



3.4

**DEPARTMENT OF  
PUBLIC WORKS**

TECHNICAL SERVICES

**CITY OF SACRAMENTO**  
CALIFORNIA

**SPECIAL DISTRICTS**  
1231 I Street  
SACRAMENTO, CA  
95814  
PH 916-264-7474  
FAX 916-264-7480

June 1, 2000



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT  
DISTRICT (FY 2000/01) – PUBLIC HEARING**

**LOCATION AND COUNCIL DISTRICT:**

The Capitol Station Property Owners Business Improvement District (PBID) is located in Council District 1. The district is located in the Richards Boulevard Redevelopment Area and is comprised of approximately 85 acres and includes 495 parcels (see attached map, Exhibit A).

**RECOMMENDATION:**

This report recommends that the City Council:

- Adopt Resolution Overruling Protests FY 2000/01
- Adopt Resolution Approving the FY 2000/01 Annual Report and Budget
- Adopt Resolution Confirming Diagram and Levying FY 2000/01 Annual Assessments

**CONTACT PERSON:** Ron Wicky, Special Districts Analyst, 264-5628

**FOR COUNCIL MEETING OF:** June 20, 2000

City Council  
Capitol Station Property Owners Business Improvement District Public Hearing  
June 1, 2000

**SUMMARY:**

The PBID was established to recover the annual costs for the maintenance and special services in Richards Boulevard area. This report presents the recommended budget of \$185,500 for FY 2000/01, which is the same as last year. The purpose of the public hearing is to report on the annual budget and levy the annual assessments.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

The PBID was approved by City Council on July 27, 1999, in accordance with the Property and Business Improvement District Area Law of 1994 and became effective on January 1, 2000. The district provides funding for Capitol Station to provide the following services in the Richards Boulevard area.

- ▶ Transportation Planning
  - Planning Improvement for New and Existing Roadways
- ▶ Economic Development
  - Promote Positive Business Image
  - Attract new Businesses and Jobs
- ▶ Clean and Safe
  - Enhanced Maintenance and Security

The properties within the district are categorized in two benefit zones. The assessment rates for each zone is based on the levels of service and benefit received. Assessment rates are determined as a cost per acre. The rates proposed for FY 2000/01 are \$253.00 per acre for Zone 1 and \$67.00 per acre for Zone 2.

The PBID advisory board has prepared the annual report, which is on file with the City Clerk. The report addresses the current and proposed budgets and services to be provided. The management districts advisory board recommends that services remain at the current level, and that the district itself remain unchanged.

**FINANCIAL CONSIDERATIONS:**

The total cost of services/assessments is estimated to be \$185,500 for the 2000/01 fiscal year. This is a zero (0.00%) increase from the FY 1999/00 budget.

City Council  
Capitol Station Property Owners Business Improvement District Public Hearing  
June 1, 2000

**ENVIRONMENTAL CONSIDERATIONS:**

Under CEQA guidelines, continuing administration and annual district services do not constitute a project and, therefore, are exempt from review.

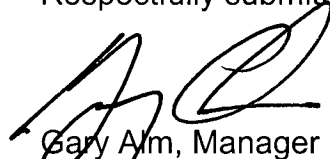
**POLICY CONSIDERATIONS:**

These proceedings are being conducted in accordance with the Property and Business Improvement District Law of 1994 as set forth in Section 36600 of the California Streets and Highways Code.

**ESBD CONSIDERATIONS:**

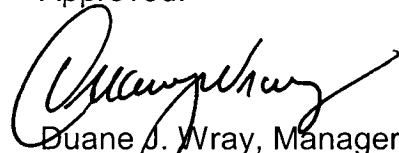
City Council adoption of the attached resolution is not affected by City policy related to ESBD.

Respectfully submitted,



Gary Alm, Manager  
Special Districts and Development Services

Approved:



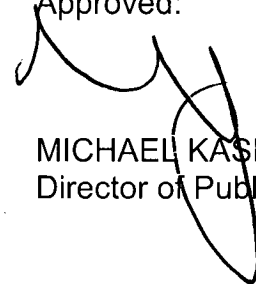
Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:



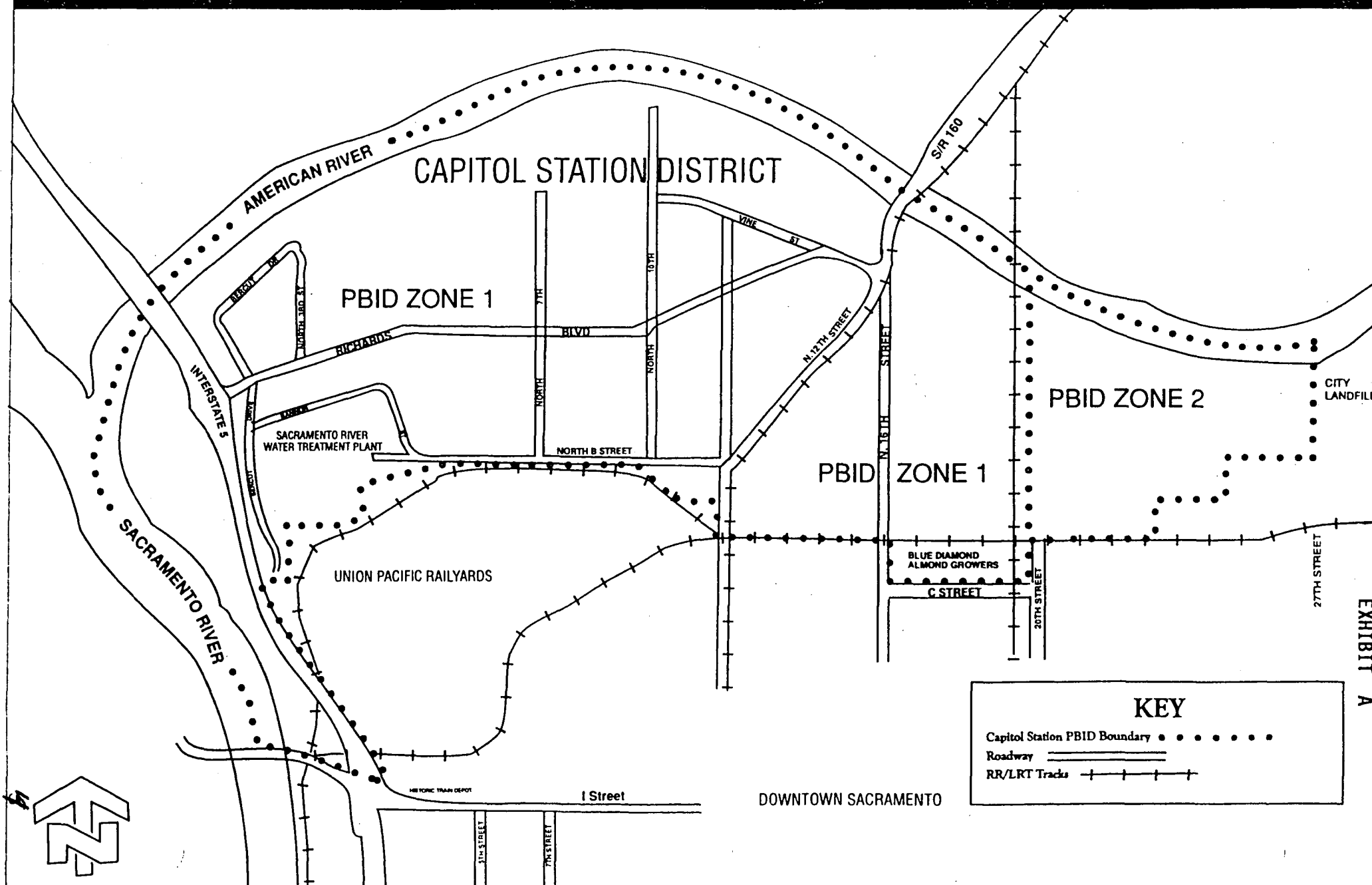
ROBERT P. THOMAS  
City Manager

Approved:



MICHAEL KASHIWAGI  
Director of Public Works

**EXHIBIT A**



## EXHIBIT B

### CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT FY 2000/01

May 30, 2000      \*Council Adopts Resolution of Intention and Set Date For Hearing

June 2000      \*Post and Publish Notice of Hearing

June 20, 2000	*Hold Hearing * <u>COUNCIL CONSIDERS ALL PROTESTS, LEVIES ANNUAL ASSESSMENT</u>
---------------	--

July 2000  
Recorder      \*Record Assessment Diagram and Notice of Assessment with County

July 2000      \*Liens Placed on Affected Properties

RESOLUTION NO. 2000-362

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



**RESOLUTION OVERRULING PROTESTS  
CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT  
FY 2000/01**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

On June 20, 2000, the City Council opened a public hearing on the resolution of intention to levy and collect assessments in the Capitol Station Property Owner Business Improvement District.

At or before the time set for hearing, certain interested persons made protests or objections to the proposed services, the extent of the assessment district or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed services (including all written protests not withdrawn in writing before the conclusion of the protest hearing), is made by the owners of property who will pay less than 50% of the total assessments proposed.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**RESOLUTION NO. 2000-363**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**ON DATE OF \_\_\_\_\_**

**RESOLUTION APPROVING THE ANNUAL REPORT AND BUDGET  
FOR THE FY 2000/01 CAPITOL STATION PROPERTY OWNERS  
BUSINESS IMPROVEMENT DISTRICT**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

1. The Capitol Station Property Owners Business Improvement District Annual Report which is on file with the Office of the City Clerk is incorporated herein by this reference is hereby approved.
2. The Fiscal Year 2000/01 Expenditure Budget for the Capitol Station Property Owners Business Improvement District is adopted as follows:

Capitol Station

Transportation	\$ 40,560
Economic Development	65,680
Community Service	46,960
Administration	<u>27,340</u>
<b>Subtotal</b>	<b>\$180,540</b>

Department

Special Districts	\$ 1,600
Finance	<u>3,560</u>
<b>Subtotal</b>	<b>\$ 5,160</b>
<b>TOTAL</b>	<b>\$185,700</b>

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3. The Fiscal Year 2000/01 Revenue from property owners for the Capitol Station Property Owners Business Improvement District is adopted as follows:

262-310-3131-3657 \$185,500

(\$185,700 minus the FY 2000/01 surplus of \$200 = \$185,500)

4. The Director of Finance is authorized to disburse funds to the Capitol Station Property Owners Business Improvement District (CSD), as defined in the City agreement between the City and CSD.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

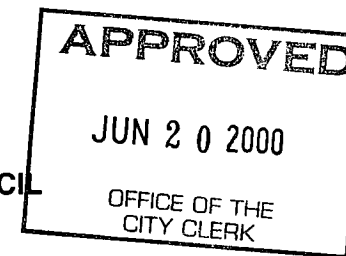
DATE ADOPTED: \_\_\_\_\_



**RESOLUTION NO. 2000-364**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**ON DATE OF \_\_\_\_\_**



**RESOLUTION CONFIRMING DIAGRAM AND LEVYING ASSESSMENTS IN THE CAPITOL  
STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT FOR FY 2000/01**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

Section 1

1. The City Council makes the following findings, pursuant to Streets and Highways Code Sections 36627 and 36626.7:
  - a. The management districts annual budget report is on file with the Office of the City Clerk and is incorporated herein by this reference.
  - b. On May 30, 2000, the City Council adopted Resolution of Intention to Levy and Collect Assessments.
  - c. On June 20, 2000, the City Council conducted public hearings at 2:00 pm at 915 I Street, Sacramento, California, with respect to the levy of assessments.
  - d. Properties within the district are subject to any amendments to Part 7 (commenting with Section 36600) of Division 18 of the Streets and Highways Code.
  - e. The improvements and activities to be provided in the district will be funded by the levy of the assessments specified in the assessment roll. The revenue from the levy of such assessments 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.
  - f. All property within the district will be benefited specially and directly by the improvements and activities funded by the assessments to be levied.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

10  
9

- g. The assessment roll, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, has fairly and properly apportioned the cost of the services to be provided within the district, to each parcel in the district in proportion to the estimated benefits to be received by each parcel, respectively, for the services.

Section 2

1. The City Council makes the following orders:
- a. The City Council hereby confirms the diagram and assessment rates as set forth in the Annual Report for FY 2000/01.
- b. Assessments are hereby levied in accordance with the assessment roll.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

11/0

# EXHIBIT A

## Capitol Station PBID - Assessment Roll

<u>APN</u>	<u>Amount</u>	<u>APN</u>	<u>Amount</u>
001 0011 001 0000	\$100.56	001 0143 016 0000	\$19.08
001 0011 003 0000	\$168.89	001 0144 001 0000	\$69.24
001 0011 004 0000	\$241.62	001 0144 002 0000	\$35.35
001 0011 005 0000	\$197.54	001 0144 003 0000	\$32.53
001 0012 001 0000	\$309.71	001 0144 004 0000	\$31.48
001 0012 002 0000	\$98.28	001 0144 005 0000	\$35.06
001 0012 008 0000	\$329.25	001 0144 025 0000	\$35.37
001 0012 009 0000	\$1,428.18	001 0144 026 0000	\$35.08
001 0012 012 0000	\$597.61	001 0144 027 0000	\$34.07
001 0012 013 0000	\$1,297.21	001 0144 028 0000	\$35.30
001 0012 015 0000	\$213.21	001 0144 029 0000	\$52.81
001 0012 016 0000	\$127.95	001 0144 030 0000	\$17.42
001 0012 018 0000	\$296.36	001 0144 031 0000	\$34.23
001 0012 020 0000	\$234.02	001 0145 012 0000	\$28.45
001 0012 021 0000	\$427.13	001 0145 013 0000	\$82.52
001 0012 022 0000	\$378.90	001 0145 022 0000	\$327.90
001 0012 023 0000	\$723.75	001 0145 023 0000	\$175.95
001 0012 024 0000	\$6.11	001 0145 024 0000	\$53.02
001 0012 025 0000	\$987.76	001 0145 026 0000	\$363.19
001 0020 003 0000	\$237.04	001 0151 001 0000	\$25.18
001 0020 008 0000	\$2,687.67	001 0151 002 0000	\$33.80
001 0020 009 0000	\$3,342.44	001 0151 005 0000	\$984.84
001 0020 010 0000	\$32.77	001 0152 001 0000	\$33.49
001 0020 011 0000	\$49.54	001 0152 002 0000	\$33.81
001 0020 012 0000	\$472.19	001 0152 003 0000	\$35.57
001 0020 013 0000	\$344.79	001 0152 004 0000	\$34.41
001 0020 014 0000	\$173.98	001 0152 005 0000	\$69.19
001 0020 017 0000	\$64.65	001 0152 006 0000	\$35.62
001 0020 018 0000	\$1,123.66	001 0152 007 0000	\$33.80
001 0020 019 0000	\$7.18	001 0152 011 0000	\$55.42
001 0020 034 0000	\$435.34	001 0152 012 0000	\$27.71
001 0020 035 0000	\$2,824.88	001 0152 013 0000	\$28.16
001 0020 036 0000	\$1,212.54	001 0152 014 0000	\$26.97
001 0020 041 0000	\$1,117.56	001 0152 015 0000	\$166.42
001 0020 044 0000	\$364.21	001 0152 017 0000	\$225.42
001 0020 045 0000	\$7,411.34	001 0152 018 0000	\$100.68
001 0020 046 0000	\$1,952.32	001 0152 019 0000	\$46.98
001 0020 048 0000	\$3,329.77	001 0152 021 0000	\$98.62
001 0031 002 0000	\$3.80	001 0152 022 0000	\$170.80
001 0031 003 0000	\$94.60	001 0153 001 0000	\$144.32
001 0031 004 0000	\$1,141.52	001 0153 002 0000	\$73.79
001 0031 005 0000	\$304.22	001 0153 008 0000	\$134.75
001 0031 006 0000	\$933.79	001 0153 009 0000	\$182.37
001 0031 007 0000	\$476.85	001 0153 011 0000	\$200.00
001 0031 008 0000	\$800.50	001 0160 005 0000	\$174.64
001 0031 009 0000	\$224.02	001 0160 006 0000	\$265.63
001 0031 012 0000	\$182.93	001 0160 008 0000	\$73.67
001 0031 013 0000	\$9.87	001 0160 009 0000	\$82.59
001 0031 014 0000	\$25.92	001 0160 010 0000	\$204.33
001 0031 015 0000	\$25.07	001 0160 011 0000	\$1,101.65
001 0031 016 0000	\$196.00	001 0160 013 0000	\$815.40
001 0031 017 0000	\$675.10	001 0160 018 0000	\$148.32

