



**THE MILLBRAE  
DOWNTOWN AND EL CAMINO REAL  
COMMUNITY BENEFIT DISTRICT - 2025  
(DECRCBD)**

**MANAGEMENT DISTRICT PLAN**

*Prepared pursuant to the City of Millbrae's  
City Manager's Office and the City Council of Millbrae, as well as the Property Owners of Downtown Millbrae*

**JANUARY 27, 2025**



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## I. MANAGEMENT DISTRICT PLAN SUMMARY

*The Downtown and El Camino Real Community Benefit District (DECRCBD)* is a property assessment district being proposed for the Town Center of the City of Millbrae. This property assessment district will be formed under the 1972 Landscaping and Lighting Act and will serve Millbrae property owners in terms of providing clean sidewalks and gutters, beautification efforts, public space development and management of the public rights-of-way in Millbrae.

Most importantly, this proposed new special benefits district will ensure that new vertical building development in Downtown Millbrae will have clean and attractive public rights-of-way, and with additional funding to the district coming from the soon to be established Downtown Millbrae parking meter program. The combined revenues from the Landscaping and Lighting Act, paid for by property owners and the parking meter revenues, paid for by a non-profit corporation of property owners, which will be established once the DECRCBD has been voted upon by the Downtown and Millbrae station area property owners in the Spring of 2025.

This new Community Benefit District's function is to attract visitors and new capital to the Downtown and station area which will generate an approximately a 1-million-dollar district to be managed and controlled by a new non-profit corporation made up of businesses and property owners. We believe the stunning growth of Millbrae's Downtown and station area arising out of the pandemic is a very good sign for future business and property owners. Within 5 years, over 5,000 new housing units will be built in and around Downtown and with that influx of a new local population, the demand for clean sidewalks, great public spaces, and aggressive social media to attract people to Millbrae will benefit all parties concerned.

The City has many assets and believes the time has come to take the property and business community to the next level of enhancing the City's image and appearance. The proposed Community Benefit District would be a financing mechanism, funded by the Downtown, Millbrae station, and El Camino Real/Millbrae property assessments to be generated by and controlled by commercial and residential stakeholders. The purpose of creating this new district would be to create a funding source to pay for new commercial services and activities. Those services and activities would result in *creating greater demand* for the businesses, retailers, restaurants, hotels, apartments and services along Broadway, El Camino Real and the Millbrae Station Area.

Millbrae's assets include:

- SFO and its growth projections, along with the tens of thousands of people who work there, not including the dependent businesses that serve the airport, can provide an ongoing strong customer base.
- This is the only place where CalTrain and BART meet, giving employees, customers, and visitors mass transit access from San Jose to Dublin and Antioch.
- Downtown's easy freeway access from both 101 and 280.
- A changing demographic in the city, particularly among the younger residents, who understand business and appreciate high density development in its Downtown.

- Millbrae already has approved over 1,000 residential units to be built in the next few years.
- Over 800,000 square feet of new biotechnology laboratory space in the Station area.
- Millbrae is very walkable and just needs attractive new amenities and enhancements.

Since August 2024, the City and New City America has met with key business and property owners with the goal of discussing what the special needs will be for this growing community, how those needs will be funded, eventually culminating in a vote of Downtown property owners to endorse a plan and vote on the formation of this new Downtown and El Camino Real Community Benefit District.

This Management District Plan and the accompanying Assessment Engineers report, coupled with the City Manager's commitment to share new parking meter revenues with the Community Benefit District non-profit corporation, is scheduled to begin in early 2026.

**Name:** The name of the new property assessment district is the Downtown and El Camino Real Community Benefit District (DECRCBD), which we will refer to throughout the document as the DECRCBD or District.

**Location:** The new DECRCBD is located in the Downtown, around Millbrae Station, El Camino Real and will include the key streets of Millbrae Avenue, El Camino Real, the BART/Cal Train Station, the new lab and office space being constructed south of Millbrae Avenue as well as the new hotel and residential developments to the east of the 101 south of Millbrae Avenue (See maps on page 11 - 14).

**Benefit Zones:** There will be two benefit zones within the newly proposed DECRCBD.

Year 1 Annual Revenue Generation - 2026	
Special Benefit first year revenues (assessments)	\$ 742,409.00
General Benefit (Calculated at 2.5% for general benefits)	\$ 19,036.00
Total First Year Budget	\$ 761,445.00

**All services listed below are special benefits and supplemental to current Millbrae City services.**

***Funding of special benefit services based upon the property assessment district under the 1972 Landscaping and Lighting Act, as well as Parking meter revenues (general fund)***

#### **Civil Sidewalks/Safety and Cleanliness/Beautification**

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping.
- Regular sidewalk steam cleaning.
- Beautification of the district.

- Enhanced trash emptying (over and above city services).
- Timely graffiti removal, within 72 hours, as necessary.
- Maintenance of existing and new public spaces that are not part of the City of Millbrae's Park's and Recreation responsibilities.
- Installation and maintenance of hanging plants, planting flowers throughout the district.
- Personnel to manage in-house or contracted maintenance and/or security teams.
- Private security or Sheriff's overtime officers, and homeless outreach workers.

### **District Identity and Placemaking**

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating.
- Social media, public relations firm.
- Enhancing the current City holiday and seasonal decorations.
- Branding of the Downtown Millbrae CBD properties so a positive image is promoted to the public including the development of a new logo.
- Banner programs.
- Public art displays.
- Public space design and improvements.
- Events and Programming.
- Business support, retention services including leasing strategies, special marketing to specific categories of businesses, filling of vacancies.

### **Administration/Program Management/Contingency Reserve**

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house.
- Directors and Officers and General Liability Insurance.
- Office related expenses.
- Rent.
- Financial reporting and accounting, legal work and grant writing.

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

### **Administration by a New Non-Profit Organization:**

The City of Millbrae has agreed to allow the property and business owners paying into the new DECRCBD to create a new non-profit, charitable corporation to administer the District on a day-to-day basis through an agreement with the City. Financial reports and annual reports shall be presented to the Millbrae City Council annually to update the public on the projects and services that are being provided on a day-to-day basis by the new non-profit corporation. The authorization to have the non-profit manage the new DECRCBD shall be through a "Disbursement Agreement" between the new corporation and the City Manager and City Council of Millbrae.

