintenance, & Marketing	\$157,213.75	\$7,000.00
Streetscape and Security	\$155,364.17	\$30,000.00
Advocacy & Administration	\$42,540.19	\$500.00
Contingency / Reserve	\$14,796.59	\$0.00
<b>Total</b>	<b>\$369,914.70</b>	<b>\$37,500.00</b>

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

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Sacramento. Property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County of Sacramento shall distribute funds collected to the District. Existing laws for enforcement and appeal of property taxes apply to the District assessments.

An Assessment Notice will be sent to owners of each parcel outlined in the Boundary Description (Section IV) and the Boundary Map (Appendix 3), and included in the Assessment Calculation Table (Appendix 2) of this Management District Plan. The Assessment Notice provides an estimated assessment based upon parcel use, parcel square footage, and linear front footage along Fulton Avenue. The final individual assessment for any particular parcel may change, up or down, if the parcel or building areas differ from those found on the Assessment Notice.

Review of this Management District Plan and preparation of this Engineer’s Report for the Fulton Avenue Property and Business Improvement District was completed by:

  
\_\_\_\_\_  
Orin N. Bennett, PE  
State of California  
Registered Civil Engineer No. 25169



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April 19, 2013  
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Date

*This Engineer’s Report is intended to be distributed as part of the Management District Plan in its entirety, including the Boundary Description (Section IV), the Assessment Calculation Table (Appendix 2), and the Boundary Map (Appendix 3). Reproduction and distribution of only Section VI of this Management District Plan violates the intent of this stamp and signature.*

## **VII. COUNTY SERVICES**

### **A. County Base Levels of Service Policy**

The District's programs are part of a broad effort to serve Fulton Avenue. The County of Sacramento and other public agencies provide most services; the District's services are a small portion of this broad effort. This helps ensure that the District provides primarily special benefits to assessed parcels. Examples of the general benefits received by the public as a result of this broad effort include: 1) Security services within the District include two to three sheriff patrols throughout the day; only one of those patrols is funded by District assessments; 2) The streetscape program is implemented in conjunction with Sacramento County, which provides maintenance services to lights; and 3) Streetsweeping is undertaken fourteen times a year; Sacramento County pays for at least two of those services.

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

### **B. Board of Supervisors Resolution**

If the property and business owners in Fulton Avenue request that the Sacramento Board of Supervisors adopt a resolution committing the County to establish and maintain base levels of service within the District, the County may consider such an adoption. The policy states that "basic service levels" provided to the area must be paid for by the general County revenues, and not subsidized by revenue which the District generates for enhanced and supplemented levels of service.

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

A draft estimate of the current base level of services provided by the County of Sacramento, other agencies and private owners is shown in Appendix 4.



## **VIII. GOVERNANCE**

### **A. Owners' Association**

The District shall be governed by the Fulton Avenue Association, with oversight from the Sacramento Board of Supervisors. The Fulton Avenue Association shall serve as the Owners' Association described in Streets and Highways Code section 36651. The Association's Board of Directors and staff are charged with the day-to-day operations of the District.

The Association's Board of Directors will represent a variety of interests within the District and respond to the needs of property and business owners from throughout the District.

The Board of Directors shall act in the best interests of all of the properties and businesses within the District. The diverse representation of properties ensures that the interests of all assesses are fairly represented. The Board of Directors reserves the right to amend or modify the composition of the Board by a separate resolution without amending this Management District Plan.

### **B. Brown Act and Public Records Act Compliance**

The Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Association's Board of Directors must be held in compliance with the public notice and other requirements of the Brown Act. The Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

### **C. Annual Report**

The Association shall present an annual report at the end of each year of operation to the Board of Supervisors pursuant to Streets and Highways Code section 36650 (see Appendix 1).

## **APPENDIX 1 – PBID LAW OF 1994**

### **Property And Business Improvement District Law of 1994**

*Cal Sts & Hy Code § 36600 (2013)*

\*\*\* This document is current through the 2013 Supplement \*\*\*  
(All 2012 legislation, 2012 Governor's Reorg. Plan No. 2 and all  
propositions approved by the electorate at the June and November 2012 elections)

#### **§ 36600. Citation of part**

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

#### **§ 36601. Legislative findings and declarations**

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. Purpose of part**

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. Preemption of authority or charter city to adopt ordinances levying assessments**

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. Part prevails over conflicting provisions**

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

**§ 36604. Severability**

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.

**§ 36605. [Section repealed 2001.]**

**§ 36606. "Assessment"**

"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"**

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

**§ 36608. "City"**

"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, or the State of California.

**§ 36609. "City council"**

"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"**

"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"; "District"**

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

**§ 36612. "Property"**

"Property" means real property situated within a district.

**§ 36613. "Activities"**

"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"; "Plan"**

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

**§ 36614.5. "Owners' association"**

"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"; "Business owner"; "Owner"**

"Property 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. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

**§ 36616. "Tenant"**

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

**§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions**

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. Establishment of property and business improvement district**

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

**§ 36620.5. Requirement of consent of city council**

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. Initiation of proceedings; Petition of property or business owners in proposed district**

(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. Contents of management district plan**

The management district plan shall contain all of the following:

(a) If the assessment will be levied on property, 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. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to

allow a business owner to reasonably determine whether a business is located within the district boundaries.

**(b)** The name of the proposed district.

**(c)** A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit 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 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

**(d)** The improvements and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements and activities proposed for each year of operation are the same, a description of the first year's proposed improvements and activities and a statement that the same improvements and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

**(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. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

**(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 also shall 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 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. Procedure to levy assessment**

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

**§ 36624. Changes to proposed assessments**

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. Resolution of formation**

**(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, businesses, or both 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, businesses, or properties and 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, if required, 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. Resolution establishing district**

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.

**§ 36626.5. [Section repealed 1999.]**

**§ 36626.6. [Section repealed 1999.]**

**§ 36626.7. [Section repealed 1999.]**

**§ 36627. Notice and assessment diagram**

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

**§ 36628. Establishment of separate benefit zones within district; Categories of businesses**

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. Assessments on businesses or property owners**

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. Provisions and procedures applicable to benefit zones and business categories**

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 property and business improvement district.

**§ 36630. Expiration of district; Creation of new district**

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. Time and manner of collection of assessments; Delinquent payments**

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 levying the assessment. 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. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property**

(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. Time for contesting validity of assessment**

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. Service contracts authorized to establish levels of city services**

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. Request to modify management district plan**

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. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing**

(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. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public meeting, to each business owner or property owner affected by the proposed modification.