# Capitol Station PBID - Assessment Roll

<u>APN</u>	<u>Amount</u>	<u>APN</u>	<u>Amount</u>
001 0031 018 0000	\$241.13	001 0160 021 0000	\$1,439.40
001 0031 020 0000	\$41.10	001 0160 022 0000	\$193.54
001 0031 021 0000	\$5.38	001 0160 027 0000	\$136.44
001 0031 022 0000	\$248.17	001 0160 029 0000	\$1,365.40
001 0031 023 0000	\$225.06	001 0160 031 0000	\$1,263.09
001 0031 024 0000	\$18.75	001 0160 034 0000	\$618.64
001 0040 012 0000	\$35.77	001 0160 037 0000	\$98.79
001 0040 013 0000	\$36.80	001 0160 038 0000	\$71.65
001 0040 014 0000	\$120.73	001 0160 039 0000	\$826.65
001 0040 015 0000	\$35.53	001 0160 040 0000	\$2,257.82
001 0040 018 0000	\$72.88	001 0160 041 0000	\$1,809.70
001 0040 019 0000	\$47.95	001 0160 044 0000	\$544.03
001 0040 020 0000	\$66.21	001 0160 045 0000	\$235.73
001 0040 031 0000	\$232.36	001 0160 046 0000	\$73.88
001 0040 034 0000	\$193.27	001 0181 001 0000	\$1,202.91
001 0040 035 0000	\$399.29	001 0181 002 0000	\$1,586.44
001 0040 036 0000	\$73.43	001 0181 003 0000	\$217.84
001 0040 037 0000	\$141.15	001 0181 004 0000	\$1,313.10
001 0040 038 0000	\$2.00	001 0181 005 0000	\$355.97
001 0040 039 0000	\$95.69	001 0181 007 0000	\$110.73
001 0052 001 0000	\$35.09	001 0181 009 0000	\$1,003.51
001 0052 002 0000	\$35.67	001 0181 010 0000	\$306.09
001 0052 003 0000	\$71.39	001 0181 011 0000	\$1,932.53
001 0052 004 0000	\$70.36	001 0181 014 0000	\$162.24
001 0052 007 0000	\$35.37	001 0181 015 0000	\$142.39
001 0052 008 0000	\$33.87	001 0181 016 0000	\$278.10
001 0052 020 0000	\$50.66	001 0181 017 0000	\$508.71
001 0052 022 0000	\$60.98	001 0181 019 0000	\$138.53
001 0053 024 0000	\$809.53	001 0181 020 0000	\$284.39
001 0055 002 0000	\$50.18	001 0181 021 0000	\$289.68
001 0055 003 0000	\$9.19	001 0181 022 0000	\$203.97
001 0055 004 0000	\$62.76	001 0181 024 0000	\$300.70
001 0061 025 0000	\$603.96	001 0181 025 0000	\$473.96
001 0061 026 0000	\$575.59	001 0181 026 0000	\$32.23
001 0062 002 0000	\$36.26	001 0181 027 0000	\$63.84
001 0062 003 0000	\$34.35	001 0181 028 0000	\$314.53
001 0062 004 0000	\$17.60	001 0182 001 0000	\$142.69
001 0062 005 0000	\$38.49	001 0182 004 0000	\$99.16
001 0062 006 0000	\$186.90	001 0182 005 0000	\$522.07
001 0062 007 0000	\$123.86	001 0182 010 0000	\$336.01
001 0062 008 0000	\$130.91	001 0182 015 0000	\$1,105.91
001 0063 001 0000	\$63.37	001 0182 019 0000	\$475.63
001 0063 002 0000	\$130.33	001 0182 024 0000	\$911.68
001 0063 003 0000	\$312.39	001 0182 025 0000	\$314.53
001 0064 004 0000	\$182.13	001 0190 004 0000	\$480.83
001 0064 005 0000	\$32.97	001 0190 005 0000	\$19.79
001 0064 006 0000	\$33.52	001 0190 006 0000	\$516.18
001 0064 007 0000	\$45.15	001 0190 007 0000	\$89.93
001 0064 008 0000	\$53.11	001 0190 008 0000	\$58.37
001 0064 009 0000	\$46.34	001 0190 009 0000	\$431.68
001 0064 010 0000	\$31.17	001 0190 010 0000	\$270.76
001 0064 011 0000	\$27.29	001 0190 011 0000	\$180.90

# Capitol Station PBID - Assessment Roll

<u>APN</u>	<u>Amount</u>	<u>APN</u>	<u>Amount</u>
001 0064 012 0000	\$22.77	001 0190 012 0000	\$38.29
001 0064 013 0000	\$17.95	001 0190 013 0000	\$68.87
001 0064 014 0000	\$26.94	001 0190 015 0000	\$163.83
001 0064 015 0000	\$403.09	001 0190 016 0000	\$137.43
001 0070 003 0000	\$892.21	001 0190 017 0000	\$104.89
001 0070 005 0000	\$458.93	001 0200 009 0000	\$1,015.80
001 0070 007 0000	\$406.28	001 0200 010 0000	\$1,201.95
001 0070 009 0000	\$430.86	001 0200 011 0000	\$1,572.36
001 0070 022 0000	\$226.66	001 0200 012 0000	\$2,876.36
001 0070 023 0000	\$603.38	001 0200 013 0000	\$4.48
001 0070 024 0000	\$473.09	001 0200 018 0000	\$962.17
001 0070 025 0000	\$326.47	001 0200 019 0000	\$836.72
001 0070 026 0000	\$262.39	001 0200 023 0000	\$462.70
001 0070 027 0000	\$21.18	001 0200 025 0000	\$1,414.52
001 0070 028 0000	\$427.43	001 0200 029 0000	\$428.32
001 0070 029 0000	\$1,853.14	001 0200 030 0000	\$368.20
001 0070 036 0000	\$1,655.06	001 0200 031 0000	\$319.75
001 0070 037 0000	\$1,157.21	001 0200 032 0000	\$736.08
001 0070 038 0000	\$15.48	001 0200 033 0000	\$96.72
001 0070 039 0000	\$26.39	001 0200 034 0000	\$220.79
001 0070 045 0000	\$116.99	001 0200 035 0000	\$529.62
001 0070 046 0000	\$80.39	001 0200 036 0000	\$92.20
001 0070 048 0000	\$357.98	001 0200 037 0000	\$283.35
001 0070 049 0000	\$1,133.19	001 0200 038 0000	\$14.56
001 0070 050 0000	\$217.53	001 0210 004 0000	\$220.61
001 0070 051 0000	\$1,410.33	001 0210 005 0000	\$392.11
001 0081 004 0000	\$234.14	001 0210 006 0000	\$96.19
001 0081 005 0000	\$249.31	001 0210 007 0000	\$568.49
001 0081 006 0000	\$412.19	001 0210 010 0000	\$4,159.58
001 0081 007 0000	\$463.13	001 0210 012 0000	\$337.51
001 0081 009 0000	\$250.48	001 0210 014 0000	\$50.61
001 0081 010 0000	\$95.44	001 0210 018 0000	\$370.67
001 0081 011 0000	\$410.84	001 0210 023 0000	\$9,944.00
001 0081 012 0000	\$37.37	001 0210 024 0000	\$189.39
001 0081 013 0000	\$946.07	001 0210 027 0000	\$2,116.96
001 0081 014 0000	\$272.66	001 0210 029 0000	\$1,170.61
001 0081 015 0000	\$252.66	001 0210 035 0000	\$1,201.60
001 0081 016 0000	\$459.19	001 0210 036 0000	\$1,798.62
001 0082 001 0000	\$1,730.95	002 0010 006 0000	\$2,247.32
001 0090 001 0000	\$710.47	002 0010 023 0000	\$817.30
001 0090 002 0000	\$1,669.75	002 0020 009 0000	\$158.17
001 0090 003 0000	\$5,405.32	002 0020 010 0000	\$142.02
001 0101 001 0000	\$4.55	002 0020 015 0000	\$239.22
001 0101 002 0000	\$27.32	002 0020 016 0000	\$747.33
001 0101 004 0000	\$655.80	002 0031 001 0000	\$312.36
001 0101 005 0000	\$219.37	002 0031 002 0000	\$1,682.43
001 0101 006 0000	\$107.48	002 0041 021 0000	\$40.06
001 0101 007 0000	\$112.47	002 0041 022 0000	\$38.62
001 0102 007 0000	\$36.24	002 0041 023 0000	\$39.58
001 0102 008 0000	\$239.73	002 0041 041 0000	\$21.15
001 0102 009 0000	\$235.62	002 0041 042 0000	\$27.25
001 0102 010 0000	\$170.96	002 0041 043 0000	\$26.75

# Capitol Station PBID - Assessment Roll

<u>APN</u>	<u>Amount</u>	<u>APN</u>	<u>Amount</u>
001 0102 011 0000	\$237.78	002 0041 044 0000	\$20.68
001 0103 001 0000	\$380.54	002 0041 045 0000	\$21.34
001 0103 002 0000	\$57.83	002 0041 046 0000	\$27.76
001 0103 003 0000	\$143.85	002 0041 047 0000	\$49.10
001 0103 006 0000	\$143.53	002 0041 048 0000	\$47.71
001 0103 008 0000	\$6.42	002 0041 050 0000	\$36.71
001 0103 009 0000	\$182.18	002 0041 054 0000	\$97.13
001 0103 010 0000	\$97.42	002 0041 055 0000	\$61.32
001 0104 001 0000	\$684.53	002 0041 059 0000	\$172.35
001 0104 014 0000	\$642.17	002 0041 063 0000	\$798.20
001 0104 016 0000	\$806.41	002 0041 073 0000	\$1,538.93
001 0104 017 0000	\$557.09	002 0041 074 0000	\$663.89
001 0104 018 0000	\$1,817.37	002 0041 075 0000	\$215.04
001 0104 019 0000	\$84.62	002 0041 077 0000	\$258.91
001 0111 001 0000	\$96.19	002 0041 078 0000	\$343.26
001 0111 002 0000	\$47.00	002 0041 079 0000	\$2.33
001 0111 003 0000	\$16.13	002 0041 080 0000	\$29.70
001 0111 004 0000	\$39.90	002 0041 082 0000	\$1.96
001 0111 005 0000	\$34.76	002 0051 002 0000	\$713.27
001 0111 006 0000	\$17.87	002 0053 003 0000	\$378.09
001 0111 007 0000	\$17.97	002 0053 004 0000	\$255.33
001 0111 008 0000	\$28.65	002 0054 001 0000	\$236.42
001 0112 001 0000	\$17.90	002 0054 002 0000	\$54.27
001 0112 002 0000	\$7.72	002 0054 003 0000	\$27.57
001 0112 003 0000	\$23.16	002 0054 004 0000	\$309.83
001 0112 005 0000	\$11.67	002 0054 005 0000	\$3.49
001 0112 006 0000	\$22.67	002 0055 001 0000	\$24.36
001 0112 007 0000	\$18.05	002 0055 002 0000	\$982.75
001 0112 008 0000	\$24.07	002 0055 003 0000	\$85.22
001 0112 009 0000	\$28.27	002 0055 004 0000	\$8.95
001 0112 010 0000	\$41.93	002 0055 005 0000	\$17.78
001 0112 022 0000	\$22.98	002 0055 006 0000	\$21.75
001 0112 023 0000	\$11.36	002 0055 007 0000	\$23.05
001 0112 025 0000	\$23.12	002 0055 008 0000	\$25.95
001 0112 026 0000	\$25.84	002 0055 009 0000	\$5.53
001 0112 027 0000	\$25.47	002 0055 010 0000	\$2.98
001 0112 028 0000	\$173.09	002 0055 011 0000	\$6.98
001 0112 029 0000	\$382.14	002 0055 012 0000	\$4.39
001 0112 030 0000	\$214.43	002 0055 013 0000	\$399.38
001 0112 034 0000	\$642.57	002 0055 014 0000	\$22.93
001 0112 036 0000	\$589.81	002 0093 001 0000	\$1,504.01
001 0112 037 0000	\$326.92	003 0022 003 0000	\$7.64
001 0112 038 0000	\$394.26	003 0022 005 0000	\$7.32
001 0114 003 0000	\$98.03	003 0022 006 0000	\$14.52
001 0114 004 0000	\$234.98	003 0022 009 0000	\$0.24
001 0114 005 0000	\$1.95	003 0022 011 0000	\$209.95
001 0122 009 0000	\$71.33	003 0022 012 0000	\$206.47
001 0122 010 0000	\$159.79	003 0022 013 0000	\$3.42
001 0122 012 0000	\$238.55	003 0022 014 0000	\$135.14
001 0122 013 0000	\$882.13	003 0022 015 0000	\$37.10
001 0122 014 0000	\$84.87	003 0022 016 0000	\$9.45
001 0123 003 0000	\$301.60	003 0022 017 0000	\$19.91

Capitol Station PBID - Assessment Roll

<u>APN</u>	<u>Amount</u>	<u>APN</u>	<u>Amount</u>
001 0130 001 0000	\$67.43	003 0022 019 0000	\$1,345.59
001 0130 002 0000	\$39.93	003 0022 024 0000	\$28.83
001 0130 003 0000	\$151.00	003 0022 026 0000	\$8.36
001 0130 007 0000	\$27.34	003 0022 028 0000	\$47.47
001 0130 016 0000	\$58.72	003 0022 029 0000	\$4.33
001 0130 017 0000	\$50.69	003 0022 030 0001	\$1.54
001 0130 021 0000	\$119.48	003 0022 031 0000	\$857.38
001 0130 024 0000	\$222.76	003 0022 032 0000	\$353.58
001 0141 001 0000	\$28.71	003 0022 033 0001	\$47.32
001 0141 002 0000	\$16.94	003 0022 034 0000	\$148.23
001 0141 003 0000	\$74.15	003 0022 035 0000	\$130.52
001 0141 007 0000	\$78.72	003 0022 036 0001	\$42.96
001 0141 013 0000	\$36.14	003 0022 037 0001	\$5.59
001 0141 014 0000	\$36.22	003 0022 038 0000	\$6.93
001 0141 015 0000	\$35.75	003 0022 039 0001	\$2.29
001 0141 016 0000	\$36.56	003 0022 040 0000	\$9.94
001 0141 017 0000	\$33.48	003 0022 041 0000	\$2.64
001 0141 021 0000	\$78.41	003 0022 042 0000	\$5.70
001 0141 022 0000	\$96.71	003 0022 043 0000	\$236.04
001 0141 023 0000	\$122.85	003 0032 013 0000	\$33.02
001 0141 024 0000	\$188.74	003 0032 014 0000	\$29.13
001 0141 025 0000	\$118.58	003 0032 015 0000	\$6.91
001 0142 001 0000	\$27.41	003 0032 016 0000	\$28.96
001 0142 002 0000	\$16.86	003 0032 017 0000	\$71.21
001 0142 003 0000	\$18.24	003 0032 020 0000	\$1,423.59
001 0142 004 0000	\$58.88	003 0032 021 0000	\$622.29
001 0142 005 0000	\$77.39	003 0032 022 0000	\$254.24
001 0142 008 0000	\$38.65	003 0032 023 0000	\$211.53
001 0142 009 0000	\$40.45	003 0032 024 0000	\$36.94
001 0142 010 0000	\$53.56	003 0032 025 0000	\$201.80
001 0142 011 0000	\$19.09	003 0032 026 0000	\$24.77
001 0142 012 0000	\$72.86	003 0071 006 0000	\$9.04
001 0142 013 0000	\$145.80	003 0071 009 0000	\$23.08
001 0142 014 0000	\$79.09	003 0071 010 0000	\$75.29
001 0142 018 0000	\$94.20	003 0071 011 0000	\$75.20
001 0142 019 0000	\$79.86	003 0071 012 0000	\$22.95
001 0142 020 0000	\$38.96	003 0071 019 0000	\$118.40
001 0142 021 0000	\$70.81	003 0071 025 0000	\$524.66
001 0142 022 0000	\$47.82	003 0071 028 0000	\$372.42
		003 0071 029 0000	\$85.19



**CAPITOL STATION  
PBID  
FY 2000/01  
SUMMARY OF THE COSTS IN THE DISTRICT**

<u>DESCRIPTION</u>	<u>ITEMIZED COST</u>
I. Contract with Capitol Station	
a) Transportation Planning	\$40,560
b) Economic Development/Marketing	\$65,680
c) Community Services Initiatives	\$46,960
d) Administrative Support(1)	<u>\$27,340</u>
Total Capitol Station Contract	\$180,540
II. Reporting/Administration (Special Districts)	\$1,600
III. Annual Billing & Administration	<u>\$3,560</u>
<b>Total Budget</b>	<b>\$185,700</b>
Less Surplus/(Deficit)	<u>\$200</u>
<b>Total Assessed</b>	<b>\$185,500</b>

(1) Includes \$2,040 for contingency



CSD

Capitol Station District

501 North 10th Street

Sacramento, CA 95814

916.553.9286

fax: 916.553.9281

1.3  
5-30-00

3.4

Valerie Burrowes  
City Clerk, City of Sacramento  
915 I Street, 3rd Floor  
Sacramento, CA 95814

May 26, 2000

Dear Ms. Burrowes,

**Re: Capitol Station PBID # 99-03.**

**Summary.** The Capitol Station Property Owners Business Improvement District #99-03 went into effect on January 1, 2000 to improve and convey special benefits to properties located within the Richards Blvd. Redevelopment area in downtown Sacramento. The assessment district operates on a calendar year basis, with its first year ending December 31, 2000. With the end of the City's fiscal year this June, and a new fiscal year starting in July, the City has requested a PBID budget for the City's FY2000-2001, as well as an annual report.

**Budget.** Please see the Capitol Station PBID's budget for the City's FY2000-2001 attached (Attachment A). There is no change from the original PBID Management Plan in the amount assessed or the method of assessment projected in this budget. The projected costs for the three main program areas are unchanged from the original management plan. PBID administrative support costs have been cut by \$3160.00, in order to cover a corresponding increase in the City and County's billing, reporting and administration costs. The total projected assessment remains unchanged at \$185,500.

**Management Plan.** Please see the Capitol Station PBID's Management Plan attached (Attachment B). The Management Plan includes a description of programs and services, maps of the district and its zones, and details the method and basis for levying the assessments. In this fiscal year, we do not project any changes to the boundaries of the

district, nor to the improvements, services or activities of the PBID. We will continue to concentrate services and improvements in the three main program areas: Transportation Planning, Economic Development/Marketing, and Community Services Initiatives (clean and safe programs).

(Please note that the State of California's Streets and Highways Code, section 36600 et seq., which governs the establishment, operation, and reporting of property and business improvement districts, requires that PBIDs must prepare an annual report for each year of the existence, *with the exception of the first year of operation*. The districts' first annual reports are due *after* the first year of operation of the district, according to section 36633(a). In the first year of operation the PBID's original Management Plan serves as its annual report.)

**Economic Development.** In our first few months of existence, we are seeing growing community support for our activities, and new investment in this area. Discovery Centre at 300 Richards, the Buzz Oates property at North 10<sup>th</sup> and Richards, and the Williams Communications property at North B and North 10<sup>th</sup> streets are all under construction. The former Lodi Mission Cannery has been sold, as has the former Admail West building on North C. (Admail West's employment and tax base have been retained—the company has moved to another, larger location within the district.) New businesses such as Inspection Consultants LP and Omni Duct are moving into the district, attracted by its accessibility and affordability.