**Proposed First Year Downtown and El Camino Real Community Benefit District  
(DECRCBD) Budget – 2026**

<i><b>Category of Services</b></i>	<i><b>Percentage of budget (rounded)</b></i>	<i><b>1<sup>st</sup> Year Allocation (rounded)</b></i>	<i><b>Funding Source</b></i>
Civil Sidewalks/Safety and Cleanliness	60%	\$600,000	LLD (1972 Act)
District Identity and Placemaking	20%	\$200,000	Parking Meter revenues
Administration/Contingency reserve (3% for contingency reserve)	20%	\$192,409	LLD and Parking Meters
Total 1 <sup>st</sup> year Budget	100%	\$742,409.00 Plus \$250,000 in parking meter revenues = <b>\$992,409.00</b>	Both

\*numbers are rounded.

**Proposed First Year Costs to Property Owners to Fund  
Civil Sidewalks and Administrative Services**

<i><b>Property Variable Assessment Fees</b></i>	<i><b>Percentage of Total</b></i>	<i><b>Zone 1</b></i>	<i><b>Zone 2</b></i>
Building Square Footage	50%	\$0.10 per year per square foot	\$0.08 per year square foot
Lot Size Square Footage	25%	\$0.03 per year per square foot	\$0.02 per year square foot
Linear frontage	19%	\$3.00 per linear foot	\$2.00 per year square foot
Residential condominium cost, (Building Square Footage of the Unit)	6%	\$0.10 per actual condo building square footage	\$0.08 per actual condo building square footage

**Finance:** The DECRCBD is a Benefit assessment district consisting of real property (691 parcels and 608 property owners). No bonds shall be issued to fund DECRCBD programs.

**Budget:** DECRCBD property assessment revenue for Year 1 is projected to be \$742,409. The Assessment Engineer has determined that general benefits equate to 2.5% of the total adjusted DECRCBD program costs resulting in a first-year gross property assessment budget of \$761,445, including \$19,035 in general benefits. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, credits, interest, memberships, and other sources.

The categories of services, activities, and improvements and their percentages represent the costs to be funded with a new assessment that district property owners will vote on by mail ballot pursuant to Section 4 of Article XIII D of the California Constitution (also referred to as “Proposition 218”), in the of Spring of 2025.

The data to be used for the assessment methodology in the final plan includes the following:

- 4,039,790 in gross building square footage
- 52,741 linear feet for the frontage
- 6,934,850 in gross lot square footage
- 492,733 in residential condo building square footage

**General Benefit:**

“General Benefit” as defined by the Property and Business Improvement District Law of 1994 (“Law”), means “for purposes of a property-based district, any benefit that is not a ‘special benefit.’”

“Special Benefit” as defined by the California State Constitution and the Law means “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” Special benefits exclude general enhancement of property value under the Law, but a special benefit “includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”

The general benefits of the new DECRCBD for the first year will equal \$19,036, representing 2.5% of the total District budget of \$761,445.

**Annual Costs:**

Annual Costs to each property owner based upon their parcel’s lot size, linear frontage, and building square footage. In the case of residential condominiums, only actual parcel building square footage will be assessed annually.

**Method of Financing:**

The financing of the DECRCBD is based upon the levy of special assessments from real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

1. Linear frontage (excluding alleys)
2. Lot size or the footprint of the parcel
3. Building square footage
4. Location of the parcel, in either Benefit Zone 1 or 2
5. Current & future residential condominiums that may be constructed within the District, (residential condominiums in the District will be assessed for their actual unit building square footage only).

### **Annual Cap:**

Assessment rate increases are capped at a maximum of 8% per year, subject to approval by the DECRCBD Owner Association Board of Directors and approval by resolution of the City Council of Millbrae. The basis for any annual increase is conditioned upon increased costs of running the District, including, but not limited to, increases in labor costs, insurance costs, vehicle and gas costs, special projects, etc. The assessment budget may increase with the addition of new buildings within the District boundaries that increase the total number of properties assessed.

### **Establishment:**

Establishment of the DECRCBD is a four-step process.

First, a management district plan must be distributed to all property owners who own property within the boundaries of the proposed district.

Second, a petition signed by DECRCBD property owners representing at least 30% of the total assessments to be levied must be submitted to the City. Based on the plan, property owners who collectively pay more than \$222,723 in assessments to be levied must sign the petition submitted to the City (including the City-owned, BART, SFPUC, and SFO properties in the District) to initiate proceedings to form the District. The petition must include a summary of the management district plan. The plan, which must include the content specified in Streets and Highways Code section 22500, must be filed with the City Clerk.

Third, the City Council must adopt a ***resolution of intention*** expressing its intention to form the DECRCBD. This will probably happen in early Spring of 2025.

Fourth, a notice of the hearing must be mailed to affected property owners in accordance with Section 4 of Article XIII D of the California Constitution. The protest and hearing proceeding must be overseen by the City Clerk of the City of Millbrae. The assessment must be supported by the management district plan and the Assessment Engineer's report. After the hearing, if there is no majority protest (i.e., number of weighted ballots in support exceeds those opposed), the City Council may adopt a ***resolution of formation*** that constitutes the levy of assessment in the management district plan.

### **Duration:**

As allowed by the State Statute, Section 22500 of the California Streets and Highway Code, the District will have a term based upon the success of the implementation of services within the district boundaries. There is no set term per se of the proposed CBD, however provisions exist in the statute that allow for an annual disestablishment of the CBD based upon the will of the weighted property owners. The new District operations are expected to begin on January 1, 2026. **Furthermore, under the current legislation regarding the term of special benefit districts, if the district is not providing special benefits as per this plan, the property owners may initiate a disestablishment of the district annually, which, if the required petition threshold is met, may trigger a balloting process to disestablish the District.**



## II. DECRCBD BOUNDARIES

**Boundaries:** There are 691 parcels owned by 608 property owners in the proposed DECRCBD 2025. The following text will define the boundaries of the new Downtown Millbrae CBD. Parcels in the commercial corridors of the DECRCBD 2025 will include the following:

- **Northern Boundary:** The northern boundary of the proposed DECRCBD on the west side of El Camino Real includes the parcels found at the southwestern corner of the intersection of Park Place and Santa Inez Avenue, parcel 021-131-271. The northern boundary of the district is best represented by the entire triangular block bounded by Park Blvd on the south, El Camino Real on the east and Park Place on the northwest.

On the east side of El Camino Real, the northern boundary of the DECRCBD is the northeastern parcel at the intersection of Millwood Road and San Juan Avenue. The parcels running from the eastern side of El Camino Real, heading east along San Juan Avenue, constitutes the northern boundary on the east side of El Camino Real.