(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. Reflection of modification in notices recorded and maps**

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. Bonds authorized; Procedure; Restriction on reduction or termination of assessments**

(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.

**§ 36641. [Section repealed 2001.]**

**§ 36642. [Section repealed 2001.]**

**§ 36643. [Section repealed 2001.]**

**§ 36650. Report by owners' association; Approval or modification by city council**

**(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. Designation of owners' association to provide improvements and activities**

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. Renewal of district; Transfer or refund of remaining revenues; District term limit**

(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. Circumstances permitting disestablishment of district; Procedure**

(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 assesses 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 or authorized representatives of real property or the owners or authorized representatives 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. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district**

(a) Upon the disestablishment or expiration without renewal 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 or expires. 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 – ASSESSMENT CALCULATION TABLE**

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
1	25400200180000	55,757.00	\$1,115.14	270	\$2,295.00	\$3,410.14	
2	25400200190000	28,750.00	\$575.00	200	\$1,700.00	\$2,275.00	
3	25400200200000	7,998.00	\$159.96	50	\$425.00	\$584.96	
4	25400200210000	42,688.00	\$853.76	0	\$0.00	\$853.76	
5	25400200220000	59,677.00	\$1,193.54	0	\$0.00	\$1,193.54	
6	25400200300000	14,810.00	\$296.20	160	\$1,360.00	\$1,656.20	
7	25400200310000	58,806.00	\$1,176.12	160	\$1,360.00	\$2,536.12	
8	25400200320000	18,295.00	\$365.90	180	\$1,530.00	\$1,895.90	
9	25400200380000	195,149.00	\$3,902.98	0	\$0.00	\$3,902.98	
10	25400500120000	50,965.00	\$1,019.30	280	\$2,380.00	\$3,399.30	
11	25400500130000	39,639.00	\$792.78	200	\$1,700.00	\$2,492.78	
12	25400500140000	33,541.00	\$670.82	161	\$1,368.50	\$2,039.32	
13	25400500150000	30,056.00	\$601.12	150	\$1,275.00	\$1,876.12	
14	25400500240000	37,026.00	\$740.52	180	\$1,530.00	\$2,270.52	
15	25400600010000	218,671.00	\$0.00	150	\$1,275.00	\$1,275.00	a
16	25400600630000	35,310.00	\$706.20	224	\$1,904.00	\$2,610.20	
17	25400600740000	178,596.00	\$3,571.92	351	\$2,983.50	\$6,555.42	
18	25400600750000	1,742.00	\$0.00	0	\$0.00	\$0.00	a
19	25400710010000	65,776.00	\$0.00	0	\$0.00	\$0.00	a
20	25400810070000	6,970.00	\$139.40	0	\$0.00	\$139.40	
21	25400810080000	4,847.00	\$96.94	0	\$0.00	\$96.94	
22	25400810090000	20,473.00	\$409.46	196	\$1,666.00	\$2,075.46	
23	25400810100000	9,360.00	\$187.20	72	\$612.00	\$799.20	
24	25400810110000	9,360.00	\$187.20	72	\$612.00	\$799.20	
25	25400810120000	871.00	\$17.42	0	\$0.00	\$17.42	
26	25401120530000	43,092.00	\$861.84	214	\$1,819.00	\$2,680.84	
27	25401120540000	63,598.00	\$1,271.96	380	\$3,230.00	\$4,501.96	
31	26800240140000	6,534.00	\$130.68	0	\$0.00	\$130.68	
32	26800240150000	8,712.00	\$174.24	111	\$943.50	\$1,117.74	
33	26800250210000	15,453.00	\$309.06	111	\$943.50	\$1,252.56	
34	26800410110000	23,409.00	\$468.18	181	\$1,538.50	\$2,006.68	

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
35	26800410120000	16,322.00	\$326.44	91	\$773.50	\$1,099.94	
36	26800410130000	16,322.00	\$326.44	91	\$773.50	\$1,099.94	
37	26800410140000	16,322.00	\$326.44	91	\$773.50	\$1,099.94	
38	26800410150000	16,322.00	\$326.44	91	\$773.50	\$1,099.94	
39	26800410160000	16,045.00	\$320.90	91	\$773.50	\$1,094.40	
40	26800410170000	16,322.00	\$326.44	91	\$773.50	\$1,099.94	
41	26800410200000	16,942.00	\$338.84	130	\$1,105.00	\$1,443.84	
42	26800410220000	6,555.00	\$131.10	0	\$0.00	\$131.10	
43	26800410230000	9,013.00	\$180.26	50	\$425.00	\$605.26	
44	26800460010000	24,005.00	\$480.10	173	\$1,470.50	\$1,950.60	
45	26800460330000	22,400.00	\$448.00	173	\$1,470.50	\$1,918.50	
46	26800460340000	9,164.00	\$183.28	0	\$0.00	\$183.28	
47	26800710360000	11,761.00	\$235.22	90	\$765.00	\$1,000.22	
48	26800710370000	9,540.00	\$190.80	80	\$680.00	\$870.80	
49	26800710380000	9,944.00	\$198.88	94	\$799.00	\$997.88	
50	26800740210000	14,936.00	\$298.72	150	\$1,275.00	\$1,573.72	
51	26800740220000	15,098.00	\$301.96	147	\$1,249.50	\$1,551.46	
52	26800930010000	9,914.00	\$198.28	100	\$850.00	\$1,048.28	
53	26800930020000	10,618.00	\$212.36	82	\$697.00	\$909.36	
54	26800930030000	11,200.00	\$224.00	80	\$680.00	\$904.00	
55	26800930040000	11,062.00	\$221.24	90	\$765.00	\$986.24	
56	26800930050000	8,917.00	\$178.34	100	\$850.00	\$1,028.34	
57	26800930060000	11,029.00	\$0.00	0	\$0.00	\$0.00	b
58	26800940050000	10,434.00	\$208.68	0	\$0.00	\$208.68	
59	26800940060000	10,705.00	\$214.10	115	\$977.50	\$1,191.60	
60	26801010010000	22,177.00	\$0.00	0	\$0.00	\$0.00	b
61	26801010390000	22,046.00	\$440.92	173	\$1,470.50	\$1,911.42	
62	26801040010000	29,487.00	\$589.74	230	\$1,955.00	\$2,544.74	
63	26801400170000	38,010.00	\$760.20	100	\$850.00	\$1,610.20	
64	26801400190000	80,150.00	\$1,603.00	0	\$0.00	\$1,603.00	
65	26801400220000	23,522.00	\$470.44	150	\$1,275.00	\$1,745.44	
66	26801400230000	36,024.00	\$720.48	0	\$0.00	\$720.48	
67	26801400240000	255,262.00	\$5,105.24	368	\$3,128.00	\$8,233.24	