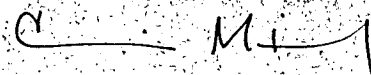
**Transportation Planning.** Equally important, there is an unprecedented amount of public works investment slated for the next two years, including construction of the 7<sup>th</sup> Street extension, construction of the Richards Blvd. improvements between 7<sup>th</sup> and 12<sup>th</sup> streets, construction of the Utility Department's Water Transmission Main and Sacramento River Water Intake, reconstruction of Dos Rios Street, SAFCA levee strengthening projects, and early design of future projects such as the Sutter's Landing Parkway. We are working closely with other communities and government agencies to extend light rail and other public transit into the district.

**Community Service Initiatives.** One of our most visible and popular projects, the private security patrol, is working with businesses and residents in the district to promote safety and cleanliness. The district recently contracted with Volunteers of America's vocational rehabilitation program to provide a new level of weed abatement and landscape maintenance along our public rights of way. And we are finalizing a contract with the Salvation Army's NABORS program to provide enhanced trash pick-up and graffiti removal. Most importantly, we are

working actively with social service providers, law enforcement, government agencies and our neighbors to find permanent long-term solutions for homelessness and related rehabilitation, through the Social Service Complex on North A Street, through the Sacramento County and Cities Board on Homelessness, and through programs such as Project HOPE.

In summary, the PBID is completing its first six months with a full slate of programs and services up and running. We look forward to completing our first calendar year with measurable results and successes in all three of our program areas.

Yours truly,



Connie Miottel  
Executive Director

Cc: Councilmember Heather Fargo, City of Sacramento  
Ron Wicky, City of Sacramento Special Districts  
Paul Blumberg, City of Sacramento Economic Development  
John Lambeth, Downtown Resources

**Management Plan  
for the  
Capitol Station  
Property Owners  
Business Improvement District  
No. 99-03**

**Year One  
January—December 2000**

*Prepared pursuant to the State of California  
Property and Business Improvement Law of 1994.*

*Prepared for*  
**Capitol Station District**  
*By*  
**Progressive Urban Management Associates, Inc.**

**MANAGEMENT PLAN**  
**for the**  
**CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT 99-03**

**Table of Contents**

I. CAPITOL STATION PROPERTY BUSINESS IMPROVEMENT DISTRICT AT A GLANCE .....	1
II. WHY A PBID FOR THE CAPITOL STATION DISTRICT?.....	2
III. WHAT IS A PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT?.....	3
IV. CAPITOL STATION PBID BOUNDARY MAP.....	4
V. IMPROVEMENT AND ACTIVITY PLAN.....	5
1. PROCESS TO ESTABLISH THE IMPROVEMENT AND ACTIVITY PLAN .....	5
2. CAPITOL STATION PBID IMPROVEMENT AND ACTIVITY PLAN .....	6
3. IMPROVEMENT AND ACTIVITY PLAN BUDGETS.....	9
VI. BUDGETS.....	11
VII. ASSESSMENTS.....	13
1. ASSESSMENT METHODOLOGY .....	13
2. CALCULATION OF ASSESSMENTS.....	14
3. ASSESSMENT ADJUSTMENTS.....	15
4. TIME AND MANNER FOR COLLECTING ASSESSMENTS .....	16
5. DISESTABLISHMENT .....	16
6. GOVERNMENT ASSESSMENTS.....	17
VIII. PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT GOVERNANCE.....	18
1. HOW PBIDS ARE GOVERNED.....	18
2. CAPITOL STATION PBID ADVISORY BOARD .....	19
3. CAPITOL STATION PBID MANAGEMENT ORGANIZATION.....	20
IX. CONTINUATION OF CITY SERVICES.....	21
X. PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT RULES AND REGULATIONS.....	22
XI. IMPLEMENTATION TIMETABLE.....	24



**MANAGEMENT PLAN  
for the  
CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT 99-03**

**Appendices**

- |                     |   |
|---------------------|---|
| <b>APPENDIX 1:</b>  | Roster of the Capitol Station District Board of Directors     |
| <b>APPENDIX 2:</b>  | Results from Stakeholder Focus Groups and Direct Mail Surveys |
| <b>APPENDIX 3:</b>  | List of Properties to be benefited                            |
| <b>APPENDIX 4*:</b> | Engineer's Report   |
| <b>APPENDIX 5*:</b> | PBID Boundary Map with Parcel Detail                          |

\*Appendices are available upon request from the Capitol Station District, 501 North 10th Street, Sacramento, CA 95814. Telephone (916) 553-9286. Fax (916) 553-9281.

## **I. CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT AT A GLANCE**

Developed by a growing coalition of property and business owners, the Capitol Station Business Improvement District (PBID) is a benefit assessment district proposed to improve and convey special benefits to properties located within the Richards Boulevard Redevelopment Area on the northern edge of downtown Sacramento. The PBID will provide new improvements and activities, including transportation planning, economic development and community service initiatives, beyond those currently provided by the City. This approach has been used successfully in other business districts to reverse negative image, attract new investors and increase occupancies and property values.

**Location:** Approximately an 850-acre area bounded roughly by the American River to the north, Sacramento River to the west, Union Pacific rail berm and C Street to the south and 27<sup>th</sup> Street to the east.

**Improvements & Activities:** **Transportation Planning** activities to advance the design, construction and improvement of existing and new roadways.  
**Economic Development and Marketing** activities to convey a positive business image and attract new businesses, jobs and investment.  
**Clean & Safe** programs to provide enhanced maintenance and security throughout the business district, plus coordinate joint efforts by the business community and social service providers to address street populations.

**Method of Financing:** Levy of assessments upon real property that benefits from improvements and activities.

**Budget:** Total district budget for its first year of operation is **\$185,500**.

**Cost:** Annual assessments based upon an allocation of program costs and a calculation of land acreage. First year assessments will not exceed **\$253.00** per acre of land in Zone 1 and will not exceed **\$67.00** per acre of land in Zone 2.

**Cap:** Assessments may be subject to changes in the annual Bay Area Consumer Price Index for all urban consumers, not to exceed 3% per year.

**City Services:** The Sacramento City Council has established a policy that formation of a PBID will not affect the level of services currently provided by the City.

**District Formation:** District formation requires submission of petitions from property owners representing more than 50% of total assessments. Petitions are then submitted to City Council and a mail ballot is sent to all affected property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID to allow Council to form it.

**Duration:** The district will have a 5-year life beginning January 1, 2000. After 5 years, the petition process must be repeated for the district to continue.

## **II. WHY A PBID FOR THE CAPITOL STATION DISTRICT?**

There are several reasons why now is the right time to form a private sector business improvement district in the Capitol Station District:

### **1. Accelerate Economic Development and New Investment.**

The Capitol Station District is poised for new economic development and growth. With the completion of several planned transportation improvements, the area will become immediately accessible to downtown. The proposed PBID will provide transportation planning, economic development and community service initiatives aimed at guiding and accelerating new growth opportunities. Our business district will benefit by being cleaner, safer and more accessible to regional markets.

### **2. Create a Distinct Positive Identity for the Capitol Station Environs.**

The Capitol Station District, which encompasses the Richards Boulevard Redevelopment Area at the northern edge of Downtown Sacramento, lacks a strong business image. The area suffers from sub-standard roadways, confusing circulation, inconsistent maintenance, a perceived lack of safety and a high concentration of social services. The PBID will finance efforts to address these issues, plus support economic development and marketing activities to promote the area's emerging potential as a prime business and investment location.

### **3. Establish Private Sector Control and Accountability.**

A Capitol Station PBID will be governed by an advisory board consisting of property and business owners. Annual PBID improvements, activities and budgets will be developed by the advisory board, ensuring that the PBID will be directly accountable to those who pay.

### **4. Strengthen the Clout and Leverage of the Capitol Station Business Community.**

A Capitol Station PBID will broaden the foundation for developing a viable and unified private sector voice for our community. One unified management entity with reliable resources will increase the Capitol Station business community's collective clout and our ability to work effectively with the City, County and other civic partners.



### III. WHAT IS A BUSINESS IMPROVEMENT DISTRICT?

The International Downtown Association estimates that more than 1,000 business improvement districts (PBID) currently operate throughout the United States and Canada. **A PBID provides enhanced improvements and activities, such as maintenance and marketing, in addition to those already provided by local government.** Many BIDs have been formed in recent years as a local business community response to declining municipal budgets and services. BIDs are proven to work by providing services that improve the overall viability of business districts—resulting in higher property values and sales.

The Capitol Station PBID is being formed pursuant to a new state law. The "Property and Business Improvement District Law of 1994," which became effective on January 1, 1995, ushers in a new generation of BIDs in California by allowing a greater range of services and independence from government. The new law includes provisions that:

- ◆ Allow BIDs to undertake activities ranging from security to maintenance, marketing to capital improvements, economic development to special events.
- ◆ Allow revenue for improvements and activities to be raised from assessments on property.
- ◆ Require petition support from private property owners paying more than 50% of proposed private property assessments to form a PBID.
- ◆ Require formation of a property and business owner advisory board to supervise PBID operations and submit a yearly service plan.
- ◆ Provide up to a 5-year life for a PBID and require a new petition process to renew a district.

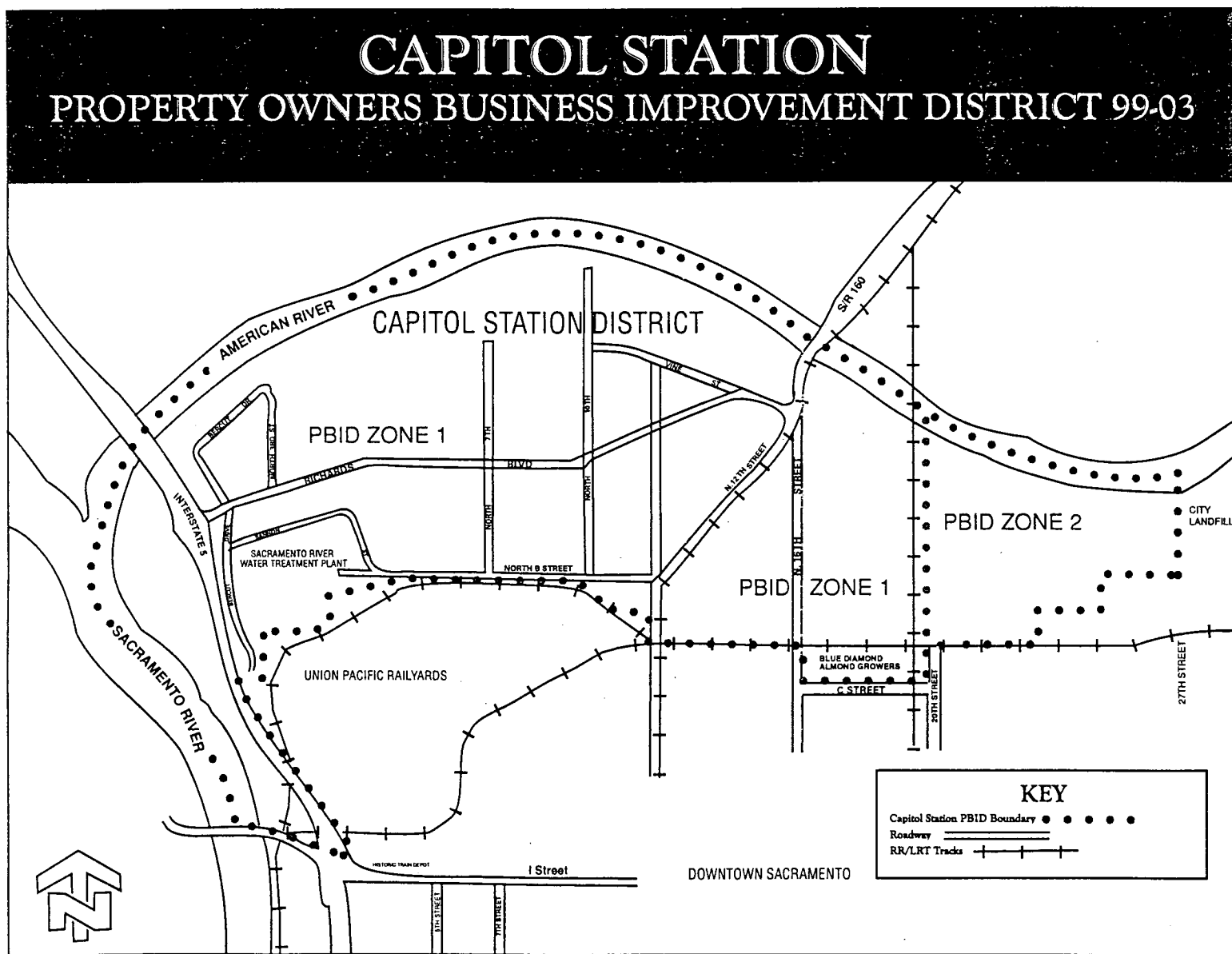
The "Property and Business Improvement District Law of 1994" is available upon request from the Capitol Station District.

Since the creation of the Property and Business Improvement District Law, new BIDs have been established in nearly 20 California communities, including several in the Sacramento area. In Sacramento, BIDs have been established in downtown and along the Fulton Avenue and Florin Road commercial corridors. More than a dozen additional districts are currently being formed throughout the state.

#### IV. CAPITOL STATION PBID BOUNDARY MAP

To investigate the feasibility of establishing the Capitol Station PBID, a study area was initially defined consistent with the Richards Boulevard Redevelopment Area. Following a series of property owner focus groups and surveys, the PBID boundary has been set to include the majority of the Richards Boulevard Redevelopment Area, excluding the railyards and most parcels south of the current Union Pacific Railroad mainline tracks.

The PBID service area is bounded by the American River to the north, Sacramento River to the west, Union Pacific rail berm and C Street to the south and 28<sup>th</sup> Street to the east. A map depicting the general service area of the Capitol Station PBID is provided below and a detailed map with parcel detail is provided as *Appendix 5*.



## V. IMPROVEMENT AND ACTIVITY PLAN

### 1. Process to Establish the Improvement and Activity Plan

To form the improvement and activity plan for the Capitol Station PBID, nearly 60 area property and business owners and civic leaders (or "stakeholders") have been involved in a participatory process during the fall of 1998. The Denver-based firm of Progressive Urban Management Associates (PUMA) was retained by the Capitol Station District to develop a strategic plan to guide the long term viability of the organization. Through the strategic planning process, the need and support for a Capitol Station PBID was identified. Key steps of the process included:

- A. **Capitol Station District Board of Directors:** As a springboard to initiate the PBID formation process, the Capitol Station District board of directors met periodically to explore methods to improve business in the district. The board of directors endorsed the PBID concept at its November 1998 meeting and held a strategic planning retreat to review the draft Management Plan in February 1999. A roster of the Capitol Station District board of directors is provided in *Appendix 1*.
- B. **Individual Meetings with Key Property Owners:** The consultant and Capitol Station District staff held a series of one-on-one meetings with property owners located throughout the Richards Boulevard Redevelopment Area.
- C. **Stakeholder Focus Groups:** To involve property and business owners in the design and development of the plan, 24 property and business owners participated in a series of three stakeholder focus groups conducted in November of 1998. The focus groups included a survey designed to rank service priorities and assess whether stakeholders would be willing to financially support PBID-type improvements and activities. Top community improvement priorities that emerged from the focus groups included:
  - ◆Economic development
  - ◆Transportation planning
  - ◆Community service initiatives (Clean and Safe)

Results from the stakeholder focus groups are provided in *Appendix 2*.

- D. **Direct Mail Survey:** A direct mail survey was sent to property owners within the Richards Boulevard Redevelopment Area. Thirty (30) surveys were returned providing additional input into the design of the improvement and activity plan. Findings included:

- ◆ Existing City services within the Richards Boulevard Redevelopment Area were rated from fair to poor. On a scale of 5.0 (very good) to 1.0 (very poor), lowest ratings were for landscaping (1.8) and street/sidewalk repair (2.1). Highest ratings were for security/police (3.4) and trash removal (2.9).
- ◆ Survey respondents indicated that there are several services that they would consider paying for through a PBID assessment. On a scale of 4.0 (definitely consider) to 1.0 (definite not consider) highest rated PBID services included enhanced security (3.0), transportation planning (3.0), economic development (2.8), human services advocacy (2.8) and street beautification (2.8). Lowest rated services included special events (2.1) and consumer marketing (2.2).
- ◆ Open response priorities to improve the neighborhood included improving traffic flow and street conditions followed by addressing street populations and the concentration of human services in the area.

Results from the direct mail surveys are provided in *Appendix 2*.

## 2. Capitol Station PBID Improvement and Activity Plan

As determined by area property and business owners, the top priorities for improvements and activities within the Capitol Station PBID boundary include:

- ◆ **Transportation planning** activities to advance the design, construction and improvement of existing and new roadways.
- ◆ **Economic development and marketing** activities to convey a positive business image and attract new businesses, jobs and investment.
- ◆ **Community service initiatives (Clean and Safe)** to provide enhanced maintenance and security throughout the business district, plus coordinate joint efforts by the business community and social service providers to address street populations.

Based upon these findings, four different improvement and activity centers are recommended for the Capitol Station PBID. Final programs and budgets will be subject to the review and approval of the PBID Advisory Board.

- A. **Transportation Planning:** The PBID will finance efforts by the Capitol Station District to advance the design, construction and improvement of existing and new roadways throughout the district. PBID funds will not be used for the hard costs

of capital improvements, but will be directed to research, advocacy and education efforts to accelerate the allocation of local, state and federal funding for roadways. Key areas of emphasis will include:

- ◆ Participate in planning efforts to design and implement transportation connections between downtown, the Union Pacific railyards and the Richards Boulevard corridor.
- ◆ Monitor plans and construction activities to ensure that 7<sup>th</sup> Street is extended northward from downtown to Richards Boulevard.
- ◆ Participate in planning efforts to design and implement and to seek funding for the Richards Boulevard extension east to the Capital City Freeway.
- ◆ Develop and implement a long term solution to improve access and circulation challenges presented by the confluence of the Richards Boulevard, 12<sup>th</sup> and 16<sup>th</sup> Street corridors.
- ◆ Seek funding for roadway improvements to widen Richards Boulevard and install proper curbs, gutters and sidewalks throughout the district.
- ◆ Develop and implement improvements to the Richards/Bercut and other problematic intersections throughout the district.