- **Southern Boundary:** The southern boundary of the DECRCBD begins at the parcels at the southern boundary of Millbrae along the Burlingame border including the parcel 024-344-090 and 024-344-050. The southern boundary of the DECRCBD continues eastward across El Camino Real that runs along the north side of the boundary between the the cities of Millbrae and Burlingame includes parcels 024-354-010, 024-353-220, 024-353-080, 024-353-090, continuing eastward along the City border with Burlingame, crossing Rollins Drive including parcels 024-362-010 through parcel 024-362-110 which dead ends on the 101 freeway. The southern boundary then crosses the 101 freeway and continues to the east side of the freeway including parcels 024-370-160, 024-370-170, ending at parcel 024-370-150.
- **Eastern Boundary:** The eastern starts at the south side of San Juan Avenue at the southwestern parcel of San Juan Avenue and San Anselmo Avenue, parcel 021-281-540 and heads southbound along the west side of San Anselmo Avenue including parcels 021-281-550, 021-281-610, 021-281-490, 021-281-380, 021-281-720, and 021-323-060. The eastern boundary of the DECRCBD continues southward across Center Street including the eastern side of parcels 021-324-320, 021-324-010. The eastern boundary then heads west just south following the southern border of the San Francisco PUC property at El Camino Real and continues southbound on the east side of El Camino Real including parcels fronting along El Camino Real down to Hermosa Street. The eastern boundary proceeds southbound along the eastern side of El Camino Real including the three parcels on the south side of Hermosa Street, parcels 021-314-100, 021-314-090 and 021-314-140. The eastern boundary then continues southbound on the east side of El Camino Real including all of the parcels fronting along El Camino Real between parcel 021-314-200 southward to parcel 021-124-230. At that point, all of the parcels (doubled up) between parcel 024-124-220, 024-124-210 including the parcels on the west side of Hemlock from parcel 024-154-330 running south on Hemlock to parcel 024-154-460. The eastern boundary then continues southbound along the west side of California Drive beginning at

parcel 024-337-090 then wraps around the BART/CalTrain station, parcel 024-174-330 and continuing east along the south side of parcel 024-174-330 crossing Aviator Avenue ending at parcel 092-030-050, (SFO parcel) ending at Highway 101. The eastern boundary then crosses the 101 freeway to include parcel 024-371-020 and then continues southbound and crosses Millbrae Avenue ending at parcel 024-370-150 along the west side of the Old Bayshore Highway.

- **Western Boundary:** The western boundary of the DECRCBD starts at parcel 021-131-140 and continues in a southeastern direction to parcel 021-131-080 at the northeastern parcel at the intersection of San Diego Avenue and Park Blvd and El Camino Real. The western boundary continues down the west side of El Camino Real starting at Park Blvd. and including all of the parcels fronting along El Camino Real down to parcel 021-278-040. At that point the the boundary moves westward including the parcels on the west side of Broadway running southward and ending at Ludeman Lane. The western boundary also includes the parcels on the west side of El Camino Real from parcel 021-278-010 down to parcel 021-292-060. The western boundary then continue southward including the parcels on both sides of Broadway from parcel 021-290-180 heading southward including all of the parcels between the east side of Magnolia to the west side of El Camino Real (inclusive of all parcels) down to Taylor Street including the City Hall block. The western boundary runs southward to include parcels on both sides of Broadway ending at Victoria Street. At that point the western boundary continues southward to include all of the parcels on the east side of Broadway only, ending at Millbrae Avenue. The western boundary then crosses Millbrae Avenue and runs south along the parcels on the east side of Magnolia Avenue between Millbrae Avenue and ends at Murchison Drive and the border of the City.

#### **General Boundaries:**

The new DECRCBD is located predominantly in the commercial core area of Millbrae, from the northern city boundary on El Camino Real to the southern border of the City at Murchison. The proposed DCERCB also include the general business and commercial areas on both sides of El Camino Real including the BART/CalTrain Station and the new develops currently developed and proposed developments up to the 101 Freeway. In general the new district will also include all of the new development from El Camino Real and on the south side of Millbrae Avenue extending to the east side of the 101 to include the Starwood properties and City properties on the east side of the 101 within the City boundaries of Millbrae.

#### **Benefit Zones:**

The DECRCBD consists of two proposed Benefit Zones. The 2 benefit zones are outlined in the maps on pages 14 and 15.

**District Boundary Rationale:** The DECRCBD boundaries are comprised of the commercial core parcels as well as the retail, restaurant/food service, grocery, office, mixed-use and multi-family parcels, government and residential condominium units throughout the District.