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
68	26801400250000	24,829.00	\$496.58	0	\$0.00	\$496.58	
69	26801500030000	19,875.00	\$397.50	0	\$0.00	\$397.50	
70	26801500070000	561,053.00	\$11,221.06	595	\$5,057.50	\$16,278.56	
71	26801500080000	174,676.00	\$3,493.52	0	\$0.00	\$3,493.52	
72	26801500090000	36,451.00	\$729.02	0	\$0.00	\$729.02	
73	26801500100000	11,388.00	\$227.76	0	\$0.00	\$227.76	
74	26801500110000	41,632.00	\$832.64	0	\$0.00	\$832.64	
75	26801800060000	30,492.00	\$609.84	209	\$1,776.50	\$2,386.34	
76	26801800070000	23,232.00	\$464.64	130	\$1,105.00	\$1,569.64	
77	26801800090000	10,966.00	\$219.32	65	\$552.50	\$771.82	
78	26801800100000	8,551.00	\$171.02	51	\$433.50	\$604.52	
79	26801800140000	20,920.00	\$418.40	124	\$1,054.00	\$1,472.40	
80	26801800150000	14,476.00	\$289.52	81	\$688.50	\$978.02	
81	26801800270000	104,544.00	\$2,090.88	0	\$0.00	\$2,090.88	
82	26802040090000	14,500.00	\$290.00	50	\$425.00	\$715.00	
83	26802040100000	15,000.00	\$300.00	50	\$425.00	\$725.00	
84	26802040110000	14,500.00	\$290.00	50	\$425.00	\$715.00	
85	26802040120000	14,500.00	\$290.00	50	\$425.00	\$715.00	
86	26802040130000	15,000.00	\$300.00	50	\$425.00	\$725.00	
87	26802040140000	23,200.00	\$464.00	80	\$680.00	\$1,144.00	
88	26802040150000	22,651.00	\$453.02	80	\$680.00	\$1,133.02	
89	26802040230000	30,455.00	\$609.10	105	\$892.50	\$1,501.60	
90	26802040240000	42,056.00	\$841.12	145	\$1,232.50	\$2,073.62	
91	26802100430000	89,734.00	\$1,794.68	307	\$2,609.50	\$4,404.18	
92	26802100440000	58,806.00	\$0.00	0	\$0.00	\$0.00	b
93	26802100660000	29,620.00	\$592.40	104	\$884.00	\$1,476.40	
94	26802100770000	163,786.00	\$3,275.72	340	\$2,890.00	\$6,165.72	
95	26802100780000	223,898.00	\$4,477.96	398	\$3,383.00	\$7,860.96	
96	26802100850000	52,708.00	\$1,054.16	167	\$1,419.50	\$2,473.66	
97	26802100890000	9,329.00	\$186.58	0	\$0.00	\$186.58	
98	26802100930000	28,706.00	\$574.12	0	\$0.00	\$574.12	
99	26802100950000	123,710.00	\$2,474.20	0	\$0.00	\$2,474.20	
100	26802100960000	206,474.00	\$4,129.48	0	\$0.00	\$4,129.48	

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
101	26802100970000	194,713.00	\$3,894.26	0	\$0.00	\$3,894.26	
102	26802720150000	47,916.00	\$958.32	165	\$1,402.50	\$2,360.82	
103	26802720170000	18,500.00	\$370.00	100	\$850.00	\$1,220.00	
104	26802720270000	57,935.00	\$0.00	165	\$1,402.50	\$1,402.50	a
105	26802720320000	134,165.00	\$0.00	115	\$977.50	\$977.50	a
106	26802720330000	20,125.00	\$402.50	115	\$977.50	\$1,380.00	
107	26802800010000	8,059.00	\$161.18	68	\$578.00	\$739.18	
108	26802800020000	15,845.00	\$316.90	115	\$977.50	\$1,294.40	
109	26802800030000	12,325.00	\$246.50	85	\$722.50	\$969.00	
110	26802800200000	84,506.00	\$1,690.12	0	\$0.00	\$1,690.12	
111	26802800480000	28,780.00	\$575.60	180	\$1,530.00	\$2,105.60	
112	26802800600000	5,400.00	\$108.00	40	\$340.00	\$448.00	
113	26802800610000	27,919.00	\$558.38	81	\$688.50	\$1,246.88	
114	26802800680000	39,072.00	\$781.44	0	\$0.00	\$781.44	
115	26802800730000	135,472.00	\$2,709.44	612	\$5,202.00	\$7,911.44	
116	26802800740000	24,508.00	\$490.16	0	\$0.00	\$490.16	
117	26802800750000	26,753.00	\$535.06	0	\$0.00	\$535.06	
118	26803310220000	50,094.00	\$1,001.88	0	\$0.00	\$1,001.88	
119	26803310230000	22,651.00	\$453.02	0	\$0.00	\$453.02	
120	26803310240000	27,319.00	\$546.38	0	\$0.00	\$546.38	
121	26803310270000	50,965.00	\$0.00	172	\$1,462.00	\$1,462.00	a
122	26803310320000	12,574.00	\$0.00	42	\$357.00	\$357.00	a
123	26803310330000	27,844.00	\$556.88	96	\$816.00	\$1,372.88	
124	26803310380000	95,832.00	\$1,916.64	330	\$2,805.00	\$4,721.64	
125	26803310390000	113,692.00	\$0.00	0	\$0.00	\$0.00	a
126	27800530120000	80,150.00	\$1,603.00	330	\$2,805.00	\$4,408.00	
127	27800530130000	36,250.00	\$725.00	125	\$1,062.50	\$1,787.50	
128	27800530140000	36,250.00	\$725.00	125	\$1,062.50	\$1,787.50	
129	27800530160000	148,104.00	\$2,962.08	0	\$0.00	\$2,962.08	
130	27800530170000	54,450.00	\$1,089.00	0	\$0.00	\$1,089.00	
131	27800920140000	64,904.00	\$1,298.08	225	\$1,912.50	\$3,210.58	
132	27800940100000	100,624.00	\$2,012.48	347	\$2,949.50	\$4,961.98	
133	27800940250000	35,136.00	\$702.72	126	\$1,071.00	\$1,773.72	