In addition to supporting ongoing staff support to advance transportation planning efforts, two specific transportation-related activity funds are proposed:

- ◆ Research and Education to seek and disseminate timely information on transportation improvements.
- ◆ Contingency for design, engineering and other independent evaluations to accelerate the planning or capital funding of transportation improvements.

**B. Economic Development/Marketing:** Economic development and marketing activities will aim to improve the overall business image of the district with the goal of attracting and retaining businesses, jobs and investment. A variety of economic development and marketing approaches are proposed:

- ◆ A Capitol Station District business profile and economic database will be developed and maintained. The database will provide timely market information for efforts to retain and attract new businesses to the area.

- ◆ Marketing materials will be developed to position Capitol Station District to a variety of investor markets, including real estate brokers, relocation consultants, regional economic development agencies, corporate CEOs, entrepreneurs and other business location decision makers.
- ◆ Business retention efforts will include support services for existing businesses. Options include the creation of a Capitol Station District business directory, a series of ongoing business information forums and the creation and maintenance of a Capitol Station web page.
- ◆ Market research will be undertaken to identify target industries and businesses that can be attracted the District, assess employee attitudes and needs and other research that may aide in overall retention and recruitment efforts.

**C. Community Service Initiatives (Clean and Safe):** Community service initiatives will aim to provide enhanced maintenance and security services to supplement the base level of services provided by the City throughout the district, plus coordinate joint efforts by the business community and local social service providers to address street populations. Community services initiatives will include:

- ◆ Creation and deployment of a districtwide maintenance patrol, utilizing clients from qualified and respected social service providers. Maintenance patrol activities may include:
  - Periodic litter and trash removal from streets, sidewalks and medians;
  - Maintenance of landscaping and weed abatement in public areas;
  - Removal of graffiti from public and private fixtures;
  - Assistance in special neighborhood clean-up days or other special projects as needed.
- ◆ Coordination of the Capitol Station District security patrol. It is anticipated that the County will continue to pay for the patrol officers and other direct costs associated with the bicycle patrol. PBID funds will be utilized to allow the district to supervise and manage the day-to-day deployment and activities of the patrol.
- ◆ Coordination of business community and social service agency efforts to develop and implement long term approaches to the provision of social services in the district. Activities include monitoring the development of the proposed County social services campus, liaison with social service providers, and

trouble-shooting of day-to-day issues arising from the high concentration of social services in the district.

- D. Administrative Support:** Two full-time positions, including an executive director and a communications manager, are anticipated to manage the improvements and activities specified in the PBID management plan. PBID funds are also budgeted for bookkeeping and office expenses. The final management structure will be subject to the review and approval of the PBID Advisory Board.

*City and County Administrative Costs: The administrative component of the budget includes funds to reimburse costs incurred by the City and County to administer the collection and disbursement of PBID assessments. City and County costs will be associated with accounting administration by the City and assessment billing costs incurred by the County.*

### **3. Improvement and Activity Plan Budgets**

- A. 2000 Operating Budget Summary:** The summary of the 2000 operating budget for the Capitol Station PBID is provided on the following page. The total improvement and activity plan budget for 2000 is projected at \$185,500 with the following components:

- ◆ **Transportation planning** activities to advance the design, construction and improvement of existing and new roadways accounts for \$40,560.00 or 21.9% of the budget.
- ◆ **Economic development and marketing** activities to convey a positive business image and attract new businesses, jobs and investment are projected at \$65,680.00 or 35.4% of the budget.
- ◆ **Community service initiatives** to provide enhanced maintenance and security throughout the district, plus coordinate joint efforts by the business community and social service providers to address street populations account for \$46,960.00 or 25.3% of the budget.
- ◆ **Administrative support** costs amount to \$32,300.00 or 17.4% of the budget.

- B. Five Year Operating Budget:** A projected five-year operating budget for the Capitol Station PBID is provided on the page 11. The projections are based upon the following assumptions:



- ◆ Total program revenue may be adjusted each year by the annual change in the Bay Area Consumer Price Index (CPI) for all urban consumers, or 3%, whichever is less. Actual annual increases will range from 0% to 3% and will be subject to the annual review and approval of the PBID Advisory Board. The projections illustrate a 3% annual increase.
- ◆ Revenues for specific program areas (i.e. transportation planning, economic development and marketing, community services initiatives and administrative support) may be reallocated among activities from year to year based upon district needs and budgets developed by the PBID Advisory Board.



## VI. BUDGETS

### Capitol Station BID: Improvement & Activity Plan Budget, Year 1

<b>Improvements &amp; Activities</b>	<b>Sub-Total</b>	<b>Total</b>	<b>%</b>
<b>TRANSPORTATION PLANNING</b>			
Personnel			
Executive Director (33%)			
Communications Assistant P/T (20%)			
Total Personnel	\$25,560		
Research/Education	\$5,000		
Contingency for Design, Engineering & Other Independent Evaluations	\$10,000		
<b>TOTAL TRANSPORTATION</b>		<b>\$40,560</b>	<b>21.9%</b>
<b>ECONOMIC DEVELOPMENT/MARKETING</b>			
Personnel			
Executive Director (34%)			
Communications Assistant P/T (80%)			
Total Personnel	\$35,680		
Economic Profile/Marketing Materials	\$15,000		
Business Retention Programs	\$7,500		
CSD Newsletter	\$7,500		
<b>TOTAL ECONOMIC DEVELOPMENT</b>		<b>\$65,680</b>	<b>35.4%</b>
<b>COMMUNITY SERVICE INITIATIVES</b>			
Personnel			
Executive Director (33%)			
Total Personnel	\$23,760		
Contract: Maintenance Patrol	\$23,200		
Contract: Security Patrol (County)	<See Note 1>		
<b>TOTAL COMMUNITY SERVICE</b>		<b>\$46,960</b>	<b>25.3%</b>
<b>ADMINISTRATIVE SUPPORT</b>			
Office Mgr. (33%: 700 hrs @ \$14)	\$9,800		
Bookkeeping	\$1,800		
Rent	\$6,000		
Supplies/Copying	\$3,500		
Equipment Lease	\$2,400		
Telephone	\$1,200		
Insurance	\$3,000		
Vehicle Allowance	\$2,400		
Postage	\$2,000		
Staff and Board Training	\$3,000		
City/County Assessment Collection Fee	\$2,000		
Contingency	\$5,000		
<b>TOTAL ADMINISTRATIVE SUPPORT</b>		<b>\$32,300</b>	<b>17.4%</b>
<b>TOTAL IMPROVEMENTS &amp; ACTIVITIES</b>		<b>\$185,500</b>	<b>100.0%</b>

Note 1: Sacramento County is expected to continue to contract with Capitol Station District to manage the district's security patrol. This contract for services is valued at approximately \$120,000 per year.

**Capitol Station Business Improvement District: 5-year Operating Budget**

<b><u>Improvements &amp; Activities</u></b>	<b><u>Year 1 2000 &lt;1&gt;</u></b>	<b><u>Year 2 2001 &lt;2&gt;</u></b>	<b><u>Year 3 2002</u></b>	<b><u>Year 4 2003</u></b>	<b><u>Year 5 2004</u></b>
<b>Transportation Planning</b>	40,560	41,777	43,030	44,321	45,651
<b>Economic Development &amp; Marketing</b>	65,680	67,650	69,680	71,770	73,923
<b>Community Services Initiatives</b>	46,960	48,369	49,820	51,314	52,854
<b>Administrative Support</b>	32,300	33,269	34,267	35,295	36,354
<b>Total Budget: Improvements &amp; Activities</b>	<b>185,500</b>	<b>191,065</b>	<b>196,797</b>	<b>202,701</b>	<b>208,782</b>
<b><u>Program Revenue &lt;2&gt;</u></b>					
<b>BID Assessments</b>	<b>185,500</b>	<b>191,065</b>	<b>196,797</b>	<b>202,701</b>	<b>208,782</b>

**Notes to Projections:**

<1> From the Improvement & Activity Plan Budget, Management Plan for the Capitol Station BID.

<2> After 2000, budgets illustrate a 3% CPI adjustment, the maximum permitted under the Management Plan for the Capitol Station BID. Projected assessment rates under this scenario are provided on page 15.

## VII. ASSESSMENTS

### 1. Assessment Methodology

Property owners, businesses and other Capitol Station stakeholders have emphasized that an assessment formula for a PBID must be fair, balanced and commensurate with special benefits received. Each property owner will pay based on benefit received

To develop the PBID assessment methodology, the consulting firm of Progressive Urban Management Associates (PUMA) and a certified engineer were retained. PUMA evaluated several methods of assessment for conveying special benefits from the type of improvements and activities described within the Capitol Station PBID Management Plan.

**A. Cost Allocation Approach:** Benefits are distributed to lot acreage through a “cost allocation” approach—the costs of specific services are allocated to the primary assessment variables that benefit most from services. Lot acreage was chosen as the primary assessment variable for the following reasons:

- ◆ Lot acreage is the best indicator of the highest and best use of the parcels and will reflect the long-term value implications of the PBID. Based on the nature of the services provided, lot acreage provides the most equitable distribution of cost per benefit.
- ◆ District improvements and services are intended to enhance value throughout the district by encouraging the development and improvement of roadways and infrastructure, attracting new investment and providing a cleaner and safer business environment. The overall effect of these improvements and activities will be to convey benefits to all PBID parcels, regardless of degree of development, and to enhance their future developability.

**B. Benefit Zones:**

- ◆ **Zone 1:** Zone 1 comprises the majority of the PBID, from the Sacramento River on the west to the 20th Street railspurs on the east. Zone 1 parcels have standard public access and development potential. There will be equal and complete distribution of benefits from the proposed services throughout Zone 1, with the exception of services to railspur parcels as detailed on page 15. Based on their receiving full benefit from PBID, these parcels will be assessed at a rate reflecting full delivery of services—transportation planning, community service, economic development, and administration.

♦ **Zone 2:** Zone 2 consists of vacant and non-fully-developed parcels east of the 20th Street railspurs and north of the Union Pacific Railroad mainline tracks, that have limited or no public access and have limited development potential due to environmental contamination. Community service initiatives will not be provided to these parcels due to a lack of access. Benefits from economic development services are limited until environmental and access issues are resolved. For parcels that are located within Zone 2 with limited public access, full benefit is anticipated from transportation planning activities and zero benefit is anticipated from economic development and community service initiatives. Because these parcels receive less benefit, they will be assessed at a proportionately lower rate, exclusively for the transportation planning and a portion of administrative costs of the PBID budget.

## **2. Calculation of Assessments**

The preceding methodology is applied to a database that has been constructed by the Capitol Station District. The process for compiling the property database includes the following steps:

- ♦ Property data was first obtained from the County of Sacramento Assessor's Office.
- ♦ County assessor property data was cross-checked with reliable private sector sources.
- ♦ An extensive site survey was undertaken to verify data on a block-by-block basis.

An assessment notice will be sent to all property owners within the proposed PBID. The assessment notice will contain lot acreage information. Property owners may request final verification of data on or before July 1, 1999, which is one month prior to the submission of assessment information to the County Assessor. A list of properties to be included in the PBID is provided within *Appendix 3*.

Based upon the methodology, property data compiled by the Capitol Station District, and the proposed PBID budget, approximate annual lot acreage assessments have been calculated as follows.

Assessments will not exceed the following amounts during the first year of the PBID:

**\$253.00 per acre for Zone 1.**

**\$67.00 per acre for Zone 2.**

### 3. Assessment Adjustments

- A. **CPI Adjustments:** For the initial five years of the PBID, annual assessments may be adjusted by the PBID Advisory Board and approved by the City Council for annual changes in the Bay Area Consumer Price Index (CPI) for all urban consumers, or 3%, whichever is less. Actual annual adjustments may range from 0% to 3%. In any event, assessments will not exceed the following levels:

Program Year	Maximum Annual Assessment Per Lot Acre (Zone 1)	Maximum Annual Assessment Per Lot Acre (Zone 2)
Year 1 (2000)	\$ 253.00	\$67.00
Year 2 (2001)	\$ 260.59	\$69.01
Year 3 (2002)	\$ 268.41	\$71.08
Year 4 (2003)	\$ 276.46	\$73.21
Year 5 (2004)	\$ 284.75	\$75.41

A budget exhibit illustrating program budget adjustments with a 3% yearly adjustment is provided on the preceding page.

- B. **Railspur Adjustments:** Assessment adjustments are proposed to accommodate the unique characteristics of the railspurs located within the PBID:

♦ **Railspurs:** Railspurs, which consist of dedicated public rights-of-way for railroad tracks, are present throughout the PBID. For the purposes of assessment, a parcel within the Capitol Station PBID is categorized as a railspur if, and only if the parcel meets both of the following two criteria: (1) At least 80% of the area of the parcel is covered by railroad tracks or railroad right-of-way; and (2) the parcel is used exclusively for the ingress and egress of railroad vehicles.

Due to their designation as public rights-of-way, these properties do not have short term development potential that could benefit from PBID transportation planning and economic development activities. For acreage that is located within a dedicated railspur, full benefit is anticipated from PBID community services initiatives and zero benefit is expected from transportation planning and economic development activities. This adjustment results in acreage containing railspurs to be assessed at **\$78.43** per acre for the first year of assessments.

- C. **Minimum Wage Adjustments:** During the five-year life of the PBID, program budgets and assessments may be changed within the limits of the CPI adjustment to accommodate any changes in local, state or national minimum wage legislation.
- D. **Budget Adjustments:** Any annual budget surplus or deficit will be rolled into the following year's PBID budget. Assessments will be set accordingly, within the constraints of the CPI adjustment, to adjust for surpluses or deficits that are carried forward.

#### 4. Time and Manner for Collecting Assessments

As provided by state law, the Capitol Station PBID 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.

Existing laws for enforcement and appeal of property taxes apply to PBID assessments.

Properties owned by not-for-profit organizations that are exempt from *ad valorem* property taxes shall not be subject to assessment, provided that the owner of such property submits valid documentation of exemption to the PBID (see page 21).

Any parcel owner may pay, at his/her election, future years' assessments in advance, through the City of Sacramento's assessment division. If an owner elects to pay future years' assessments in advance and have that assessment removed from the tax roll for his/her parcel, he/she must pay for all future years remaining in the life of the district. The advance payment amount will be calculated based on the maximum allowable assessment for future years (i.e., a 3% increase per year, see chart on page 13). There will be no discount given for advance payments.

#### 5. Disestablishment

State law provides for the disestablishment of a PBID pursuant to an annual review process. Each year that the PBID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary day that the district was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the PBID may be disestablished. The City Council will hold a public hearing on disestablishing the PBID prior to actually doing so.

## 6. Government Assessments

The Capitol Station PBID Management Plan assumes that the City of Sacramento, County of Sacramento and other government entities will pay assessments for the special benefits conferred to government-owned property within the boundaries of the PBID. Article XIII D of the California Constitution was added in November of 1996 to provide for these payments:

*"Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."*

The federal government has also recently adopted a policy encouraging participation in BIDs. Through an executive order, the General Services Administration is encouraging that the federal government contract with BIDs for direct services, such as public safety and maintenance, that benefit federally-owned properties.



## VIII. BUSINESS IMPROVEMENT DISTRICT GOVERNANCE

### 1. How PBIDs are Governed

Consistent with business improvement district (PBID) legislation throughout the nation, California's "Property and Business Improvement District Law of 1994" establishes a PBID governance framework that allows property owners who pay assessments to determine how the assessments are used. The following components are required within a PBID's governing structure:

- ◆ **City Council:** Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council holds a series of public hearings and then may form the PBID. The PBID is established by an ordinance of the City Council with the power to levy assessments on property.
- ◆ **Advisory Board:** Prior to establishing the PBID, the City Council must appoint an advisory board that will make recommendations on the operations of the PBID. The advisory board is typically composed of property owners, businesses and other assessment payers within the PBID. Per the state law, the Advisory Board makes recommendations to the City Council on annual budgets and assessment rates.
- ◆ **Management Organization:** To deliver day-to-day PBID improvements and activities, the City Council enters into a contractual relationship with a private sector management organization. The management organization implements programs and is financed in part by proceeds from PBID assessments. In most business districts throughout the nation, the management organization is a non-profit private sector business organization.

For the Capitol Station PBID, an advisory board and management organization structure is proposed that will meet the following objectives:

- ◆ Create and manage programs that carry out improvements and activities outlined in the Capitol Station PBID Management Plan.
- ◆ Maximize coordination with government and civic organizations to leverage resources and avoid duplication of services.
- ◆ Deliver programs through a cost-effective non-bureaucratic and easy to access organizational structure.



- ◆ Provide for accountability to those who pay.

## 2. Capitol Station PBID Advisory Board

The Advisory Board is proposed as a 7 to 9-member board that would be composed of property and business owners representing assessment payers by geographic location along the corridor and/or industry segment. Geographic areas that should be represented include:

- Jibboom/ Bercut/I-5 hospitality and office loop;
- Union Pacific Railyards;
- Richards Boulevard corridor;
- 12<sup>th</sup> and 16<sup>th</sup> Street Gateway.

Industry segments that could be represented include:

- Manufacturing or Light Industrial;
- Warehousing;
- Office;
- Retail/Restaurant;
- Automobile Sales and Service;
- Hotel;
- Government;
- Vacant Land.

Advisory board representatives should be sought with a mix of business and property types—i.e. small and large property owners. As required by the "Parking and Business Improvement District Law of 1994," at least one member of the Advisory Board must be a business licensee who is not a property owner.

The initial Advisory Board will be appointed by the City Council prior to the establishment of the PBID. Initial nominations for Advisory Board members will be submitted by the Capitol Station District board of directors which may include at-large nominations from assessment payers. Two to three-year staggered terms are recommended. In subsequent years, nominations for Advisory Board members would be submitted to the City Council by the Capitol Station District board of directors and may include at-large nominations from assessment payers. City Council would then appoint the advisory board.