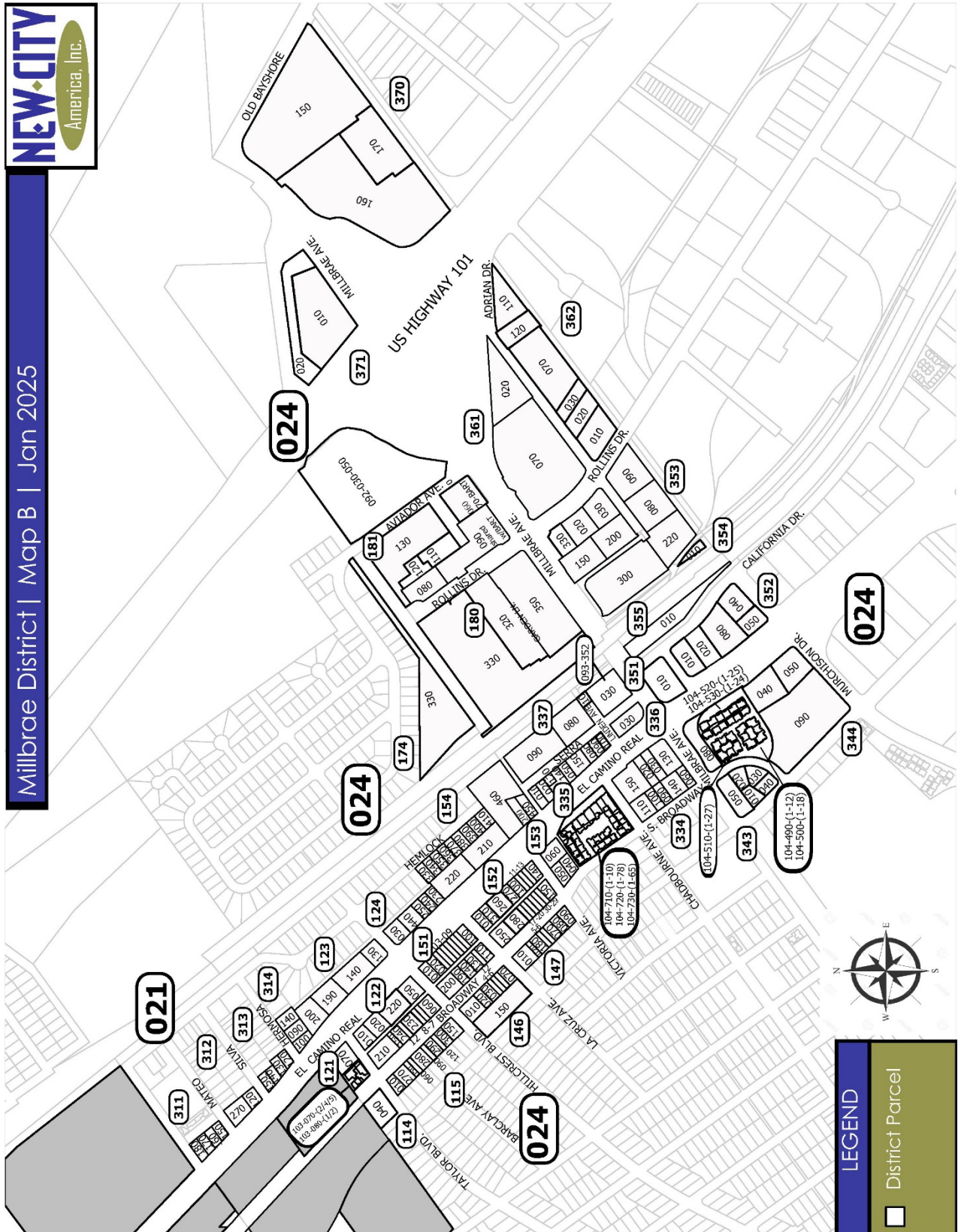
**Summation:**

A list of all parcels included in the newly established DECRCBD is shown in Appendix 1, attached to this report, and identified by their respective County assessor parcel numbers. The boundary of the newly established DECRCBD is shown on the map on page 12 of this plan.

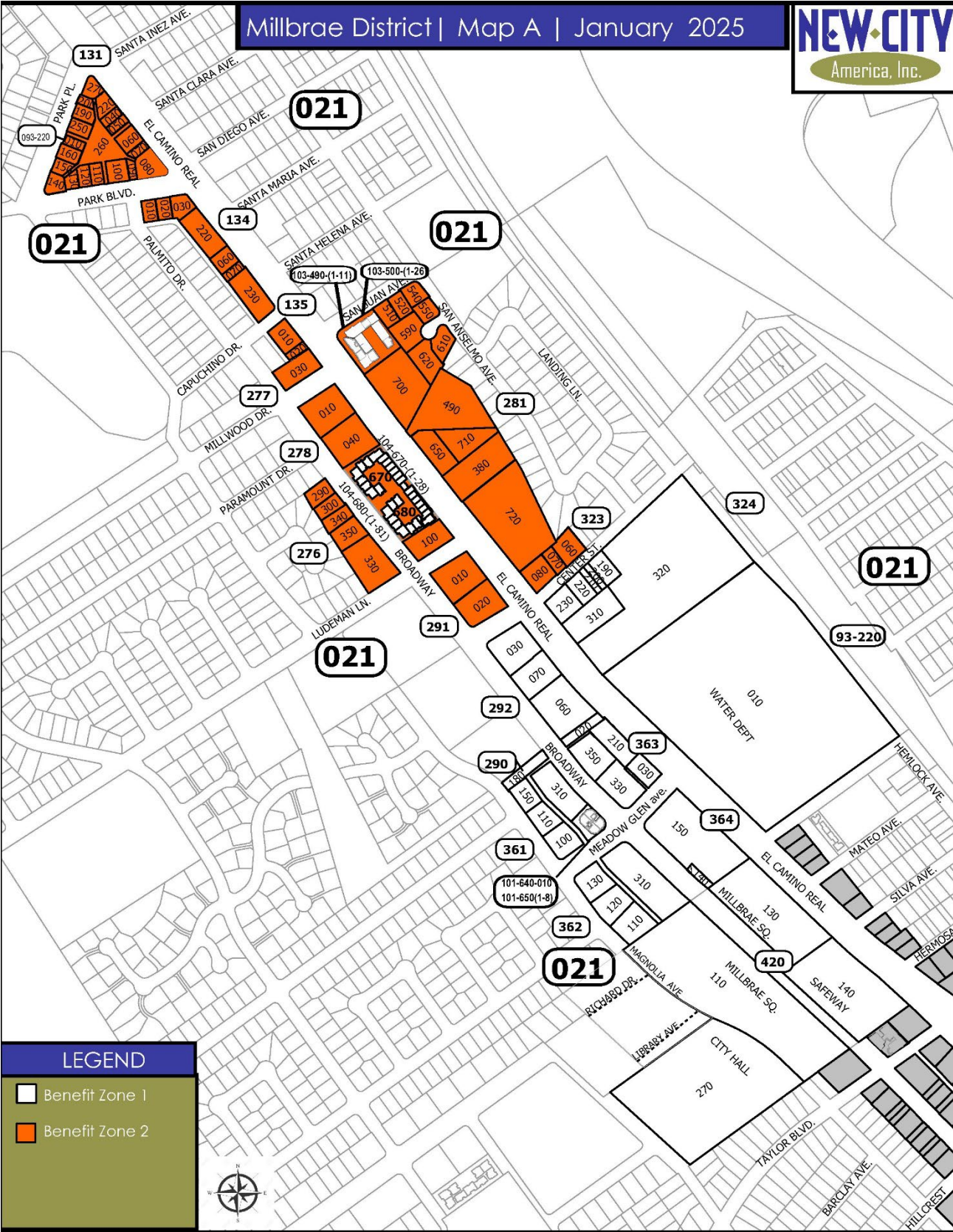
All identified parcels within the District boundaries shall be assessed to fund special benefit activities, services and improvements as outlined in this plan and the Assessment Engineer's Report. All DECRCBD funded services, activities, and improvements provided within the District boundaries shall confer special benefits to each assessed parcels. Each assessed parcel within the DECRCBD will proportionately and specially benefit from the District funded activities, services, and improvements. These services, activities, and improvements are intended to improve commerce, employment, rents and occupancy rates, and investment viability of assessed parcels, and businesses and residents located on those parcels, within the DECRCBD. The DECRCBD confers special benefits on each individually assessed parcel by creating demand, improving aesthetics and marketing goods and services available from assessed parcels, and the businesses, mixed use, hotels, restaurants/cafes/bars and residential parcels located on those parcels, within the District.