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
134	27801370020000	42,636.00	\$852.72	147	\$1,249.50	\$2,102.22	
135	27801370030000	21,753.00	\$435.06	75	\$637.50	\$1,072.56	
136	27801370180000	23,493.00	\$469.86	81	\$688.50	\$1,158.36	
137	27801370190000	31,446.00	\$628.92	157	\$1,334.50	\$1,963.42	
138	27801370200000	71,874.00	\$1,437.48	200	\$1,700.00	\$3,137.48	
139	27801640070000	5,663.00	\$113.26	0	\$0.00	\$113.26	
140	27801640080000	5,663.00	\$113.26	0	\$0.00	\$113.26	
141	27801640090000	5,663.00	\$113.26	0	\$0.00	\$113.26	
142	27801640100000	4,792.00	\$95.84	0	\$0.00	\$95.84	
143	27801640110000	89,734.00	\$1,794.68	0	\$0.00	\$1,794.68	
144	27801640120000	21,000.00	\$420.00	0	\$0.00	\$420.00	
145	27801640130000	34,320.00	\$686.40	165	\$1,402.50	\$2,088.90	
146	27801640140000	13,520.00	\$270.40	65	\$552.50	\$822.90	
147	27801640190000	20,914.00	\$418.28	150	\$1,275.00	\$1,693.28	
148	27801640320000	41,200.00	\$824.00	20	\$170.00	\$994.00	
149	27801640330000	16,909.00	\$338.18	121	\$1,028.50	\$1,366.68	
150	27801640340000	15,291.00	\$305.82	109	\$926.50	\$1,232.32	
151	27801900180000	12,415.00	\$248.30	96	\$816.00	\$1,064.30	
152	27801900300000	12,329.00	\$246.58	96	\$816.00	\$1,062.58	
153	27801900310000	12,329.00	\$246.58	95	\$807.50	\$1,054.08	
154	27801900410000	7,064.00	\$141.28	55	\$467.50	\$608.78	
155	27801900420000	5,265.00	\$105.30	41	\$348.50	\$453.80	
156	27801900580000	30,106.00	\$602.12	198	\$1,683.00	\$2,285.12	
157	27802100600000	170,320.00	\$3,406.40	590	\$5,015.00	\$8,421.40	
158	27802100610000	243,936.00	\$4,878.72	0	\$0.00	\$4,878.72	
159	27802400060000	5,450.00	\$109.00	0	\$0.00	\$109.00	
160	27802400070000	16,996.00	\$339.92	98	\$833.00	\$1,172.92	
161	27802400100000	11,600.00	\$232.00	40	\$340.00	\$572.00	
162	27802400110000	9,240.00	\$184.80	66	\$561.00	\$745.80	
163	27802400120000	9,900.00	\$198.00	0	\$0.00	\$198.00	
164	27802400160000	11,200.00	\$224.00	70	\$595.00	\$819.00	
165	27802400170000	37,462.00	\$749.24	153	\$1,300.50	\$2,049.74	
166	27802400180000	10,520.00	\$210.40	0	\$0.00	\$210.40	

Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
167	27802400330000	3,500.00	\$70.00	25	\$212.50	\$282.50	
168	27802400560000	13,135	\$262.70	83	\$705.50	\$968.20	
169	27802400570000	12,963.00	\$259.26	0	\$0.00	\$259.26	
170	27802400850000	26,680.00	\$533.60	92	\$782.00	\$1,315.60	
171	27802600170000	28,188.00	\$563.76	124	\$1,054.00	\$1,617.76	
172	27802600210000	25,954.00	\$519.08	0	\$0.00	\$519.08	
173	27802600220000	7,981.00	\$159.62	80	\$680.00	\$839.62	
174	27802600230000	11,845.00	\$236.90	140	\$1,190.00	\$1,426.90	
175	27802600280000	67,954.00	\$1,359.08	0	\$0.00	\$1,359.08	
176	27802600290000	44,431.00	\$888.62	181	\$1,538.50	\$2,427.12	
177	27802600300000	13,982.00	\$279.64	0	\$0.00	\$279.64	
178	27802600580000	37,897.00	\$757.94	159	\$1,351.50	\$2,109.44	
179	27802600590000	83,635.00	\$1,672.70	0	\$0.00	\$1,672.70	
180	27900110030000	4,792.00	\$95.84	0	\$0.00	\$95.84	
181	27900110040000	7,166.00	\$143.32	0	\$0.00	\$143.32	
182	27900110050000	9,884.00	\$197.68	0	\$0.00	\$197.68	
183	27900110300000	13,090.00	\$261.80	112	\$952.00	\$1,213.80	
184	27900110310000	58,806.00	\$1,176.12	249	\$2,116.50	\$3,292.62	
185	27900110320000	25,265.00	\$505.30	0	\$0.00	\$505.30	
186	27900810010000	90,605.00	\$1,812.10	433	\$3,680.50	\$5,492.60	
187	27900840010000	47,916.00	\$958.32	230	\$1,955.00	\$2,913.32	
188	27901210010000	20,914.00	\$418.28	105	\$892.50	\$1,310.78	
189	27901210040000	40,150.00	\$803.00	0	\$0.00	\$803.00	
190	27901210050000	89,734.00	\$1,794.68	288	\$2,448.00	\$4,242.68	
191	27901210060000	12,296	\$245.92	150	\$1,275.00	\$1,520.92	
192	27901400120000	17,424.00	\$348.48	0	\$0.00	\$348.48	
193	27901400140000	22,041	\$440.82	176	\$1,496.00	\$1,936.82	
194	27901400170000	14,245.00	\$284.90	90	\$765.00	\$1,049.90	
195	27901400180000	6,000.00	\$120.00	50	\$425.00	\$545.00	
196	27901400190000	16,250.00	\$325.00	59	\$501.50	\$826.50	
197	27901400300000	35,266.00	\$705.32	0	\$0.00	\$705.32	
198	27901400430000	43,405.00	\$868.10	0	\$0.00	\$868.10	
199	27901400550000	36,312.00	\$726.24	0	\$0.00	\$726.24	