### **3. Capitol Station PBID Management Organization**

The Advisory Board described on the preceding pages will influence the development of PBID budgets and assessments, but it will not implement day-to-day improvements and activities. The City Council will contract with a management organization to deliver programs.

For the Capitol Station PBID, the existing Capitol Station District organization is recommended to run PBID programs. Based upon a management organization model that is used widely in major cities throughout the nation, this existing 501(c)(6) non-profit private corporation is well-suited to carry out PBID-financed improvements and activities.

## IX. CONTINUATION OF CITY SERVICES

Throughout the process to establish the Capitol Station PBID, business and property owners have voiced concerns that the City of Sacramento maintain existing services at verifiable "baseline" service levels. A formal base-levels-of-service policy ensures that existing City services are enhanced, not replaced, by new PBID improvements and activities.

The Sacramento City Council has established a policy that aims to ensure that existing City services will continue to be provided within a PBID:

*Revenues generated from a business improvement area (BIA) or other assessment district should be used to improve the overall business climate of the area through various promotional programs and service enhancements. To that end, base service level measures should be established and agreed to at the inception of the financing district. (Resolution 95-012, adopted by the Sacramento City Council, January 10, 1995)*

## **X. BUSINESS IMPROVEMENT DISTRICT RULES AND REGULATIONS**

Pursuant to the Property and Business Improvement Law of 1994, a business improvement district (PBID) may establish rules and regulations that uniquely apply to the district. Initial rules and regulations to be employed by the Capitol Station PBID:

### **1. Assessment Policy on 501(c)(3) Organizations**

An owner of real property located within the Property and Business Improvement District may reduce the amount of the assessment to be levied if all of the following conditions are met:

- A.** The property owner is a non-profit corporation which has obtained federal tax-exemption under Internal Revenue Code Section 501(c)(3) or California franchise tax-exemption under Revenue and Taxation Code Section 23701d.
- B.** The class or category of real property is eligible for exemption, in whole or in part, from real property taxation.
- C.** The property owner makes the request in writing to the PBID prior to the submission of the PBID assessment rolls to the County Assessor (on or before July 1, 1999), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

If all of these conditions are met, the amount of the assessment to be levied shall be reduced in the same proportion to the real property tax exemption granted to the property. Non-profit organizations will not benefit from PBID services since PBID services are not designed to improve tax exempt properties.

### **2. Competitive Bidding**

Following the formation of the PBID, the Advisory Board shall develop a bidding policy to purchase substantial amounts of services, products and/or equipment. The policy will aim to maximize service quality, efficiency and cost effectiveness.

### **3. Treatment of Residential Housing**

A 1996 revision to the *Property and Business Improvement District Law of 1994* clarifies that properties zoned exclusively for residential use are exempt from PBID assessments. For the Capitol Station PBID, all property zoned exclusively for residential purposes, both rental and owner-occupied, will not be subject to assessment.

Owners of owner-occupied residential property within an area zoned for non-exclusive residential use may request an exemption from PBID assessments provided that the entire property is solely for owner-occupied residential use and the property owner makes the request in writing to the PBID prior to the submission of the PBID assessment rolls to the County Assessor (on or before July 1, 1999), accompanied by documentation that the property is used in whole for owner-occupied residential use.

Owner-occupied residential properties in non-exclusive residential zones may be exempted since PBID services are designed to benefit non-owner-occupied residential properties.

#### **4. Local Purchasing Preference Policy**

The Capitol Station PBID will adopt a local purchasing preference policy that directs PBID-funded improvements and activities to utilize goods and services from area vendors provided that pricing and standards of quality remain competitive.

## **XI. IMPLEMENTATION TIMETABLE**

The Capitol Station PBID is expected to be operational by January 1, 2000. In order to meet this goal, the following procedural timetable is anticipated:

<b>Date</b>	<b>Activity</b>
<b>April 1999</b>	Initiate property owner petition drive to form PBID.
<b>May</b>	Collect petitions signed by property owners paying more than 50% of the total proposed assessment.  Submit completed petitions to City Council and initiate assessment ballot process required by Article XIII D of the California Constitution (Proposition 218).
<b>May-June</b>	City Council adopts Resolution of Intention to form the PBID. City Council sets date for a public hearing. Notice and Proposition 218 ballots are mailed to all property owners in the PBID.
<b>July</b>	City Council tallies Proposition 218 ballots and conducts a public hearing on PBID formation and the assessment and approves establishment of the PBID.
<b>August</b>	PBID submits assessment roll to the County Assessor.
<b>January 1, 2000</b>	Capitol Station PBID begins operations.

Pursuant to state law, the Capitol Station PBID will initially have a five-year life through the end of the year 2004. In order to continue the PBID for an additional five years, the preceding petition, ballot and public hearing process must be repeated.

## **Appendix 1:**

Roster of the Capitol Station District Board of Directors



# **CAPITOL STATION DISTRICT BOARD OF DIRECTORS 1/99**

<b><u>Organization</u></b>	<b><u>Contact</u></b>	<b><u>Directors &amp; Officers</u></b>
<b>Admail West</b>	Joyce Riffel	Boardmember
<b>Applegate Drayage Inc.</b>	Bud Applegate	Boardmember
<b>Armour Steel Co.</b>	Steve Ayers	Boardmember, Secretary
<b>Blue Diamond Almond Growers</b>	Vacant	Boardmember
<b>Carson Development</b>	Johan Otto	Boardmember
<b>Downtown Ford</b>	Ray Enos	Boardmember, President
<b>General Produce Co.</b>	Dave Comerchero	Boardmember
<b>Grove Investment Co.</b>	Ernie Gallardo	Boardmember, Vice President
<b>Jones &amp; Pevey</b>	Gary Pevey	Boardmember, Treasurer
<b>Lacin Media Services</b>	Greta Lacin	Boardmember
<b>Massie &amp; Co.</b>	Mike Partington	Boardmember
<b>Rusty Duck</b>	Julie Grove	Boardmember
<b>SunDown Casino</b>	Clarke Rosa	Boardmember
<b>Union Pacific</b>	Michael Casey	Boardmember
<b>Volunteers of America</b>	Leo McFarland	Boardmember

## **Appendix 2:**

Results from Stakeholder Focus Groups and  
Direct Mail Surveys

## Capitol Station District Strategic Plan

### Focus Group Results: Richards Boulevard Strengths and Weaknesses

(Prepared by Progressive Urban Management Associates 11/98)

<b><u>STRENGTHS</u></b>	<b><u>Zone 1</u></b>	<b><u>Zone 4</u></b>	<b><u>Zone 3</u></b>
Location	XX	XX	XX
Access	XX	XX	XX
Development Potential	XX	XX	XX
Proximity to Downtown	XX	XX	XX
7th Street Extension	XX		XX
Railroad Access/Spurs	XX		XX
Historic Buidings (12th/16th Corridors)		XX	
Longevity of Businesses		XX	
Sense of Community		XX	
Businesses Getting Organized (CSD)		XX	
Relatively Safe		XX	
Responsible Service Providers			XX
Visible Law Enforcement			XX
Lack of Industrial Competition			XX
<b><u>WEAKNESSES</u></b>	<b><u>Zone 1</u></b>	<b><u>Zone 4</u></b>	<b><u>Zone 3</u></b>
Concentration of Social Services/Transients	XX	XX	XX
Poor Quality of Roads/Infrastructure	XX	XX	XX
Image - Rough, Rundown, Unsafe		XX	XX
Bercut/Richards Intersection	XX		
Business Outmigration	XX		
Redevelopment Uncertainties	XX		
Traffic Congestion	XX		
City/State-Owned Properties	XX		
Confusing Circulation		XX	
Real Estate Perception		XX	
Neglect by City		XX	
Lack of Voters		XX	
Light Rail Does Not Stop		XX	
Loaves & Fishes			XX
Lack of Code Enforcement			XX
"Action" at the Levee			XX
Juice Bar			XX
ROMA Plan Out-of-Date			XX

**Capitol Station District Strategic Plan**  
**Focus Group Results: Richards Boulevard Improvements & Services**

(Prepared by Progressive Urban Management Associates 11/98)

<b>ZONE 1</b>	<b>ZONE 4</b>	<b>ZONE 3</b>
Improve Bercut/Richards Intersection (3) Get City to Clarify Plans for Properties (3) Reduce/Disperse Transients (2) Improve Curbs & Gutters on Richards (1) Improve Lighting on Bannon (1) 7th Street Extension Get Rid of Strip-Tease Joint Improve Lighting on Richards Beautify Area -- Trees	Connect 12th/16th Streets to Richards & Downtown (9) Reduce Concentration of Social Services (5) Attract Restaurants, Basic Services (2) Discourage Camping on the River (2) Improve Transit/Create Light Rail Stop (1) Build More Involvement from Businesses (1) Make Area More Attractive -- Streetscape (1) Promote Real Estate Development	Improve Roads -- Curbs, Gutters, Paving (7) 7th Street Extension (6) Contain/Reduce Concentration of Social Services (2) Improve Transit/Create Light Rail Stop (1) Code Enforcement/Promote Upgrading (1) Beautification -- Landscaping/Fencing (1)

**Capitol Station District Strategic Plan**  
**Focus Group Results: Capitol Station District Future Priorities**

(Prepared by Progressive Urban Management Associates 11/98)

<u>Priority</u>	<u>ZONE 3</u>	<u>ZONE 4</u>	<u>CSD Board</u>	<u>COMPOSITE</u>
1	Transportation Planning (3.4)	Economic Development (2.1)	Economic Development (2.4)	Economic Development (3.1)
2	Economic Development (4.4)	Community Service (2.9)	Transportation Planning (2.7)	Transportation Planning (3.1)
3	Maintenance (5.1)	Transportation Planning (3.1)	Community Service (3.9)	Community Service (4.2)
4	Street Beautification (5.3)	Street Beautification (5.7)	Security (5.0)	Security (5.7)
5	Community Service (5.6)	Security (6.1)	Street Beautification (7.1)	Street Beautification (6.0)
6	Security (5.9)	Consumer Marketing (7.6)	Consumer Marketing (7.4)	Maintenance (6.8)
7	Consumer Marketing (7.2)	Maintenance (7.7)	Maintenance (7.9)	Consumer Marketing (7.4)
8	Special Events (8.9)	Special Events (9.0)	Special Events (8.1)	Special Events (8.7)
Number of surveys	9	7	8	24

Consolidated Survey - 30 Respondents

Question 1 - Property or Business Owner or Both		
	<i>Number</i>	<i>Percent</i>
Property Owner	9	30%
Business Owner	4	13%
Property and Business Owner	16	53%
Other	1	3%

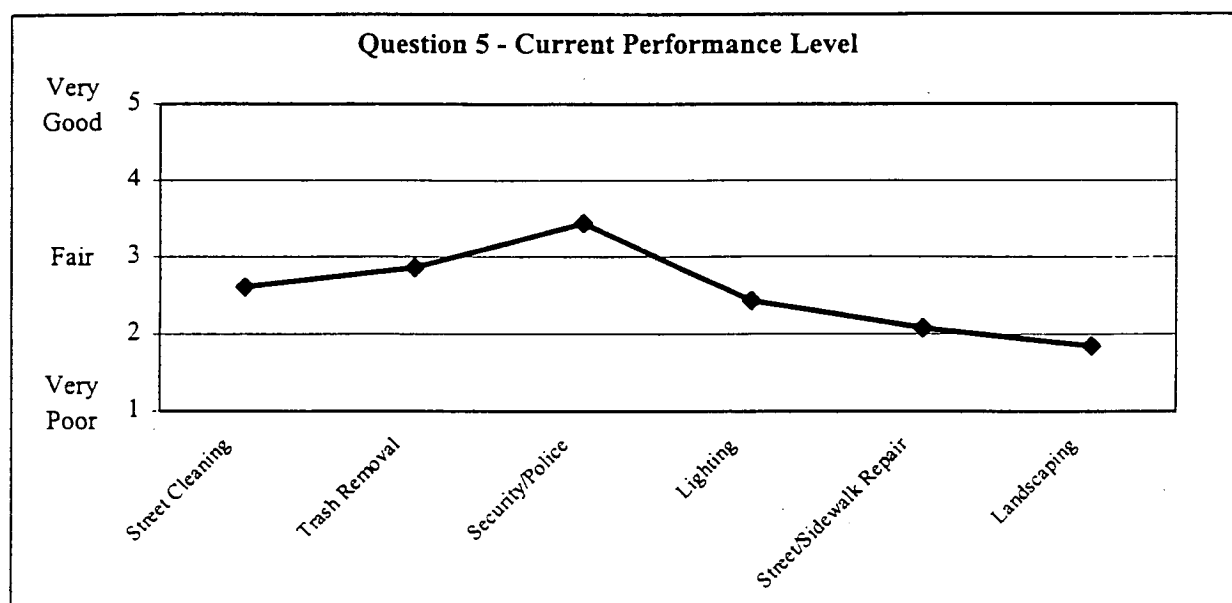
Question 2 - Types of Businesses and/or Uses That A84Occupy Richards Blvd. Property(ies)		
	<i>Number</i>	<i>Percent</i>
Manufacturing/Light Industrial	17	57%
Office	14	47%
Retail/Restaurant	8	27%
Parking	5	17%
Auto Sales/Service	5	17%
Hotel	0	0%
Residential	1	3%
Non-Profit/Charitable	4	13%
City/Council Government	0	0%
State Government	5	17%
Vacant Land	2	7%
Other	0	0%

Question 3 - Number of Acres		
	<i>Number</i>	<i>Percent</i>
Less than One	7	23%
1 to 5	12	40%
More than 5	11	37%

Question 4 - Total Gross Bldg. Square Footage of All Properties		
	<i>Number</i>	<i>Percent</i>
Up to 50,000 sq. ft.	20	67%
50,001 to 100,000 sq. ft.	0	0%
100,001 to 250,000 sq. ft.	6	20%
Over 250,001 sq. ft.	4	13%

Consolidated Survey - 30 Respondents

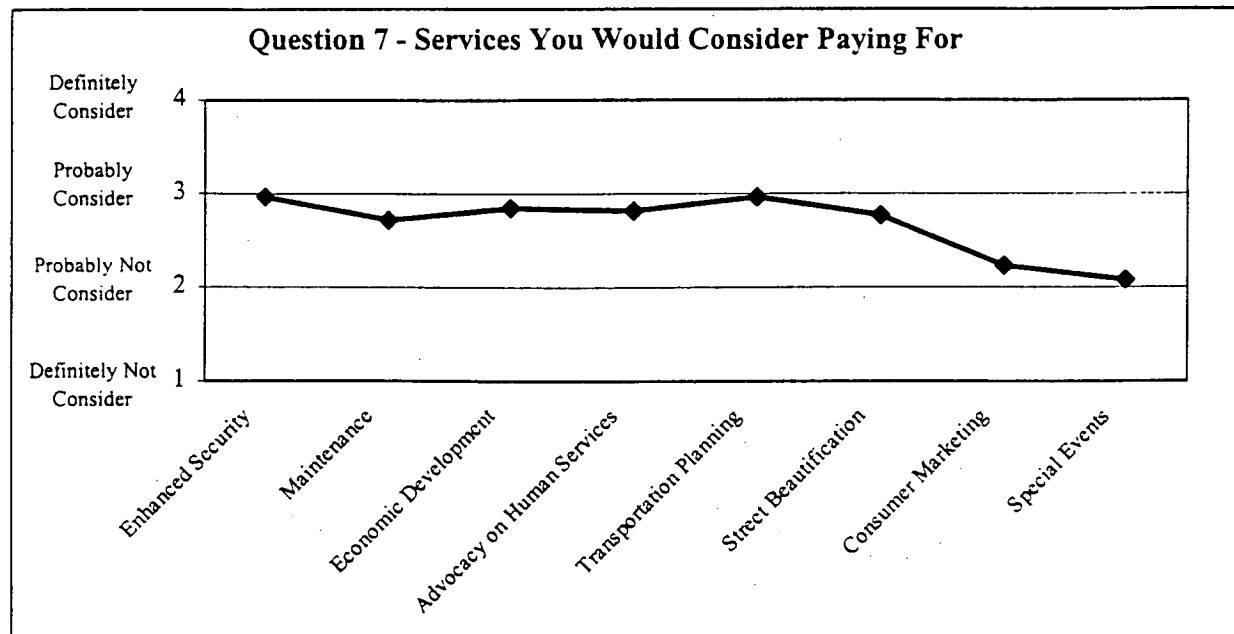
Question 5 -City of Sacramento's Current Performance Level in Providing Following Services			
	Avg. Score	No Answer	Percent No Answer
Street Cleaning	2.6	2	7%
Trash Removal	2.9	2	7%
Security/Police	3.4	0	0%
Lighting	2.4	2	7%
Street/Sidewalk Repair	2.1	3	10%
Landscaping	1.8	4	13%
Other	NA	30	100%
Consolidated Average	2.5		





Consolidated Survey - 30 Respondents

Question 7 - Services You Would Consider Paying For Through a BID Assessment			
	Avg. Score	No Answer	Percent No Answer
Enhanced Security	3.0	3	10%
Maintenance	2.7	5	17%
Economic Development	2.8	4	13%
Advocacy on Human Services	2.8	3	10%
Transportation Planning	3.0	4	13%
Street Beautification	2.8	4	13%
Consumer Marketing	2.2	4	13%
Special Events	2.1	5	17%
Other	NA	30	100%
Consolidated Average	2.7		



Question 6 - Comments on Adding or Changing One Thing	
Response	Number of Responses
Improving Traffic Flow and Street Construction	11
Attend to Transient Population and Social Services	9
Remove Loaves & Fishes	3
Additional Landscaping and Pedestrian Friendly Improvements	3

Question 8 - General Comments	
Response	Number of Responses
Positive comments/Keep up the good work	4
Negative comments on paying for services	2

## **Appendix 3:**

List of Properties to be Benefited

# CAPITOL STATION DISTRICT PBID ASSESSOR PARCEL NUMBERS & SITE ADDRESSES

REVISED 5/29/99

495 parcels, sorted by Assessor's Parcel # (APN)