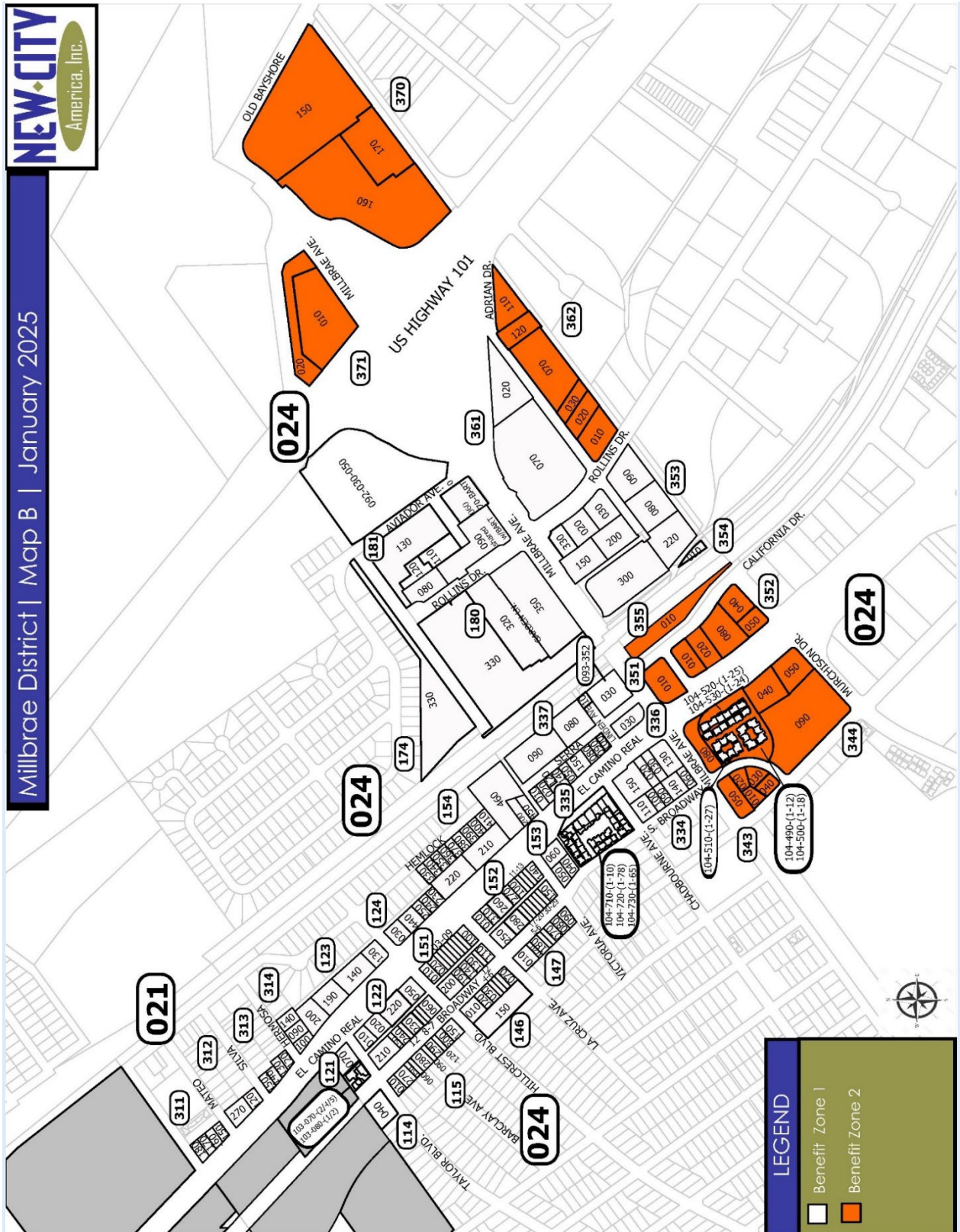












### III. DECRCBD WORK PLAN AND BUDGET

#### **Overview:**

The activities, services, and improvements to be funded by the DECRCBD will include Civil Sidewalks, District Identity and Placemaking, Administration Services, and Contingency. The property uses of the properties within the District boundaries include a unique mix of retail, restaurant, services, mixed-use, multi-family units and other commercial and residential uses. District-funded activities, services and improvements will provide special benefits as described below to assessed parcels and an array of land uses within the District boundaries.

The purpose of this District is to fund activities, services and improvements to assessed parcels within the District boundaries above and beyond what is currently funded by tax revenues or other funding sources. The City of Millbrae does not currently provide many of these supplemental programs and services.

#### **Work Plan Details:**

The special benefits to be provided by the DECRCBD are all designed to contribute to the cohesive commercial, mixed use and residential fabric and to promote economic development within the District. The assessed parcels in the DECRCBD will specially benefit from the District activities and improvements by increasing commerce, creating business and property demands, and improving economic development. The District goals are: to improve sanitation, beautification, landscaping, and to attract new businesses and retain existing businesses, and ultimately to increase commerce and improve the economic viability of each assessed parcel.

**All services listed below are special benefits and supplemental to current Millbrae City services.**

***Funding of special benefit services based upon the property assessment district under the 1972 Landscaping and Lighting Act, as well as Parking meter revenues (general fund).***

#### **YEAR 1 – NEW BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS):**

#### **Special Benefit Budget Category Analysis:**

The Management District Plan gives the property owners greater flexibility in determining the type and frequency of special benefits that will be annually allocated. Services that are needed one year may not be needed the next. Therefore, “bundles” or categories of special benefit funding are created and divided into four broad categories.



### **Civil Sidewalks/Safety and Cleanliness/Beautification -60%**

Examples of this category of special benefit services and costs may include, but are not limited to: *(funding by the Landscaping and Lighting Act property assessments)*

- Regular sidewalk and gutter sweeping.
- Regular sidewalk steam cleaning.
- Beautification of the district.
- Enhanced trash emptying (over and above city services).
- Timely graffiti removal, within 72 hours, as necessary.
- Maintenance of existing and new public spaces that are not part of the City of Millbrae's Park's and Recreation responsibilities.
- Installation and maintenance of hanging plants, planting flowers throughout the district.
- Personnel to manage in-house or contracted maintenance and/or security teams.
- Private security or Sheriff's overtime officers, and homeless outreach workers.

### **District Identity and Placemaking -20%**

Examples of this category of special benefit services and costs may include, but are not limited to: *(funded by the Downtown Millbrae Parking District revenues, general fund)*

- Web site development and updating.
- Social media, public relations firm.
- Enhancing the current City holiday and seasonal decorations.
- Branding of the Downtown Millbrae CBD properties so a positive image is promoted to the public including the development of a new logo.
- Banner programs.
- Public art displays.
- Public space design and improvements.
- Events and Programming.
- Business support, retention services including leasing strategies, special marketing to specific categories of businesses, filling of vacancies.