Map ID	Assessor's Parcel Number (APN)	Parcel Size (sqft) <sup>1</sup>	Annual Parcel Assessment	Fulton Ave Frontage <sup>2</sup> (lin ft)	Annual Frontage Assessment	Total Annual Assessment	Exempt <sup>3</sup>
200	27901400620000	67,954.00	\$1,359.08	0	\$0.00	\$1,359.08	
201	27901400630000	62,291.00	\$1,245.82	0	\$0.00	\$1,245.82	
202	27901400650000	24,699	\$493.98	0	\$0.00	\$493.98	
203	27901400660000	27,312	\$546.24	0	\$0.00	\$546.24	
204	27901400670000	102,802.00	\$2,056.04	278	\$2,363.00	\$4,419.04	
205	27901400700000	23,804.00	\$476.08	176	\$1,496.00	\$1,972.08	
206	27901400710000	39,335.00	\$786.70	66	\$561.00	\$1,347.70	
207	27901400780000	14,500.00	\$290.00	130	\$1,105.00	\$1,395.00	
208	27901400790000	32,720.00	\$654.40	163	\$1,385.50	\$2,039.90	
209	27901910290000	48,787.00	\$975.74	340	\$2,890.00	\$3,865.74	
210	27901910300000	47,045.00	\$940.90	0	\$0.00	\$940.90	
211	27901930010000	50,094.00	\$1,001.88	294	\$2,499.00	\$3,500.88	
212	27901930020000	12,080.00	\$241.60	0	\$0.00	\$241.60	
213	27902300010000	124,582.00	\$2,491.64	450	\$3,825.00	\$6,316.64	
214	27902300020000	11,117.00	\$222.34	132	\$1,122.00	\$1,344.34	
215	27902300190000	180,774.00	\$3,615.48	0	\$0.00	\$3,615.48	
216	27903100060000	132,422.00	\$2,648.44	370	\$3,145.00	\$5,793.44	
217	27903100070000	106,722.00	\$2,134.44	315	\$2,677.50	\$4,811.94	
218	27903100080000	44,867.00	\$897.34	140	\$1,190.00	\$2,087.34	
	<b>TOTALS</b>	<b>9,539,667</b>	<b>\$175,842.70</b>	<b>22,832</b>	<b>\$194,072.00</b>	<b>\$369,914.70</b>	

**Notes:**

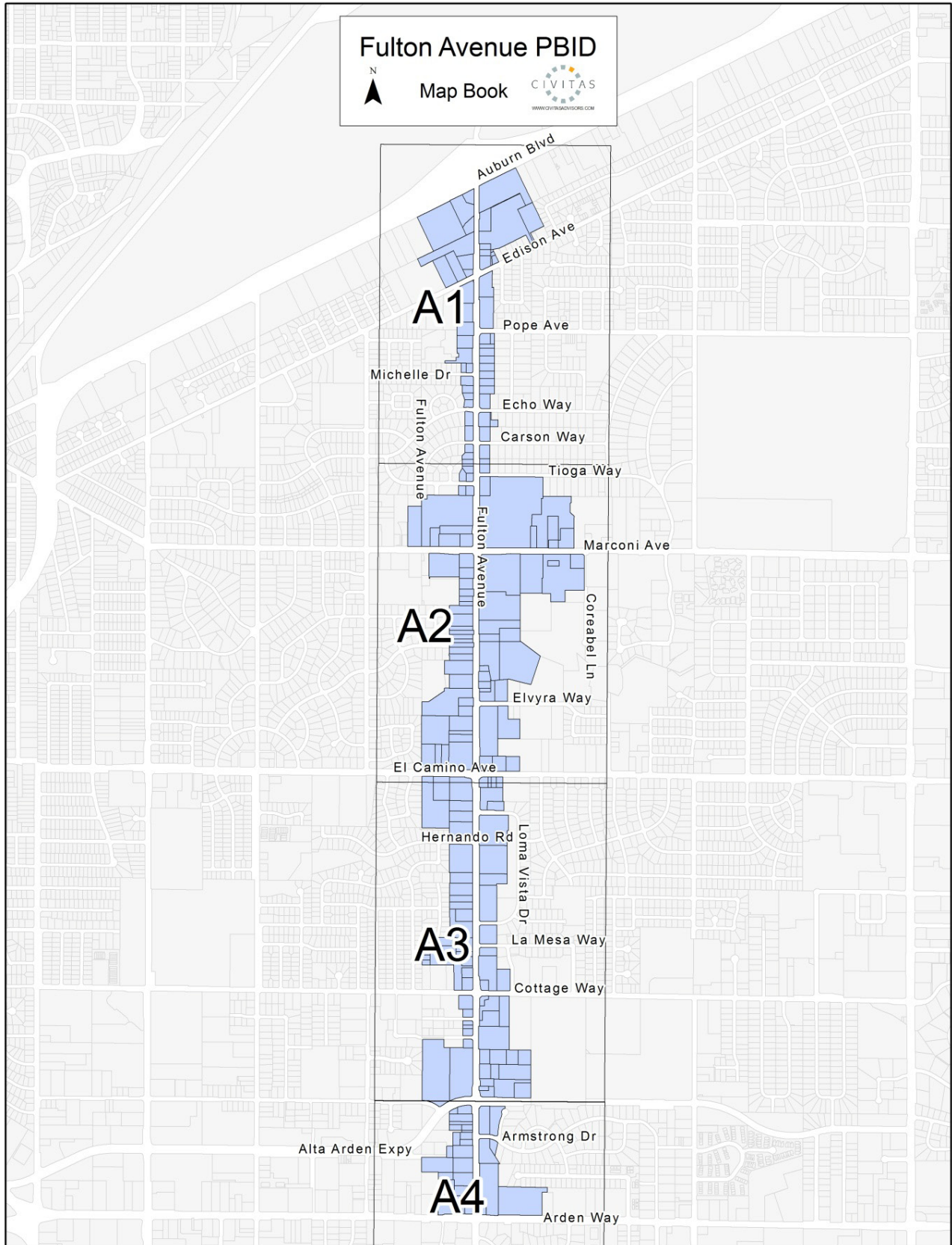
<sup>1</sup> Assessed parcel size was determined by others.