Assessors Parcel # 001 0011 001 0000 Site Address 221 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0012 018 0000 Site Address 228 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 012 0000 Site Address 951 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0020 046 0000 Site Address 819 7th St	BID Zone Z1
Assessors Parcel # 001 0011 003 0000 Site Address 225 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0012 020 0000 Site Address 232 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 013 0000 Site Address 851 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0020 048 0000 Site Address 601 N 7th St	BID Zone Z1
Assessors Parcel # 001 0011 004 0000 Site Address 227 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0012 021 0000 Site Address 236 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 014 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0031 002 0000 Site Address N B St	BID Zone Z1
Assessors Parcel # 001 0011 005 0000 Site Address 231 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0012 022 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0020 017 0000 Site Address 425 N 7th St	BID Zone Z1	Assessors Parcel # 001 0031 003 0000 Site Address *No Site Address*	BID Zone SP
Assessors Parcel # 001 0012 001 0000 Site Address State Hwy	BID Zone Z1	Assessors Parcel # 001 0012 023 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0020 018 0000 Site Address 425 N 7th St	BID Zone Z1	Assessors Parcel # 001 0031 004 0000 Site Address 915 N B St	BID Zone Z1
Assessors Parcel # 001 0012 002 0000 Site Address State Hwy	BID Zone Z1	Assessors Parcel # 001 0012 024 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 019 0000 Site Address N 7th St	BID Zone Z1	Assessors Parcel # 001 0031 005 0000 Site Address 320 N 10th St	BID Zone Z1
Assessors Parcel # 001 0012 008 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0012 025 0000 Site Address 200 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 034 0000 Site Address N 5th St	BID Zone Z1	Assessors Parcel # 001 0031 006 0000 Site Address 360 N 10th St	BID Zone Z1
Assessors Parcel # 001 0012 009 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0020 003 0000 Site Address N 7th St	BID Zone Z1	Assessors Parcel # 001 0020 035 0000 Site Address N 10th St	BID Zone Z1	Assessors Parcel # 001 0031 007 0000 Site Address 410 N 10th St	BID Zone Z1
Assessors Parcel # 001 0012 012 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 008 0000 Site Address 800 N 10th St	BID Zone Z1	Assessors Parcel # 001 0020 036 0000 Site Address N 7th St	BID Zone Z1	Assessors Parcel # 001 0031 008 0000 Site Address 950 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0012 013 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 009 0000 Site Address 600 N 10th St	BID Zone Z1	Assessors Parcel # 001 0020 041 0000 Site Address N 5th St	BID Zone Z1	Assessors Parcel # 001 0031 009 0000 Site Address 900 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0012 015 0000 Site Address 226 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 010 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0020 044 0000 Site Address N 5th St	BID Zone Z1	Assessors Parcel # 001 0031 012 0000 Site Address 800 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0012 016 0000 Site Address 222 Jibboom St	BID Zone Z1	Assessors Parcel # 001 0020 011 0000 Site Address 851 N 10th St #A	BID Zone Z1	Assessors Parcel # 001 0020 045 0000 Site Address 430 N 7th St	BID Zone Z1	Assessors Parcel # 001 0031 013 0000 Site Address Richards Blvd	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # <b>001 0031 014 0000</b> Site Address <b>N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 015 0000</b> Site Address <b>258 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 003 0000</b> Site Address <b>330 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 003 0000</b> Site Address <b>224 N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 015 0000</b> Site Address <b>325 N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 018 0000</b> Site Address <b>238 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 004 0000</b> Site Address <b>334 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 004 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 016 0000</b> Site Address <b>333 N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 019 0000</b> Site Address <b>230 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 007 0000</b> Site Address <b>354 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 005 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 017 0000</b> Site Address <b>325 N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 020 0000</b> Site Address <b>222 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 008 0000</b> Site Address <b>358 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 006 0000</b> Site Address <b>224 N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 018 0000</b> Site Address <b>750 Richards Blvd</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 031 0000</b> Site Address <b>200 Richards Blvd</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 020 0000</b> Site Address <b>*No Site Address*</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 007 0000</b> Site Address <b>479 Bannon St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 020 0000</b> Site Address <b>N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 034 0000</b> Site Address <b>210 Richards Blvd</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 022 0000</b> Site Address <b>350 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 008 0000</b> Site Address <b>471 Bannon St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 021 0000</b> Site Address <b>N 7th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 035 0000</b> Site Address <b>210 Richards Blvd</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0053 024 0000</b> Site Address <b>455 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0063 001 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 022 0000</b> Site Address <b>840 Richards Blvd</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 036 0000</b> Site Address <b>Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0055 002 0000</b> Site Address <b>245 N 5th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0063 002 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 023 0000</b> Site Address <b>N B St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 037 0000</b> Site Address <b>216 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0055 003 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0063 003 0000</b> Site Address <b>501 N 5th St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0031 024 0000</b> Site Address <b>N B St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 038 0000</b> Site Address <b>Bercut Dr</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0055 004 0000</b> Site Address <b>251 N 5th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0064 004 0000</b> Site Address <b>*No Site Address*</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0040 012 0000</b> Site Address <b>316 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0040 039 0000</b> Site Address <b>246 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0061 025 0000</b> Site Address <b>N B St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0064 005 0000</b> Site Address <b>422 N B St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0040 013 0000</b> Site Address <b>310 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 001 0000</b> Site Address <b>320 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0061 026 0000</b> Site Address <b>N B St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0064 006 0000</b> Site Address <b>428 N B St</b>	BID Zone <b>Z1</b>
Assessors Parcel # <b>001 0040 014 0000</b> Site Address <b>260 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0052 002 0000</b> Site Address <b>324 Bannon St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0062 002 0000</b> Site Address <b>N 5th St</b>	BID Zone <b>Z1</b>	Assessors Parcel # <b>001 0064 007 0000</b> Site Address <b>434 N B St</b>	BID Zone <b>Z1</b>

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 001 0064 008 0000 Site Address 440 N B St	BID Zone Z1	Assessors Parcel # 001 0070 023 0000 Site Address 1351 Vine St	BID Zone Z1	Assessors Parcel # 001 0070 048 0000 Site Address Vine St	BID Zone Z1	Assessors Parcel # 001 0081 014 0000 Site Address 701 Dos Rios St	BID Zone Z1
Assessors Parcel # 001 0064 009 0000 Site Address 446 N B St	BID Zone Z1	Assessors Parcel # 001 0070 024 0000 Site Address Vine St	BID Zone Z1	Assessors Parcel # 001 0070 049 0000 Site Address 1059 Vine St	BID Zone Z1	Assessors Parcel # 001 0081 015 0000 Site Address Dos Rios St	BID Zone Z1
Assessors Parcel # 001 0064 010 0000 Site Address 452 N B St	BID Zone Z1	Assessors Parcel # 001 0070 025 0000 Site Address N 10th St	BID Zone Z1	Assessors Parcel # 001 0070 050 0000 Site Address Vine St	BID Zone Z1	Assessors Parcel # 001 0081 016 0000 Site Address 1101 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0064 011 0000 Site Address 458 N B St	BID Zone Z1	Assessors Parcel # 001 0070 026 0000 Site Address 1061 Vine St	BID Zone Z1	Assessors Parcel # 001 0070 051 0000 Site Address 819 N 10th St	BID Zone Z1	Assessors Parcel # 001 0082 001 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0064 012 0000 Site Address 464 N B St	BID Zone Z1	Assessors Parcel # 001 0070 027 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0081 004 0000 Site Address 1001 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0090 001 0000 Site Address Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0064 013 0000 Site Address 468 N B St	BID Zone Z1	Assessors Parcel # 001 0070 028 0000 Site Address 1421 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0081 005 0000 Site Address 515 N 10th St	BID Zone Z1	Assessors Parcel # 001 0090 002 0000 Site Address 1100 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0064 014 0000 Site Address 522 N B St	BID Zone Z1	Assessors Parcel # 001 0070 029 0000 Site Address 1441 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0081 006 0000 Site Address 521 N 10th St	BID Zone Z1	Assessors Parcel # 001 0090 003 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0064 015 0000 Site Address 400 N B St	BID Zone Z1	Assessors Parcel # 001 0070 036 0000 Site Address 1199 Vine St	BID Zone Z1	Assessors Parcel # 001 0081 007 0000 Site Address 601 N 10th St	BID Zone Z1	Assessors Parcel # 001 0101 001 0000 Site Address Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0070 003 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 001 0070 037 0000 Site Address 1275 Vine St	BID Zone Z1	Assessors Parcel # 001 0081 009 0000 Site Address 1000 Vine St	BID Zone Z1	Assessors Parcel # 001 0101 002 0000 Site Address Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0070 005 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 001 0070 038 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0081 010 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0101 004 0000 Site Address 510 N 12th St	BID Zone Z1
Assessors Parcel # 001 0070 007 0000 Site Address 1401 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0070 039 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0081 011 0000 Site Address 609 N 10th St	BID Zone Z1	Assessors Parcel # 001 0101 005 0000 Site Address 1400 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0070 009 0000 Site Address Vine St	BID Zone Z1	Assessors Parcel # 001 0070 045 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0081 012 0000 Site Address N 10th St	BID Zone Z1	Assessors Parcel # 001 0101 006 0000 Site Address 620 Sunbeam Ave	BID Zone Z1
Assessors Parcel # 001 0070 022 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0070 046 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0081 013 0000 Site Address 701 Dos Rios St	BID Zone Z1	Assessors Parcel # 001 0101 007 0000 Site Address 430 N 12th St	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 001 0102 007 0000 Site Address 520 N 12th St	BID Zone Z1	Assessors Parcel # 001 0104 014 0000 Site Address 625 N 16th St	BID Zone Z1	Assessors Parcel # 001 0112 001 0000 Site Address 1000 N D St	BID Zone Z1	Assessors Parcel # 001 0112 027 0000 Site Address 1008 N D St	BID Zone Z1
Assessors Parcel # 001 0102 008 0000 Site Address 1450 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0104 016 0000 Site Address 775 N 16th St	BID Zone Z1	Assessors Parcel # 001 0112 002 0000 Site Address 1002 N D St	BID Zone Z1	Assessors Parcel # 001 0112 028 0000 Site Address 241 N 10th St	BID Zone Z1
Assessors Parcel # 001 0102 009 0000 Site Address 625 Sunbeam Ave	BID Zone Z1	Assessors Parcel # 001 0104 017 0000 Site Address 769 N 16th St	BID Zone Z1	Assessors Parcel # 001 0112 003 0000 Site Address 1006 N D St	BID Zone Z1	Assessors Parcel # 001 0112 029 0000 Site Address 1005 N B St	BID Zone Z1
Assessors Parcel # 001 0102 010 0000 Site Address 605 Sunbeam Ave	BID Zone Z1	Assessors Parcel # 001 0104 018 0000 Site Address 525 N 16th St	BID Zone Z1	Assessors Parcel # 001 0112 005 0000 Site Address 1010 N D St	BID Zone Z1	Assessors Parcel # 001 0112 030 0000 Site Address 1016 N C St	BID Zone Z1
Assessors Parcel # 001 0102 011 0000 Site Address 522 N 12th St	BID Zone Z1	Assessors Parcel # 001 0104 019 0000 Site Address N 16th St	BID Zone Z1	Assessors Parcel # 001 0112 006 0000 Site Address 1016 N D St	BID Zone Z1	Assessors Parcel # 001 0112 034 0000 Site Address 1106 N D St	BID Zone Z1
Assessors Parcel # 001 0103 001 0000 Site Address 550 N 16th St	BID Zone Z1	Assessors Parcel # 001 0111 001 0000 Site Address 341 N 10th St	BID Zone Z1	Assessors Parcel # 001 0112 007 0000 Site Address 1018 N D St	BID Zone Z1	Assessors Parcel # 001 0112 036 0000 Site Address 1103 N B St	BID Zone Z1
Assessors Parcel # 001 0103 002 0000 Site Address 540 N 16th St	BID Zone Z1	Assessors Parcel # 001 0111 002 0000 Site Address 1009 N D St	BID Zone Z1	Assessors Parcel # 001 0112 008 0000 Site Address 1020 N D St	BID Zone Z1	Assessors Parcel # 001 0112 037 0000 Site Address 250 Dos Rios St	BID Zone Z1
Assessors Parcel # 001 0103 003 0000 Site Address 520 N 16th St	BID Zone Z1	Assessors Parcel # 001 0111 003 0000 Site Address N D St	BID Zone Z1	Assessors Parcel # 001 0112 009 0000 Site Address 318 11th St	BID Zone Z1	Assessors Parcel # 001 0112 038 0000 Site Address 301 N 10th St	BID Zone Z1
Assessors Parcel # 001 0103 006 0000 Site Address 515 N 12th St	BID Zone Z1	Assessors Parcel # 001 0111 004 0000 Site Address 320 11th St	BID Zone Z1	Assessors Parcel # 001 0112 010 0000 Site Address 316 11th St	BID Zone Z1	Assessors Parcel # 001 0114 003 0000 Site Address 1151 N D St	BID Zone Z1
Assessors Parcel # 001 0103 008 0000 Site Address Sproule Ave	BID Zone Z1	Assessors Parcel # 001 0111 005 0000 Site Address N D St	BID Zone Z1	Assessors Parcel # 001 0112 022 0000 Site Address 1031 N C St	BID Zone Z1	Assessors Parcel # 001 0114 004 0000 Site Address 1101 N D St	BID Zone Z1
Assessors Parcel # 001 0103 009 0000 Site Address 500 16th St	BID Zone Z1	Assessors Parcel # 001 0111 006 0000 Site Address 1039 N D St	BID Zone Z1	Assessors Parcel # 001 0112 023 0000 Site Address 1029 N C St	BID Zone Z1	Assessors Parcel # 001 0114 005 0000 Site Address N D St	BID Zone Z1
Assessors Parcel # 001 0103 010 0000 Site Address 1451 Sproule Ave	BID Zone Z1	Assessors Parcel # 001 0111 007 0000 Site Address 1011 N D St	BID Zone Z1	Assessors Parcel # 001 0112 025 0000 Site Address 317 N 10th St	BID Zone Z1	Assessors Parcel # 001 0122 009 0000 Site Address 255 Dos Rios St	BID Zone Z1
Assessors Parcel # 001 0104 001 0000 Site Address N 12th St	BID Zone Z1	Assessors Parcel # 001 0111 008 0000 Site Address 1011 N D St	BID Zone Z1	Assessors Parcel # 001 0112 026 0000 Site Address 317 N 10th St	BID Zone Z1	Assessors Parcel # 001 0122 010 0000 Site Address 210 N 12th St	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.



Assessors Parcel # 001 0122 012 0000 Site Address 300 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 002 0000 Site Address Sproule Ave	BID Zone SP	Assessors Parcel # 001 0142 001 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0142 019 0000 Site Address 1501 N C St	BID Zone Z1
Assessors Parcel # 001 0122 013 0000 Site Address 304 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 003 0000 Site Address 1400 Sproule Ave	BID Zone Z1	Assessors Parcel # 001 0142 002 0000 Site Address McCormack St	BID Zone SP	Assessors Parcel # 001 0142 020 0000 Site Address 1517 N C St	BID Zone Z1
Assessors Parcel # 001 0122 014 0000 Site Address 200 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 007 0000 Site Address 1506 Sproule Ave	BID Zone Z1	Assessors Parcel # 001 0142 003 0000 Site Address McCormack St	BID Zone Z1	Assessors Parcel # 001 0142 021 0000 Site Address 1510 McCormack	BID Zone Z1
Assessors Parcel # 001 0123 003 0000 Site Address 201 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 013 0000 Site Address 440 N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 004 0000 Site Address 305 Ahern St	BID Zone Z1	Assessors Parcel # 001 0142 022 0000 Site Address 1516 McCormack	BID Zone Z1
Assessors Parcel # 001 0130 001 0000 Site Address 401 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 014 0000 Site Address 430 N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 005 0000 Site Address 1500 McCormack	BID Zone Z1	Assessors Parcel # 001 0143 016 0000 Site Address 16th St	BID Zone Z1
Assessors Parcel # 001 0130 002 0000 Site Address 341 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 015 0000 Site Address N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 008 0000 Site Address McCormack St	BID Zone Z1	Assessors Parcel # 001 0144 001 0000 Site Address 1600 Basler St	BID Zone Z1
Assessors Parcel # 001 0130 003 0000 Site Address 333 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 016 0000 Site Address 410 N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 009 0000 Site Address McCormack St	BID Zone Z1	Assessors Parcel # 001 0144 002 0000 Site Address Basler St	BID Zone Z1
Assessors Parcel # 001 0130 007 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0141 017 0000 Site Address 400 N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 010 0000 Site Address 324 N 16th St	BID Zone Z1	Assessors Parcel # 001 0144 003 0000 Site Address 1604 Basler St	BID Zone Z1
Assessors Parcel # 001 0130 016 0000 Site Address 315 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 021 0000 Site Address 1501 McCormack	BID Zone Z1	Assessors Parcel # 001 0142 011 0000 Site Address 324 N 16th St	BID Zone Z1	Assessors Parcel # 001 0144 004 0000 Site Address 1604 Basler St	BID Zone Z1
Assessors Parcel # 001 0130 017 0000 Site Address 317 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 022 0000 Site Address 1448 McCormack St	BID Zone Z1	Assessors Parcel # 001 0142 012 0000 Site Address 324 N 16th St	BID Zone Z1	Assessors Parcel # 001 0144 005 0000 Site Address 1608 Basler St	BID Zone Z1
Assessors Parcel # 001 0130 021 0000 Site Address 321 N 12th St	BID Zone Z1	Assessors Parcel # 001 0141 023 0000 Site Address 1450 Sproule Ave	BID Zone Z1	Assessors Parcel # 001 0142 013 0000 Site Address 318 N 16th St	BID Zone Z1	Assessors Parcel # 001 0144 025 0000 Site Address 1611 Dreher St	BID Zone Z1
Assessors Parcel # 001 0130 024 0000 Site Address 306 Ahern St	BID Zone Z1	Assessors Parcel # 001 0141 024 0000 Site Address 470 N 16th St	BID Zone Z1	Assessors Parcel # 001 0142 014 0000 Site Address 1527 N C St	BID Zone Z1	Assessors Parcel # 001 0144 026 0000 Site Address 1609 Dreher St	BID Zone Z1
Assessors Parcel # 001 0141 001 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0141 025 0000 Site Address 1517 McCormack	BID Zone Z1	Assessors Parcel # 001 0142 018 0000 Site Address 1401 N C St	BID Zone Z1	Assessors Parcel # 001 0144 027 0000 Site Address 1607 Dreher St	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.