### **Administration/Program Management/Contingency Reserve -20%**

Examples of this category of special benefit services and costs may include, but is not limited to: *(funded by a combination of Landscaping and Lighting assessment and Parking District funds, general fund)*

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting, legal work and grant writing

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

**Proposed First Year Downtown and El Camino Real Community Benefit District  
(DECRCBD) Budget – 2026**

<b><i>Category of Services</i></b>	<b><i>Percentage of budget (rough)</i></b>	<b><i>1<sup>st</sup> Year Allocation (rounded)</i></b>	<b><i>Funding Source</i></b>
Civil Sidewalks/Safety and Cleanliness	60%	\$600,000	LLD (1972 Act)
District Identity and Placemaking	20%	\$200,000	Parking Meter revenues
Administration/Contingency reserve (3% for contingency reserve)	20%	\$192,409	LLD and Parking Meters
Total 1 <sup>st</sup> year Budget	100%	\$742,409 DECRCBD Plus \$250,000 in parking meter revenues = <b>\$992,409</b>	Both

**Program and Activity Budget:**

Each identified assessed parcel within the DECRCBD will be assessed the full amount of the proportionate special benefit conferred based on the level of District funded services, activities and improvements provided. The projected District special benefit (assessment) cost allocation budget for Year 1 is shown in the Table above.

The District shall adhere to the budget and Management District Plan during the term of the DECRCBD. While some variation is permissible to account for unexpected circumstances, the funding allocated to each funding category expressed as a percentage of the total budget, shall not vary by more than 10% of total budget from each year's percentage in the Management District Plan. Any variation that exceeds 10% of the total budget shall be subject to review and approval by the District board and the City Council. Any surplus or unspent funds, per category, shall be accumulated year by year over the life of the DECRCBD.

**Frequency of Services Between Benefit Zones 1 and 2:**

Benefit Zone properties are identified on the maps on pages 11 – 14. Zones have been established for this plan since the frequency of special benefit services as well as the assumption of greater benefit based upon the location of the parcel within the proposed DECRCBD determines the annual costs and frequency of services based upon assumed need.

The Benefit Zones will generate the following revenues for Year 1 (2026) based upon current property data (building square footage, linear frontage and lot size).

***Assessment Revenue generated from Benefit Zone 1:           \$516,396***  
***Assessment Revenue generated from Benefit Zone 2:           \$226,013***

***Frequency of Special Benefit Services for Cleaning and Beautification by Benefit Zone:***

Benefit Zone	Type of Service	Anticipated Frequency
1	Regular sidewalk and gutter sweeping	6 – 7 days per week
1	Regular sidewalk steam cleaning	Monthly
1	Beautification of the district	As determined by funding
1	Enhanced trash emptying	6 – 7 days per week
1	Timely graffiti removal, within 72 hours as necessary	As needed
1	Maintenance of existing and new public spaces that are not part of the City of Millbrae's Park and Recreation responsibilities	6 – 7 days per week
1	Installation and maintenance of hanging plants, planting flowers throughout the district	As determined by funding
1	Personnel to manage in-house or contracted maintenance and/or security teams	Monday through Friday
1	Private security or Sheriff's overtime officers, and homeless outreach workers	As determined by parking district funding

Benefit Zone	Type of Service	Anticipated Frequency
2	Regular sidewalk and gutter sweeping	4 – 5 days per week
2	Regular sidewalk steam cleaning	Quarterly
2	Beautification of the district	As determined by funding
2	Enhanced trash emptying	4 – 5 days per week
2	Timely graffiti removal, within 72 hours as necessary	As needed
2	Maintenance of existing and new public spaces that are not part of the City of Millbrae's Park and Recreation responsibilities	4 – 5 days per week
2	Installation and maintenance of hanging plants, planting flowers throughout the district	As determined by funding
2	Personnel to manage in-house or contracted maintenance and/or security teams	Monday through Friday
2	Private security or Sheriff's overtime officers, and homeless outreach workers	As determined by parking district funding

**A 10 year projected DECRCBD budget is shown in the following Table with a maximum annual 8% increase:**

**(Though the LLD is not limited by a specific term, the term is to be determined by the property owner district management corporation)**

Year	Civil Sidewalks	District Identity and Placemaking	Administration and Contingency	Total
%	60%	20%	20%	100%
1	\$ 600,000	\$ 200,000	\$ 192,409	\$ 992,409
2	\$ 648,000	\$ 216,000	\$ 207,802	\$ 1,071,802
3	\$ 699,840	\$ 233,280	\$ 224,426	\$ 1,157,546
4	\$ 755,827	\$ 251,942	\$ 242,380	\$ 1,250,150
5	\$ 816,293	\$ 272,098	\$ 261,770	\$ 1,350,161
6	\$ 881,597	\$ 293,866	\$ 282,712	\$ 1,458,174
7	\$ 952,125	\$ 317,375	\$ 305,329	\$ 1,574,828
8	\$ 1,028,295	\$ 342,765	\$ 329,755	\$ 1,700,815
9	\$ 1,110,558	\$ 370,186	\$ 356,136	\$ 1,836,880
10	\$ 1,199,403	\$ 399,801	\$ 384,626	\$ 1,983,830

*Assumes 8% max assessment rate increase per year with no new buildings constructed.*

The Assessment Engineer (see attached Engineer's Report) has found that the general benefits (i.e., general benefits to assessed parcels within the District, the general public and surrounding parcels outside the DECRCBD) of the new programs, services and improvements represent 2.5% of the total benefits generated and in turn, 2.5% (\$19,036) of the total adjusted costs of the DECRCBD-funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$742,409. General benefits are factored at 2.5% of the total adjusted costs (**see Finding 2 in the attached Engineer's Report**) with special benefits set at 97.5%. Article XIII D Section 4(a) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.5% general benefit cost is calculated to be \$19,036 with a resultant 97.5% special benefit computed at \$761,445. Based on current property data and land uses, this is the maximum amount of Year 1 revenue that can be derived from property assessments from the subject District. All general benefits will be funded from sources other than District assessments.

**Benefit Zones:** There will be two benefit zones within the newly proposed DECRCBD.

Year 1 Annual Revenue Generation - 2026	
Special Benefit First Year Revenues (assessments)	\$ 742,409
General Benefit (Calculated at 2.5% for general benefits)	\$ 19,036
Total First Year Budget	\$ 761,445

**All services listed below are special benefits and supplemental to current Millbrae City services. Funding of special benefit services based upon the property assessment district under the 1972 Landscaping and Lighting Act, as well as Parking meter revenues (general fund).**

The new DECRCBD assessment rates may increase annually for each individual parcel during the effective operating period not to exceed 8% per year, and not to exceed the reasonable cost of the proportional special benefits conferred on each assessed parcel. *These rates must be first approved by the Owners' Association Board of Directors, and of the Millbrae City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. There is no requirement or mandate for the annual increase in assessments amounts, it is an option allowable under this plan.*

The Owners' Association Board of Directors (DECRCBD) Management Corporation), The Owners' Association Executive Director or staff shall communicate any recommended annual increase to the City each year in which the District operates, at a time determined in the Administration Contract held between the Owners' Association and the City of Millbrae.