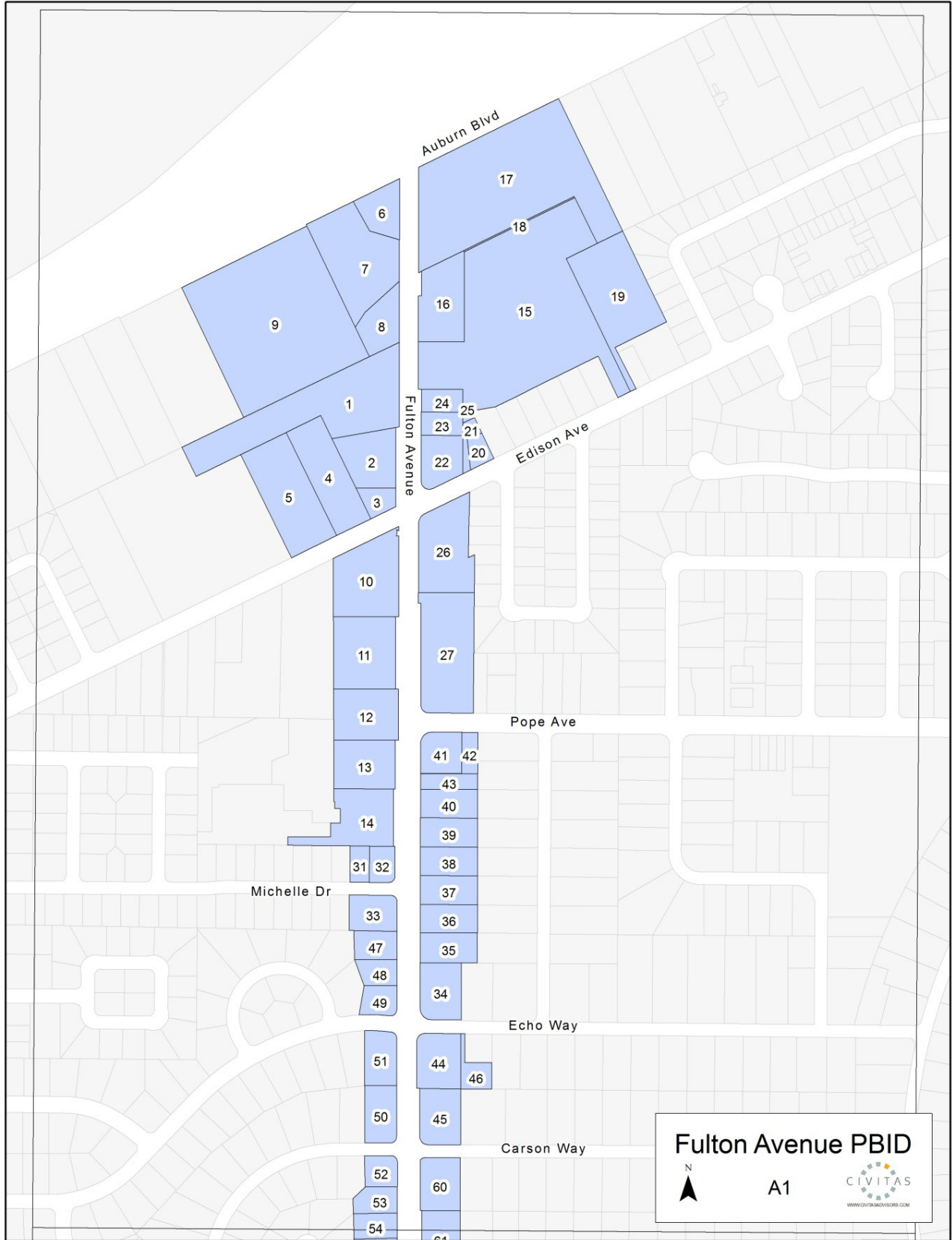
<sup>2</sup> Assessed street frontage was determined by others.

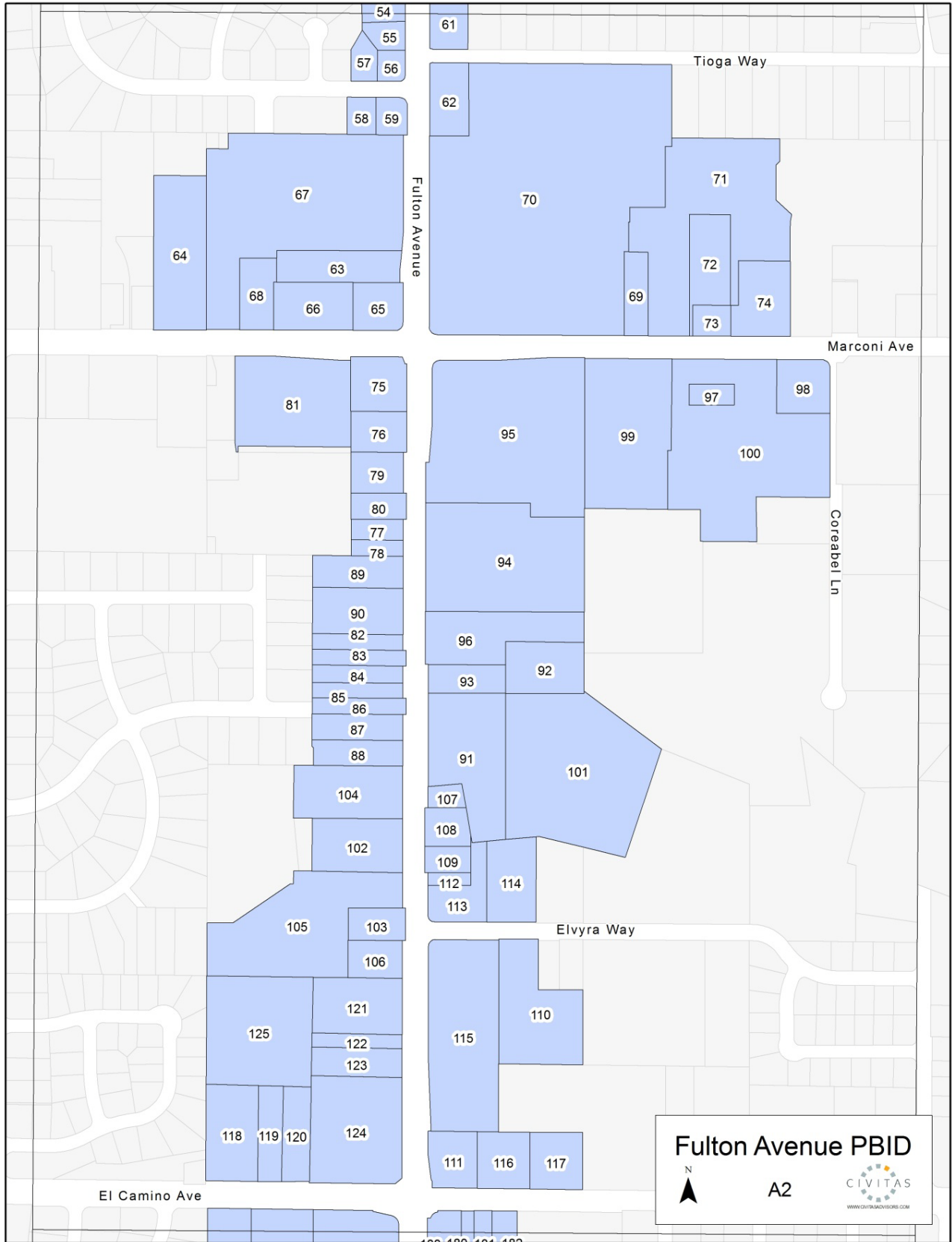
<sup>3</sup> The following exemptions apply to the assessment formula:

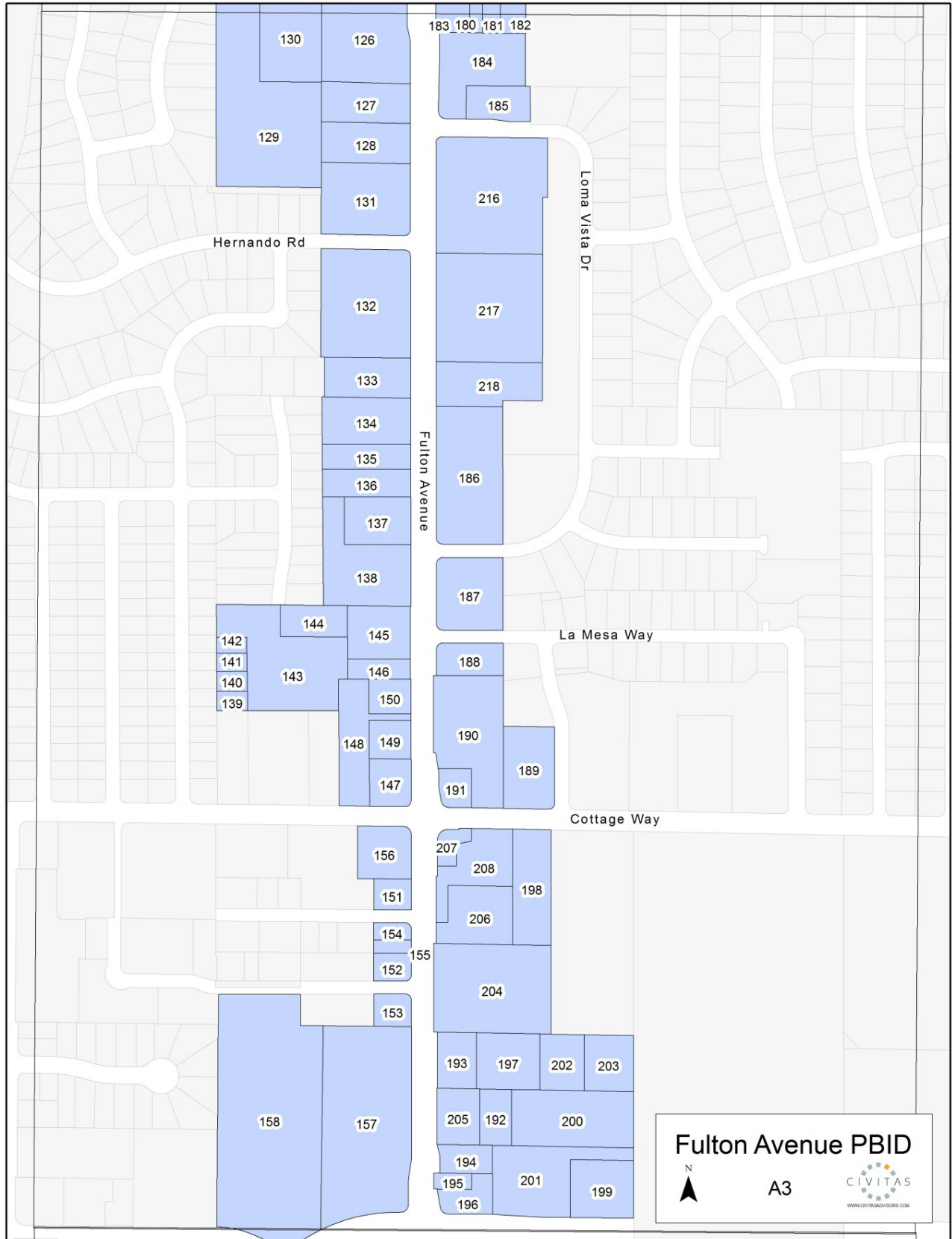
- a. Parcels occupied by mobile homes and apartment complexes will not be assessed the parcel square footage rate.
- b. Parcels with single-family residential uses will not be assessed the parcel square footage rate or the linear front footage rate.