Assessors Parcel # 001 0144 028 0000 Site Address 1605 Dreher St	BID Zone Z1	Assessors Parcel # 001 0152 001 0000 Site Address 1610 N C St	BID Zone Z1	Assessors Parcel # 001 0152 018 0000 Site Address 221 N 16th St	BID Zone Z1	Assessors Parcel # 001 0160 010 0000 Site Address 28th St	BID Zone Z2
Assessors Parcel # 001 0144 029 0000 Site Address 401 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 002 0000 Site Address 16th St	BID Zone Z1	Assessors Parcel # 001 0152 019 0000 Site Address 235 N 16th St	BID Zone Z1	Assessors Parcel # 001 0160 011 0000 Site Address 200 28th St	BID Zone Z2
Assessors Parcel # 001 0144 030 0000 Site Address 411 16th St	BID Zone Z1	Assessors Parcel # 001 0152 003 0000 Site Address N C St	BID Zone Z1	Assessors Parcel # 001 0152 021 0000 Site Address 1624 N C St	BID Zone Z1	Assessors Parcel # 001 0160 013 0000 Site Address A St	BID Zone Z2
Assessors Parcel # 001 0144 031 0000 Site Address 411 16th St	BID Zone Z1	Assessors Parcel # 001 0152 004 0000 Site Address 1610 N C St	BID Zone Z1	Assessors Parcel # 001 0152 022 0000 Site Address 1625 Thornton Ave	BID Zone Z1	Assessors Parcel # 001 0160 018 0000 Site Address *No Site Address*	BID Zone Z2
Assessors Parcel # 001 0145 012 0000 Site Address 1632 Dreher St	BID Zone Z1	Assessors Parcel # 001 0152 005 0000 Site Address 1610 N C St	BID Zone Z1	Assessors Parcel # 001 0153 001 0000 Site Address 211 N 16th St	BID Zone Z1	Assessors Parcel # 001 0160 021 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0145 013 0000 Site Address 1632 Dreher St	BID Zone Z1	Assessors Parcel # 001 0152 006 0000 Site Address 1616 N C St	BID Zone Z1	Assessors Parcel # 001 0153 002 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0160 022 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0145 022 0000 Site Address 325 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 007 0000 Site Address 1616 N C St	BID Zone Z1	Assessors Parcel # 001 0153 008 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0160 027 0000 Site Address 1802 N B St	BID Zone Z1
Assessors Parcel # 001 0145 023 0000 Site Address 311 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 011 0000 Site Address 1626 N C St	BID Zone Z1	Assessors Parcel # 001 0153 009 0000 Site Address 1620 Thornton Ave	BID Zone Z1	Assessors Parcel # 001 0160 029 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0145 024 0000 Site Address 311 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 012 0000 Site Address 1626 N C St	BID Zone Z1	Assessors Parcel # 001 0153 011 0000 Site Address 1711 N B St	BID Zone Z1	Assessors Parcel # 001 0160 031 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0145 026 0000 Site Address 311 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 013 0000 Site Address N C St	BID Zone Z1	Assessors Parcel # 001 0160 005 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0160 034 0000 Site Address *No Site Address*	BID Zone Z2
Assessors Parcel # 001 0151 001 0000 Site Address N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 014 0000 Site Address 1630 N C St	BID Zone Z1	Assessors Parcel # 001 0160 006 0000 Site Address *No Site Address*	BID Zone Z2	Assessors Parcel # 001 0160 037 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0151 002 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0152 015 0000 Site Address 1701 Thornton Ave	BID Zone Z1	Assessors Parcel # 001 0160 008 0000 Site Address N A St	BID Zone Z2	Assessors Parcel # 001 0160 038 0000 Site Address A St	BID Zone Z2
Assessors Parcel # 001 0151 005 0000 Site Address 200 N 16th St	BID Zone Z1	Assessors Parcel # 001 0152 017 0000 Site Address 1615 Thornton Ave	BID Zone Z1	Assessors Parcel # 001 0160 009 0000 Site Address N A St	BID Zone Z2	Assessors Parcel # 001 0160 039 0000 Site Address 2400 A St	BID Zone Z2

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 001 0160 040 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0181 011 0000 Site Address 610 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0181 028 0000 Site Address 570 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 008 0000 Site Address Jibboom St	BID Zone Z1
Assessors Parcel # 001 0160 041 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 001 0181 014 0000 Site Address 301 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0182 001 0000 Site Address 201 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0190 009 0000 Site Address Jibboom St	BID Zone Z1
Assessors Parcel # 001 0160 044 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0181 015 0000 Site Address Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0182 004 0000 Site Address 221 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0190 010 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0160 045 0000 Site Address N B St	BID Zone SP	Assessors Parcel # 001 0181 016 0000 Site Address 500 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 005 0000 Site Address 251 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0190 011 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0160 046 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 001 0181 017 0000 Site Address 450 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 010 0000 Site Address 601 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 012 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0181 001 0000 Site Address Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0181 019 0000 Site Address 300 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 015 0000 Site Address 444 N 3rd St	BID Zone Z1	Assessors Parcel # 001 0190 013 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0181 002 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 001 0181 020 0000 Site Address 510 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 019 0000 Site Address 321 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 015 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0181 003 0000 Site Address Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0181 021 0000 Site Address 530 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 024 0000 Site Address 321 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 016 0000 Site Address *No Site Address*	BID Zone Z1
Assessors Parcel # 001 0181 004 0000 Site Address N 3rd St	BID Zone Z1	Assessors Parcel # 001 0181 022 0000 Site Address 550 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0182 025 0000 Site Address 455 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 017 0000 Site Address Jibboom St	BID Zone Z1
Assessors Parcel # 001 0181 005 0000 Site Address Sequoia Pac Blvd	BID Zone Z1	Assessors Parcel # 001 0181 024 0000 Site Address 400 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 004 0000 Site Address State Hwy	BID Zone Z1	Assessors Parcel # 001 0200 009 0000 Site Address Sequoia Pac Blvd	BID Zone Z1
Assessors Parcel # 001 0181 007 0000 Site Address 345 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0181 025 0000 Site Address 350 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 005 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0200 010 0000 Site Address N 5th St	BID Zone Z1
Assessors Parcel # 001 0181 009 0000 Site Address 295 N 3rd St	BID Zone Z1	Assessors Parcel # 001 0181 026 0000 Site Address 300 Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 006 0000 Site Address State Hwy	BID Zone Z1	Assessors Parcel # 001 0200 011 0000 Site Address 431 Richards Blvd	BID Zone Z1
Assessors Parcel # 001 0181 010 0000 Site Address 401 N 3rd St	BID Zone Z1	Assessors Parcel # 001 0181 027 0000 Site Address Bercut Dr	BID Zone Z1	Assessors Parcel # 001 0190 007 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 001 0200 012 0000 Site Address 424 N 5th St	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 001 0200 013 0000 Site Address Richards Blvd	BID Zone SP	Assessors Parcel # 001 0200 037 0000 Site Address *No Site Address*	BID Zone SP	Assessors Parcel # 001 0210 029 0000 Site Address 301 Bannon St	BID Zone Z1	Assessors Parcel # 002 0041 023 0000 Site Address 1228 N B St	BID Zone Z1
Assessors Parcel # 001 0200 018 0000 Site Address 500 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0200 038 0000 Site Address N 5th St	BID Zone Z1	Assessors Parcel # 001 0210 035 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 002 0041 041 0000 Site Address 1229 N A St	BID Zone Z1
Assessors Parcel # 001 0200 019 0000 Site Address 421 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0210 004 0000 Site Address 450 Richards Blvd	BID Zone Z1	Assessors Parcel # 001 0210 036 0000 Site Address 325 N 5th St	BID Zone Z1	Assessors Parcel # 002 0041 042 0000 Site Address 1229 N A St	BID Zone Z1
Assessors Parcel # 001 0200 023 0000 Site Address 500 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0210 005 0000 Site Address 444 Richards Blvd	BID Zone Z1	Assessors Parcel # 002 0010 006 0000 Site Address 821 N B St	BID Zone Z1	Assessors Parcel # 002 0041 043 0000 Site Address 1227 N A St	BID Zone Z1
Assessors Parcel # 001 0200 025 0000 Site Address 601 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0210 006 0000 Site Address N 5th St	BID Zone Z1	Assessors Parcel # 002 0010 023 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 002 0041 044 0000 Site Address 1227 N A St	BID Zone Z1
Assessors Parcel # 001 0200 029 0000 Site Address 650 N 5th St	BID Zone Z1	Assessors Parcel # 001 0210 007 0000 Site Address 500 Richards Blvd	BID Zone Z1	Assessors Parcel # 002 0020 009 0000 Site Address N B St	BID Zone Z1	Assessors Parcel # 002 0041 045 0000 Site Address 1225 N A St	BID Zone Z1
Assessors Parcel # 001 0200 030 0000 Site Address 600 N 5th St	BID Zone Z1	Assessors Parcel # 001 0210 010 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 002 0020 010 0000 Site Address 1405 N B St	BID Zone Z1	Assessors Parcel # 002 0041 046 0000 Site Address 1225 N A St	BID Zone Z1
Assessors Parcel # 001 0200 031 0000 Site Address 630 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0210 012 0000 Site Address State Hwy	BID Zone Z1	Assessors Parcel # 002 0020 015 0000 Site Address 1317 N B St	BID Zone Z1	Assessors Parcel # 002 0041 047 0000 Site Address 1223 N A St	BID Zone Z1
Assessors Parcel # 001 0200 032 0000 Site Address 600 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0210 014 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 002 0020 016 0000 Site Address 1400 N C St	BID Zone Z1	Assessors Parcel # 002 0041 048 0000 Site Address 1221 N A St	BID Zone Z1
Assessors Parcel # 001 0200 033 0000 Site Address N 5th St	BID Zone SP	Assessors Parcel # 001 0210 018 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 002 0031 001 0000 Site Address 916 N B St	BID Zone Z1	Assessors Parcel # 002 0041 050 0000 Site Address A St	BID Zone Z1
Assessors Parcel # 001 0200 034 0000 Site Address Richards Blvd	BID Zone SP	Assessors Parcel # 001 0210 023 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 002 0031 002 0000 Site Address 130 N B St	BID Zone Z1	Assessors Parcel # 002 0041 054 0000 Site Address 111 N 12th St	BID Zone Z1
Assessors Parcel # 001 0200 035 0000 Site Address 555 Sequoia Pacific	BID Zone Z1	Assessors Parcel # 001 0210 024 0000 Site Address Jibboom St	BID Zone Z1	Assessors Parcel # 002 0041 021 0000 Site Address 1224 N B St	BID Zone Z1	Assessors Parcel # 002 0041 055 0000 Site Address A St	BID Zone Z1
Assessors Parcel # 001 0200 036 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 001 0210 027 0000 Site Address 300 Richards Blvd	BID Zone Z1	Assessors Parcel # 002 0041 022 0000 Site Address 1226 N B St	BID Zone Z1	Assessors Parcel # 002 0041 059 0000 Site Address 1230 N B St	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 002 0041 063 0000 Site Address 1330 N B St	BID Zone Z1	Assessors Parcel # 002 0054 002 0000 Site Address 18th St	BID Zone Z1	Assessors Parcel # 002 0055 010 0000 Site Address 17th St	BID Zone SP	Assessors Parcel # 003 0022 014 0000 Site Address 1800 C Street	BID Zone SP
Assessors Parcel # 002 0041 073 0000 Site Address A St	BID Zone Z1	Assessors Parcel # 002 0054 003 0000 Site Address 18th St	BID Zone Z1	Assessors Parcel # 002 0055 011 0000 Site Address 17th St	BID Zone SP	Assessors Parcel # 003 0022 015 0000 Site Address 1802 C Street	BID Zone Z1
Assessors Parcel # 002 0041 074 0000 Site Address A St	BID Zone Z1	Assessors Parcel # 002 0054 004 0000 Site Address 99 N 17th St	BID Zone Z1	Assessors Parcel # 002 0055 012 0000 Site Address 18th St	BID Zone Z1	Assessors Parcel # 003 0022 016 0000 Site Address B St Sacramento	BID Zone SP
Assessors Parcel # 002 0041 075 0000 Site Address B St	BID Zone SP	Assessors Parcel # 002 0054 005 0000 Site Address *No Site Address*	BID Zone Z1	Assessors Parcel # 002 0055 013 0000 Site Address	BID Zone Z1	Assessors Parcel # 003 0022 017 0000 Site Address B St Sacramento	BID Zone Z1
Assessors Parcel # 002 0043 001 0000 Site Address 1400 N B St	BID Zone Z1	Assessors Parcel # 002 0055 001 0000 Site Address 16th St	BID Zone Z1	Assessors Parcel # 002 0055 014 0000 Site Address B St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 019 0000 Site Address 1802 C Street	BID Zone Z1
Assessors Parcel # 002 0043 006 0000 Site Address 111 N 16th St	BID Zone Z1	Assessors Parcel # 002 0055 002 0000 Site Address 1601 N A St	BID Zone Z1	Assessors Parcel # 002 0093 001 0000 Site Address	BID Zone Z1	Assessors Parcel # 003 0022 024 0000 Site Address B St Sacramento	BID Zone SP
Assessors Parcel # 002 0043 008 0000 Site Address North B St	BID Zone SP	Assessors Parcel # 002 0055 003 0000 Site Address 18th St	BID Zone Z1	Assessors Parcel # 003 0022 003 0000 Site Address B St Sacramento	BID Zone Z1	Assessors Parcel # 003 0022 026 0000 Site Address B St Sacramento	BID Zone Z1
Assessors Parcel # 002 0043 009 0000 Site Address North B St	BID Zone SP	Assessors Parcel # 002 0055 004 0000 Site Address 18th St	BID Zone Z1	Assessors Parcel # 003 0022 005 0000 Site Address B St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 028 0000 Site Address 20Th St Sacramento	BID Zone SP
Assessors Parcel # 002 0043 011 0000 Site Address North B St	BID Zone SP	Assessors Parcel # 002 0055 005 0000 Site Address 18th St	BID Zone SP	Assessors Parcel # 003 0022 006 0000 Site Address B St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 029 0000 Site Address 20Th St Sacramento	BID Zone SP
Assessors Parcel # 002 0051 002 0000 Site Address 100 N 16th St	BID Zone Z1	Assessors Parcel # 002 0055 006 0000 Site Address 18th St	BID Zone SP	Assessors Parcel # 003 0022 009 0000 Site Address B St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 030 0001 Site Address 20Th St Sacramento	BID Zone SP
Assessors Parcel # 002 0053 003 0000 Site Address 121 N 16th St	BID Zone Z1	Assessors Parcel # 002 0055 007 0000 Site Address 18Th St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 011 0000 Site Address 1802 C Street	BID Zone Z1	Assessors Parcel # 003 0022 031 0000 Site Address B St Sacramento	BID Zone Z1
Assessors Parcel # 002 0053 004 0000 Site Address 131 N 16th St	BID Zone Z1	Assessors Parcel # 002 0055 008 0000 Site Address 16th St	BID Zone SP	Assessors Parcel # 003 0022 012 0000 Site Address 1802 C Street	BID Zone Z1	Assessors Parcel # 003 0022 032 0000 Site Address B St Sacramento	BID Zone Z1
Assessors Parcel # 002 0054 001 0000 Site Address 83 N 17th St	BID Zone Z1	Assessors Parcel # 002 0055 009 0000 Site Address 16th St	BID Zone Z1	Assessors Parcel # 003 0022 013 0000 Site Address 18Th St Sacramento	BID Zone SP	Assessors Parcel # 003 0022 033 0001 Site Address B St Sacramento	BID Zone Z1

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

Assessors Parcel # 003 0022 034 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>Z1</b>	Assessors Parcel # 003 0032 016 0000 Site Address <b>B St</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 012 0000 Site Address	BID Zone <b>SP</b>
Assessors Parcel # 003 0022 035 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>Z1</b>	Assessors Parcel # 003 0032 017 0000 Site Address <b>N B St</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 019 0000 Site Address	BID Zone <b>Z1</b>
Assessors Parcel # 003 0022 036 0001 Site Address <b>B St Sacramento</b>	BID Zone <b>Z1</b>	Assessors Parcel # 003 0032 020 0000 Site Address <b>N B St</b>	BID Zone <b>Z2</b>	Assessors Parcel # 003 0071 025 0000 Site Address	BID Zone <b>Z1</b>
Assessors Parcel # 003 0022 037 0001 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 021 0000 Site Address <b>2100 N B St</b>	BID Zone <b>Z2</b>	Assessors Parcel # 003 0071 028 0000 Site Address	BID Zone <b>Z1</b>
Assessors Parcel # 003 0022 038 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 022 0000 Site Address <b>B St</b>	BID Zone <b>Z2</b>	Assessors Parcel # 003 0071 029 0000 Site Address	BID Zone <b>Z1</b>
Assessors Parcel # 003 0022 039 0001 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 023 0000 Site Address <b>N B St</b>	BID Zone <b>Z2</b>		
Assessors Parcel # 003 0022 040 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 024 0000 Site Address <b>N B St</b>	BID Zone <b>Z2</b>		
Assessors Parcel # 003 0022 041 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 025 0000 Site Address <b>N B St</b>	BID Zone <b>Z2</b>		
Assessors Parcel # 003 0022 042 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0032 026 0000 Site Address <b>*No Site Address*</b>	BID Zone <b>Z2</b>		
Assessors Parcel # 003 0022 043 0000 Site Address <b>B St Sacramento</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 006 0000 Site Address	BID Zone <b>Z1</b>		
Assessors Parcel # 003 0032 013 0000 Site Address <b>23rd St</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 009 0000 Site Address <b>B St</b>	BID Zone <b>SP</b>		
Assessors Parcel # 003 0032 014 0000 Site Address <b>B St</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 010 0000 Site Address	BID Zone <b>Z1</b>		
Assessors Parcel # 003 0032 015 0000 Site Address <b>B St</b>	BID Zone <b>SP</b>	Assessors Parcel # 003 0071 011 0000 Site Address	BID Zone <b>Z1</b>		

Key: Z1=Regular property w/in BID Zone 1 boundaries; SP=Railspur; Z2=Zone 2 property.