**Bonds:** No bonds are to be issued in conjunction with the new District.

If the District is terminated, unexpended funds will be returned to the property owners in the same proportion in which they were collected.

**Manner of Collection:**

Assessments for the County of San Mateo Property Tax Year calendar year due in Decemer 2025 and April 2026 and shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of San Mateo. The District assessments shall appear as a separate line item on the property tax bills issued by the San Mateo County Tax Assessor.

## IV. Assessment Formula

The DECRCBD programs and services described in this Management District Plan will be funded through special benefit assessments against real property. Non-assessment revenues will fund the costs associated with general benefits conferred on assessed parcels within the District, the public at large and surrounding parcels outside of the DECRCBD boundaries. The assessment formula has been developed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that an assessed parcel derives from the activities, services, and improvements to be funded by the new assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the DECRCBD.

The “Basic Benefit Units” will be expressed as a combined function of lot size square footage (Benefit Unit “A”), street frontage (Benefit Unit “B”), and building square footage (Benefit unit “C”). Based on the shape of the new DECRCBD, as well as the nature of the District activities, services, and improvements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of lot size area, street frontage and building square footage.

For the array of land uses within the District, the interactive application of lot size area, linear frontage, and building square footage quantities are a common method of fairly and equitably spreading special benefit costs to parcels that receive District-funded services, activities, and improvements.

**Lot Size:** is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District-funded activities. The targeted weight of this factor, land area, should generate approximately 25% of total first year District revenue.

**Linear Frontage** is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities, many of which are linear in nature (i.e., Landscaping, Sanitation and Beautification). The targeted weight of this factor should generate approximately 19% of total District revenue.

**Building Square Footage** is a direct measure of the current and future improvements to the land area of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor should generate approximately 50% of the total District revenue. Assessing for building square footage is an appropriate gauge of the impact of employees, visitors, shoppers, and clients on a specific parcel.

**Discount from Building Square Footage:**

Any building square footage that is dedicated to structured tenant parking, exclusively, and not open to the public for such paid parking related services, shall be discounted from the overall gross building square footage of that parcel(s).

**Commercial Condominium (non-residential portion of mixed-use buildings) - Parcels Defined:**

Ground floor commercial condominiums will be treated as independent “mini” commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building.

**Residential Condominium Unit Parcels Defined:**

Though there are currently less than 400 residential condominium units in the DECRCBD, there will be more built in the few decades. When built, the building square footage will be defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the DECRCBD. Unlike the other commercial parcels in the District, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

These residential condominium individual parcels will be assessed for their building square footage only at the rate of \$0.10 per square foot per year in Benefit Zone 1 and \$0.08 in Benefit Zone 2 for the first year of the DECRCBD, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years. The rationale for assessing future residential condominiums only for the building square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings due to special benefits required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and property owner have an economic relationship as opposed to residential condominium buildings where individual property owners own separate “air space parcels” on a single floor. Future residential apartment buildings can be bought or sold just as commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold. Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are explained as follows:

- *The Davis-Stirling Act establishes rules and regulations for residential condominium owners based upon “separate interests” (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
- *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality-of-life issues due to their investment in real estate.*
- *Residential owners have the right to vote on assessments in a Proposition 218 hearing, tenants do not have that right.*
- *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
- *Residential tenants may have their dwelling units sold or have their rent raised.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individually assessed parcels since residential condominium owners

have expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest.

<b>Data generated from County records and validated by request of owner verification by mail</b>	
Lot Square Footage	6,934,850 square feet
Linear Frontage	52,741 linear feet
Building Square Footage	4,039,790 square feet
Residential Condominiums Sq. Ft.	492,733 square feet

<b>YEAR 1 – PROJECTED DECRCBD ASSESSMENT REVENUE</b>					
	<b>Lot Sq. Ft. Assessment</b>	<b>Linear Frontage Assessment</b>	<b>Building Square Footage Assessment</b>	<b>Residential Condo</b>	<b>Total</b>
<b>Revenue</b>	\$184,456	\$140,595	\$373,942	\$43,416	\$742,409
<b>% of Total</b>	25%	20%	50%	5%	100%

The number of Benefit Units for each identified benefiting parcel within the new DECRCBD was computed from data extracted from the San Mateo County Assessor records and maps as well as property verification forms mailed out to each parcel owner in the new District. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel.

**The assessment formula for the new established DECRCBD is as follows:**

**Assessments =** Land Area (Unit A) Sq Ft x Unit A Rate, plus  
Street Frontage (Unit B) Lin Ft x Unit B Rate, plus  
Building Square footage (Unit C) Sq ft x Unit C rate

**YEAR 1 – Assessment Rates, Benefit Zone 1**

<b>Lot Square Footage Assessment  Unit A</b>	<b>Linear Frontage Assessment  Unit B</b>	<b>Building Square Footage Assessment  Unit C</b>	<b>Residential Condominium Bldg. Square footage Assessment</b>
\$0.03 per square foot	\$3.00 per linear foot	\$0.10 per square foot	\$0.10 per square foot



### **YEAR 1 – Assessment Rates, Benefit Zone 2**

<b>Lot Square Footage Assessment Unit A</b>	<b>Linear Frontage Assessment Unit B</b>	<b>Building Square Footage Assessment Unit C</b>	<b>Residential Condominium Bldg. Square footage Assessment</b>
<b>\$0.02 per square foot</b>	<b>\$2.00 per linear foot</b>	<b>\$0.08 per square foot</b>	<b>\$0.08 per square foot</b>

#### **Changes to Frontage, Building or Lot Parcel Size:**

Any changes in frontage, building, and lot parcel size may be adjusted from year to year because they will affect the assessments levied on that parcel. All three land adjustments included, but are not limited to lot splits, consolidations, subdivisions, street dedications, right-of-way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

#### **Other Future Development:**

Other than future maximum rates with the frontage, building or parcel size assessment methodology delineated in this report, per State law (Government Code Section 53750), future assessments may be adjusted for any given parcel if such an adjusted is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as described in this Plan would require a new Proposition 218 proceeding to approve any such changes.