**APPENDIX 3 – DISTRICT BOUNDARY MAP**

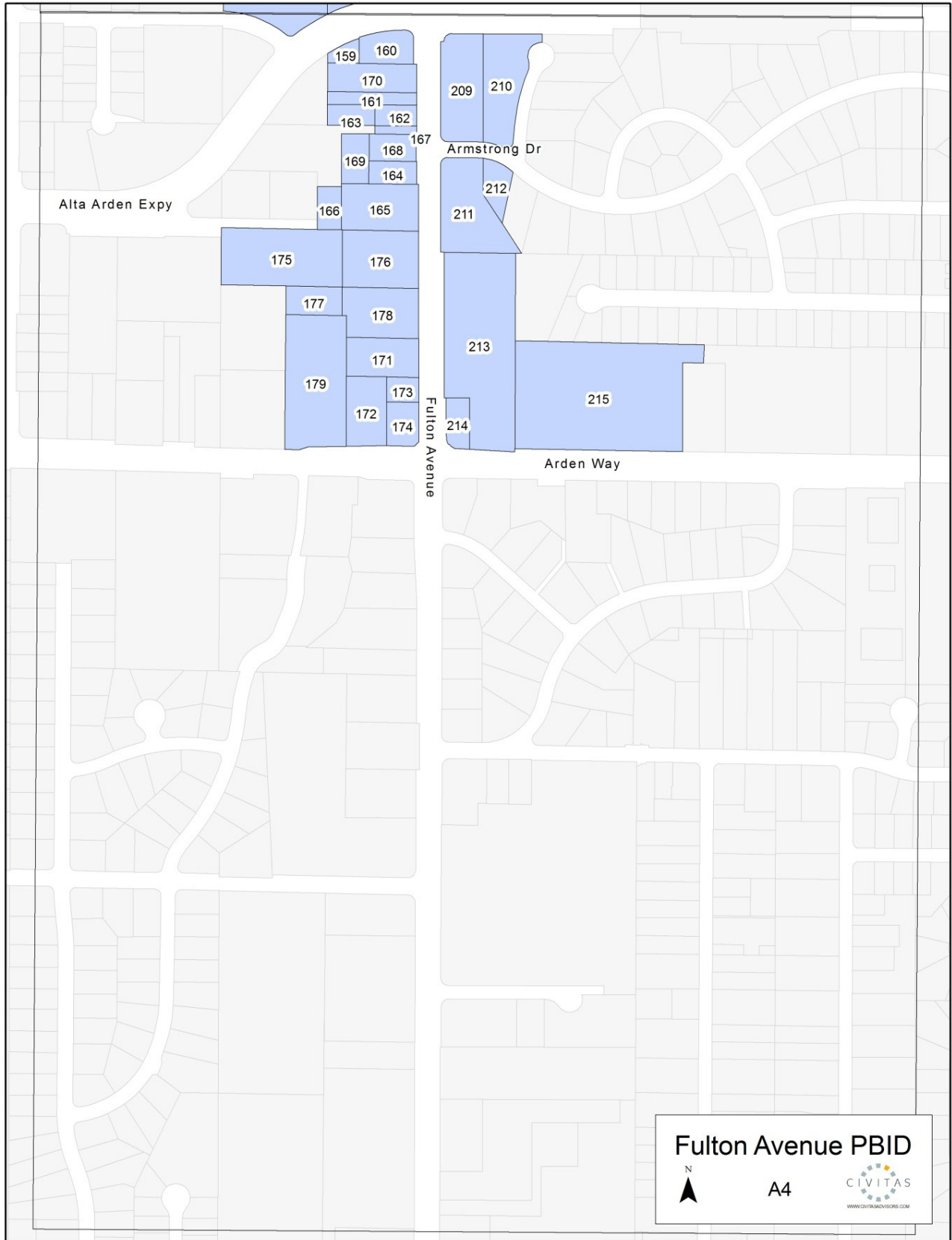












**APPENDIX 4 – DRAFT BASE LEVEL OF SERVICES**

A critical step in designing the additional improvements and services that will be provided by the PBID is identifying the services that are currently provided by the County of Sacramento, other public agencies, and private owners. Upon the request of the property and business owners with the PBID, a resolution may be adopted which states the County’s intent to continue the existing level of municipal services, or “baseline” which it provides, unless there is a significant downturn in countywide revenues. The commitment of baseline services will help ensure that PBID assessment funds will be used to *enhance*, rather than replace, the current level of services. Estimates of the current level of municipal services provided by the County, other agencies, and private owners are provided in the following table.

<b>Activity</b>	<b>Responsible Party</b>	<b>Level of Service</b>	<b>Comments</b>
Sheriff Car Patrol -- assigned to area	Sacramento County Sheriff’s Department ~ District 3	5 shifts per day (times vary from day to day) 2-3 car patrol units per shift	Between 2-3 patrol cars with 1 to 2 man units per shift. District 3 has a total of 20 patrol cars that are assigned to that area. District 3 covers other areas besides Fulton Ave. such as Arden - Arcade, Arden Park and American River Drive.
Sheriff Sub-Station	Sacramento County Sheriff’s Department ~ District 3	Open Mon. -Thur. 10 am - 6 pm Fri. 9 am - 5 pm	Community Service Center for District 3 is located in the Sacramento Sheriff Dept. on Garfield Avenue, in Carmichael.
Motorcycle Police	California Highway Patrol	3 shifts per day (times vary from day to day) 1 to 3 patrol units per shift (number of units vary per shift)	
Business Crime Watch Program	Sacramento County Sheriff’s Department ~ Neighborhood Watch Program		Officers on duty coordinate with business and property owners in both residential and commercial areas. The Community Service Center is the contact for the Neighborhood Watch Program, the Business Watch Program, and the Apartment Watch Program for Fulton Ave.
Narcotics Unit	Sacramento County Sheriff’s Department ~ Narcotics- Gang Division		Narcotics- Gang Division works on specific issues involving gangs and the selling of drugs in the area.

Activity	Responsible Party	Level of Service	Comments
Public Transit	Sacramento Regional Transit	Bus runs from 6 am to 7 pm /7 days a wk Bus picks up every 30 minutes	Bus 26 is the bus that runs through Fulton Ave.
Graffiti Removal	Private Owners ~ Private Companies		Each individual owner is responsible for graffiti removal. He/she either does it individually or hires private companies to come out and remove graffiti. There is no service provided by the county that removes graffiti on private properties.
Holiday Decorations	Private Owners		Each individual owner does his/her own decorations
Landscaping	none		
Lighting	Sacramento County Street Lighting	Install and maintain street lights for Fulton Ave. and the County of Sacramento.	Maintenance of lighting system is provided on an "as needed" basis.
Parking (On-street)	None allowed		
Parking (Off-street Lots)	Private Owners		Each private owner has parking spaces for customers. There are no paid parking lots on Fulton Ave.
Sidewalks	Sacramento County Municipal Services: Highways and Bridges	Provide service on an "as needed" basis.	County of Sacramento is in charge of maintaining and cleaning sidewalks.
Street Sweeping	Sacramento County Municipal Services: Transportation Division	Provide service on an "as needed" basis.	In charge of street maintenance, street sweeping, potholes, asphalt patches and storm drains.
Trash Collection	Private Owners	Weekly	Each individual owner contracts private companies to pick up trash dumpsters. The dumpsters are also rented through these private companies.
Tree-Trimming	none		
Unkempt Lot Clean-Up	County of Sacramento Code Enforcement: Environmental Management	Enforces zoning ordinance and environmental standards for the County of Sacramento.	Properties in poor condition can be reported and it is up to the property owner to make sure that the property is up to environmental standards.