THE DAILY RECORDER

~ SINCE 1911 ~

1115 H Street, P.O. Box 1048, Sacramento, California 95812  
Telephone (916) 444-2355 • Fax (916) 444-0636

SAC. CITY CLERK PO#8070060934  
915 I ST., RM. 304/ V. HENRY  
SACRAMENTO CA 95814

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of Sacramento ) ss

Reference #: 9081

Notice type: GSR Sac City Resolution

Ad description: AD NO 9081

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

06/09/00

Executed on: 06/09/00  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. Brambila  
Signature

This space for filing stamp only

SC#: 00127946

RESOLUTION NO. 2000-273  
ADOPTED BY THE SACRAMENTO  
CITY COUNCIL  
ON DATE OF MAY 30, 2000  
RESOLUTION OF INTENTION TO LEVY  
AND COLLECT ASSESSMENTS  
WITHIN THE CAPITOL STATION  
PROPERTY OWNERS BUSINESS  
IMPROVEMENT DISTRICT FY 2000/01  
BE IT RESOLVED BY THE COUNCIL  
OF THE CITY OF SACRAMENTO:

1. The City Council intends to levy and collect assessments during FY 2000/01 within the Capitol Station Property Owners Business Improvement District. The area of land to be assessed is located in the City of Sacramento, Sacramento County, California.  
2. The Capitol Station Property Owners Business Improvement District provides for security and maintenance services with the intent of continuing to create a positive atmosphere in the Richards Boulevard area. All services are as defined within the Management District Annual Report, separately bound and on file in the City Clerk's Office, and by reference made a part of this resolution.  
3. In accordance with this Council's resolution directing the filing of an annual report, the Capitol Station Property Owners Business Improvement District Advisory Board has filed with the City Clerk the report required by the Property and Business Improvement District Area Law of 1994. All interested persons are referred to that report for a full and detailed description of the services and the boundaries of the assessment district. No changes in assessments are being proposed from the 1999/00 budget. Assessment rates are detailed below:

2000/01 ASSESSMENT RATES  
Zone 1 = \$253.00 per acre  
Zone 2 = \$67.00 per acre

4. The City Council will conduct a public hearing on Thursday June 20, 2000, on the question of the levy of the proposed annual assessments. The hearings will be held at 2:00 p.m., in the meeting place of the City Council located in City Hall, 915 "I" Street, Second Floor, Sacramento, California.

5. The City Clerk is authorized and directed to give the notice of hearing as required by the Property and Business Improvement District Area Law of 1994.

JIMMIE R. YEE  
MAYOR  
ATTEST:  
VALERIE BURROWES  
CITY CLERK  
AD NO. 9081  
06/09/00

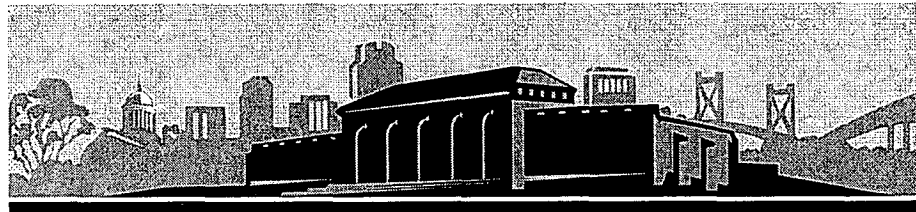
SC- 127946#

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JUN 13 2 36 PM '00



**Capitol Station Property Owners  
Business Improvement District # 99-03**

**Annual Report**



**Prepared pursuant to the State of California Property and Business  
Improvement District Law of 1994.**

**By the**

**Capitol Station PBID Advisory Board**

**June, 2001**



## I. **PBID SUMMARY**

The boundaries, benefit zones, and assessment rates of the Capitol Station Property Owners Business Improvement District (PBID) shall remain unchanged for calendar year 2002. The PBID does not anticipate any contributions to be made to the PBID from sources other than the assessments in 2002.

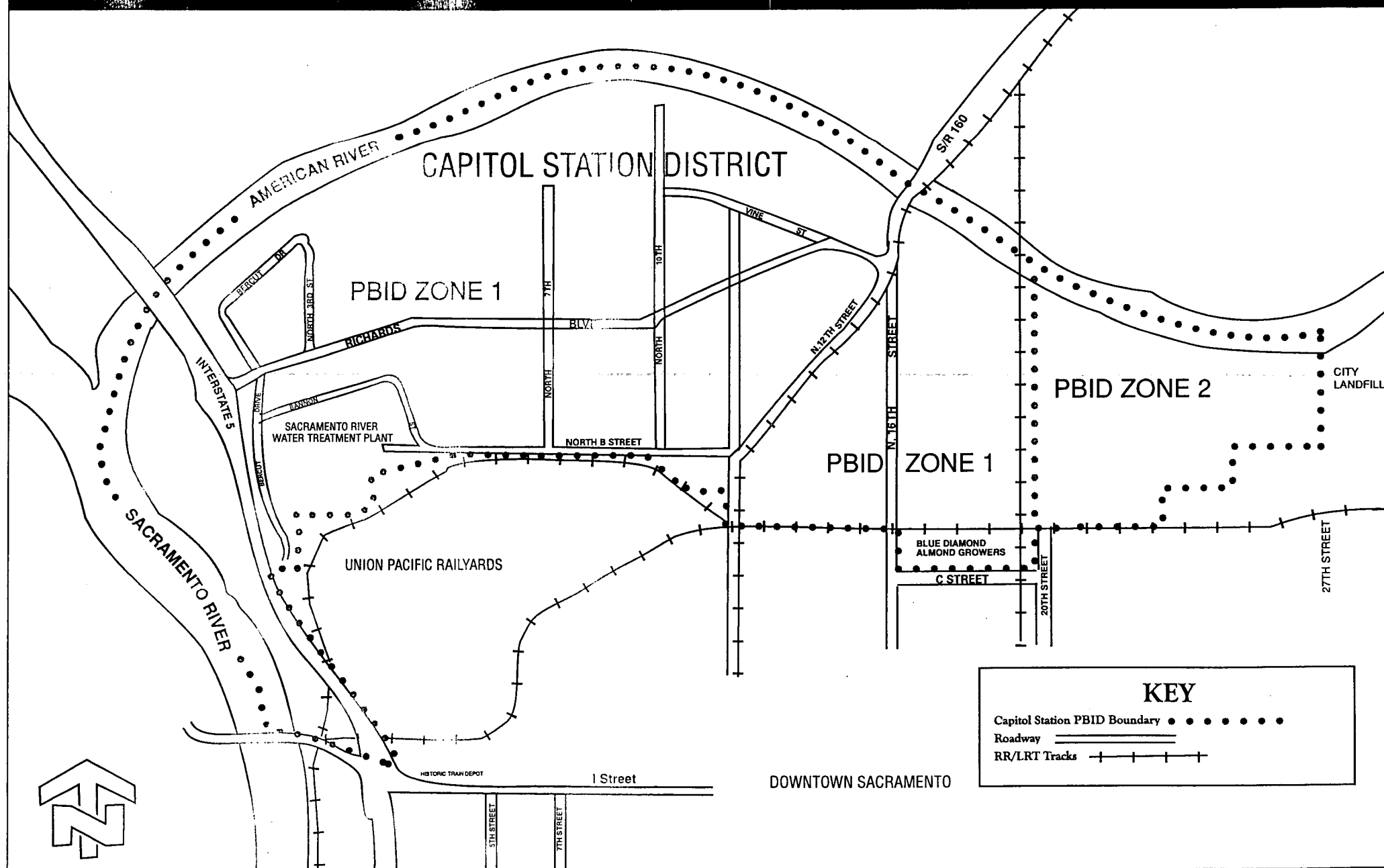
Pursuant to state law, the Management Plan for the Capitol Station PBID No. 99-03 served as the PBID's advisory board report for its first year and established the PBID's boundaries, benefit zones, budget and assessments for 2001.

## II. **PBID BOUNDARIES**

**A. Service Area.** The PBID Service Area is approximately 850 acres, bounded by the American River to the north, Sacramento River to the west, Union Pacific rail berm at North B Street and continuing to C Street on the south, and 28<sup>th</sup> Street to the east. A map of the area is shown on the following page. It should be noted that residentially-zoned properties and parcels owned by 501(c)(3) charities within PBID boundaries are exempted from assessment. (For more detail on the PBID assessment structure, see Section V, "Assessment Methodology.")

**B. Benefit Zones.** There are two separate geographic Zones specified within PBID boundaries, based on level of PBID benefits and service.

- **Zone 1:** Zone 1 includes most of the PBID properties, from the Sacramento River on the west to the 20<sup>th</sup> Street rail lines on the east. This area is more fully developed and has fewer unimproved properties than Zone 2.
- **Zone 2:** Zone 2 consists, for the most part, of vacant parcels and properties that are not fully developed, east of the 20<sup>th</sup> Street rail lines and north of the Union Pacific Railroad mainline tracks.



### III. CAPITOL STATION PBID MANAGEMENT PLAN

The Capitol Station PBID provides for improvements and activities, including transportation planning, economic development and community service initiatives, beyond those provided by the City and County of Sacramento. The overall PBID Management Plan will remain unmodified for calendar year 2002. Current services under three main categories include:

**A. Transportation Planning.** The PBID will finance efforts by the Capitol Station District to advance the design, construction and improvement of existing and new roadways, transit lines, and other transportation services and infrastructure throughout the district. PBID funds are not used to cover hard costs of capital improvements, but are directed to research, advocacy and education efforts to accelerate the allocation of public funding for transportation projects, as well as to give guidance on design, environmental, and other policy concerns. Current projects include the 7<sup>th</sup> Street Extension, the Sacramento Intermodal Complex, Richards Blvd. widening between North 7<sup>th</sup> and North 12<sup>th</sup> Streets, the DNA Light Rail extension, improvements to the Richards Blvd./SR 160 intersection, Sutters Landing Parkway development, and improvements to the interchange at Richards and I-5.

**B. Economic Development/Marketing.** PBID development and marketing activities aim to improve the overall business image of the area, with the goal of attracting and retaining businesses, jobs, and investment. Activities include internal and external communications, special events, benchmarking and research to provide data on the area's economic trends and prospects, guided tours and briefings, database development and marketing materials. The PBID is also active in promoting specific catalyst improvements such as Discovery Centre, Capitol Station 65 LLC Cannery Project, the Historic PG&E Steam Plant, Sacramento River Water Intake Facility, Sacramento Pipeworks Climbing Gym, Two Rivers Parkway, Sutters Landing Parkway

**C. Community Service Initiatives.** "Clean and Safe" and other community service projects provide enhanced security, maintenance, and other quality of life services to improve the appearance and atmosphere of the district. Activities include a dedicated daily security patrol, and weekly maintenance, graffiti and weed abatement crews. In an effort to improve the long-term economic and cultural outlook for the area, the Community Service program includes pro-active coordination between the business

community, social service agencies, and governmental agencies to decrease homelessness and mitigate any negative effects caused by over-concentration of homeless and transient populations in the district. The Capitol Station District is also an active participant in law enforcement and parks' efforts to control crime along the American River Parkway, through vegetation management programs, police and rangers' deterrence programs, and outreach efforts such as Project HOPE and the Levee Outreach.

The budget also covers administrative costs necessary to manage the improvements and activities specified in the PBID management plan, as well as bookkeeping, office equipment, and other costs of doing business. This component also includes funds to reimburse costs incurred by the City and County to administer the collection and disbursement of PBID assessments.

#### IV. SERVICE PLAN BUDGETS

The overall PBID budget for calendar year 2002 has been approved for the amount of \$185,500 by the Capitol Station District Board and the Capitol Station PBID Advisory Board—unchanged from calendar year 2001. The budget is based upon the following projected allocation of Management District revenues:

• <b>Transportation Planning</b>	<b>21.9%</b>
• <b>Economic Development &amp; Marketing</b>	<b>35.4%</b>
• <b>Community Service Initiatives</b>	<b>25.3%</b>
• <b>Administrative support</b>	<b><u>17.4%</u></b>
<b>Total Services</b>	<b>100%</b>

#### V. ASSESSMENT METHODOLOGY

**A. Base Formula.** Assessments will not exceed the following amounts for calendar year 2002 of the PBID:

**\$253 per acre for Zone 1.**

**\$67 per acre for Zone 2.**

**\$78.43 per acre for railspurs (as defined below)**

Property owners, businesses and other Capitol Station stakeholders have emphasized that an assessment formula for the Capitol Station PBID must be fair, balanced and commensurate

with special benefits received.

The Capitol Station PBID assessments are based on a cost allocation approach, where benefits are distributed to properties on the basis of lot acreage. Lot acreage was chosen as the primary assessment variable for the following reasons:

1. It is the best indicator of the highest and best use of the parcels and will reflect the long-term value implications of PBID benefits.
2. District improvements and services are intended to enhance value throughout the district by encouraging the development and improvement of roadways and infrastructure, attracting new investment and providing a cleaner and safer business environment. The overall effect of these improvements and activities will be to convey benefits to all PBID parcels, regardless of degree of development, and to enhance parcels' future developability.

Secondary assessment variables are outlined in the following section, Benefit Zones.

#### **B. Benefit Zones.**

- Zone 1: Zone 1 comprises the majority of the PBID, from the Sacramento River on the west to the 20<sup>th</sup> Street railspurs on the east. Zone 1 parcels have standard public access and development potential. There will be equal and complete distribution of benefits from the PBID services throughout Zone 1, with the exception of services to railspur parcels as detailed below. Based on their receiving full benefit from the PBID, these parcels will be assessed at the base rate, reflecting full delivery of services—transportation planning, community service, economic development, and administration.
- Zone 2: Zone 2 consist of vacant and non-fully-developed parcels east of the 20<sup>th</sup> Street railspurs and north of the Union Pacific Railroad mainline tracks, that have limited or no public access and have limited development potential due to environmental contamination. Community service initiatives are not provided to these parcels due to lack of access. Benefits from economic development services are limited until environmental and access issues are resolved. For Zone 2 parcels with limited public access, full benefit is delivered from transportation planning activities and zero benefit is delivered from community service initiatives and economic development. Because these parcels receive less benefit,



they are assessed at a proportionately lower rate, exclusively for transportation planning and a portion of administrative costs of the PBID budget.

•**Railspur Adjustments:** Railspurs, which consist of dedicated public rights-of-way for railroad tracks, are present throughout the PBID. For the purposes of assessment, a parcel within the Capitol Station PBID is categorized as a railspur if, and only if, the parcel meets both of the following two criteria: 1. At least 80% of the area of the parcel is covered by railroad tracks or railroad right-of-way; and (2) the parcel is used exclusively for the ingress and egress of railroad vehicles.

Due to their designation as public rights-of-way, these properties do not have short-term development potential that could benefit from PBID transportation planning and economic development activities. For acreage that is located within a dedicated railspur, full benefit is anticipated from PBID community services initiatives and zero benefit is expected from transportation planning and economic development activities. Because these parcels receive less benefit, they are assessed at a proportionately lower rate, exclusively for community services initiatives and a portion of administrative costs of the PBID budget.

**C. Exemptions.** Properties owned by not-for-profit organizations that are exempt from *ad valorem* property taxes shall not be subject to assessment, provided that the owner of such property submits valid documentation of exemption to the PBID. This includes non-profit corporations which have obtained federal tax-exemption under Internal Revenue Code Section 501(c)(3) or California franchise tax exemption under Revenue and Taxation Code Section 23701d.

A 1996 revision to the *Property and Business Improvement District Law of 1994* clarifies that properties zoned exclusively for residential use are exempt from PBID assessments. For the Capitol Station PBID, all property zoned exclusively for residential purposes, both rental and owner-occupied, will not be subject to assessment.

**D. Government Assessments.** The Capitol Station PBID includes properties owned by the City of Sacramento, County of Sacramento, Sacramento Housing Authority, Sacramento Redevelopment Authority, and the State of California. In recognition of the benefits to be received, in support of the unified management district concept, and in compliance with Article XIII D

of the California Constitution, these agencies have agreed to participate in the PBID at the same rate of assessments as the private property holders.

**CAPITOL STATION PBID—CALENDAR YEAR 2000 SUMMARY OF ASSESSMENT EXPENDITURES**

<b>Program</b>	<b>Assessment Expenditures</b>	
Transportation Planning	\$25,954.08	
Economic Development & Marketing	\$41,953.17	
Community Service Initiatives	\$29,983.48	
Administration	\$20,621.05	
<b>Subtotal</b>	<b>\$118,511.78</b>	<b>\$118,511.78</b>
City & County Administrative Fees	\$6,400.00	\$6,400.00
Funds Carried over to 2001		\$19,488.22
Uncollected Assessments		\$41,100.00
<b>TOTAL</b>		<b>\$185,500.00</b>

**CAPITOL STATION PBID—CALENDAR YEAR 2002 PROJECTED BUDGET**

<b>Program</b>	<b>Assessment Expenditures</b>	
Transportation Planning	\$40,624.50	
Economic Development & Marketing	\$65,667.00	
Community Service Initiatives	\$46,931.50	
Administration	\$27,889.00	
<b>Subtotal</b>	<b>\$181,112.00</b>	<b>\$181,112.00</b>
City & County Administrative Fees	\$4,388.00	\$4,388.00
Interest Earned		\$400.00
<b>TOTAL</b>		<b>\$185,900.00</b>