### **DECRCBD – Benefit Zone 1, 10-year Maximum Assessment Rates – 8%**

<b>Year</b>	<b>Lot Square Foot Assessment</b>	<b>Linear Frontage Assessment</b>	<b>Building Square Footage Assessment</b>	<b>Residential Condominium</b>
Y1	\$ 0.030	\$ 3.000	\$ 0.100	\$ 0.100
Y2	\$ 0.032	\$ 3.240	\$ 0.108	\$ 0.108
Y3	\$ 0.035	\$ 3.499	\$ 0.117	\$ 0.117
Y4	\$ 0.038	\$ 3.779	\$ 0.126	\$ 0.126
Y5	\$ 0.041	\$ 4.081	\$ 0.136	\$ 0.136
Y6	\$ 0.044	\$ 4.408	\$ 0.147	\$ 0.147
Y7	\$ 0.048	\$ 4.761	\$ 0.159	\$ 0.159
Y8	\$ 0.051	\$ 5.141	\$ 0.171	\$ 0.171
Y9	\$ 0.056	\$ 5.553	\$ 0.185	\$ 0.185
Y10	\$ 0.060	\$ 5.997	\$ 0.200	\$ 0.200

**DECRCBD – Benefit Zone 2, 10-year Maximum Assessment Rates – 8%**

Year	Lot Square Foot Assessment	Linear Frontage Assessment	Building Square Footage Assessment	Residential Condominium
Y1	\$ 0.020	\$ 2.000	\$ 0.080	\$ 0.080
Y2	\$ 0.022	\$ 2.160	\$ 0.086	\$ 0.086
Y3	\$ 0.023	\$ 2.333	\$ 0.093	\$ 0.093
Y4	\$ 0.025	\$ 2.519	\$ 0.101	\$ 0.101
Y5	\$ 0.027	\$ 2.721	\$ 0.109	\$ 0.109
Y6	\$ 0.029	\$ 2.939	\$ 0.118	\$ 0.118
Y7	\$ 0.032	\$ 3.174	\$ 0.127	\$ 0.127
Y8	\$ 0.034	\$ 3.428	\$ 0.137	\$ 0.137
Y9	\$ 0.037	\$ 3.702	\$ 0.148	\$ 0.148
Y10	\$ 0.040	\$ 3.998	\$ 0.160	\$ 0.160

**SAMPLE DECRCBD FIRST YEAR ANNUAL ASSESSMENT CALCULATION – Benefit Zone 1**

**EXAMPLE: A 5,000 sq. ft. lot with 50 linear feet in and a 2,500 square foot building in Benefit Zone 1 in DECRCBD:**

Lot size square footage: 5,000 x \$0.03 cents per square foot = \$150.00 plus  
 Linear Frontage: 50 linear feet x \$3.00 per linear foot = \$150.00 plus  
 Building Square Footage 2,500 x \$0.10 cents per square foot = \$ 250.00 equals  
**TOTAL YEAR 1 ASSESSMENT: \$550.00**  
 Cost Per Month: \$45.83  
 Cost Per Day: \$1.50

**Residential Condominium Assessments in the DECRCBD:**

Actual Building square footage of the Residential Condo x \$0.10 per year x condo building square footage = Annual Assessment

Example, a 1,000 square foot residential condominium x \$0.10 = \$ 100.00 per year or

**TOTAL YEAR 1 ASSESSMENT: \$100.00**  
 Cost Per Month: \$8.33  
 Cost Per Day: \$0.27

## **SAMPLE DECRCBD FIRST YEAR ANNUAL ASSESSMENT CALCULATION – Benefit Zone 2**

**EXAMPLE: A 5,000 sq. ft. lot with 50 linear feet in and a 2,500 square foot building in Benefit Zone 2 in the DECRCBD:**

Lot size square footage: 5,000 x \$0.02 cents per square foot = \$100.00 plus  
Linear Frontage: 50 linear feet x \$2.00 per linear foot = \$100.00 plus  
Building Square Footage 2,500 x \$0.08 cents per square foot = \$200.00 equals

**TOTAL YEAR 1 ASSESSMENT: \$400.00**

Cost Per Month: \$33.33

Cost Per Day: \$1.09

### **Residential Condominium Assessments in the DECRCBD:**

Actual Building square footage of the Residential Condo x \$0.08 per year x condo building square footage = Annual Assessment

Example, a 1,000 square foot residential condominium x \$0.08 = \$80.00 per year or

**TOTAL YEAR 1 ASSESSMENT: \$80.00**

Cost Per Month: \$6.66

Cost Per Day: \$0.22

## **V. Publicly Owned Parcels**

Proposition 218 states that “*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 assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*”

There are twenty-four publicly owned parcels within the District, all of which are identified as assessable and for which special benefit services will be provided. Those publicly owned parcels include parcels owned by the City of Millbrae, City and County of San Francisco Water Department, San Francisco Airport, San Francisco Bay Area Rapid Transit.

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment
093-221-010	CITY & CO OF S F WATER DEPT	1	900 EL CAMINO REAL	\$33,782.47
021-131-260	CITY OF MILLBRAE	2		\$568.12
021-290-180	CITY OF MILLBRAE	1	100 EL CAMINO REAL	\$499.08
021-292-020	CITY OF MILLBRAE	1		\$335.01
021-363-210	CITY OF MILLBRAE	1		\$1,082.64
021-420-270	CITY OF MILLBRAE	1	621 MAGNOLIA	\$14,779.49

024-122-220	CITY OF MILLBRAE	1		\$954.39
024-122-230	CITY OF MILLBRAE	1		\$450.00
024-146-150	CITY OF MILLBRAE	1		\$2,729.76
024-152-260	CITY OF MILLBRAE	1		\$624.54
024-152-280	CITY OF MILLBRAE	1		\$600.00
024-174-330	CITY OF MILLBRAE	1		\$7,014.96
024-335-100	CITY OF MILLBRAE	1	100 EL CAMINO REAL	\$743.13
024-337-100	CITY OF MILLBRAE	1		\$180.03
024-371-010	CITY OF MILLBRAE	2	400 E MILLBRAE AVE	\$4,641.60
024-371-020	CITY OF MILLBRAE	2		\$1,304.80
093-352-030	CITY OF MILLBRAE	1		\$3,204.99
			Total	\$39,712.54
024-181-110	GATEWAY MILLBRAE HOTEL DEVEL LLC LESSOR SAN FRANCISCO BAY AREA RAPID TRANSIT	1	300 MILLBRAE AVE	\$613.17
024-181-120	BAYSHORE AFFORDABLE LP LESSEE SF BAY AREA RAPID TRANSIT	1	300 MILLBRAE AVE	\$391.14
024-180-330	San Francisco Bay Area Rapid Transit	1	300 MILLBRAE AVE	\$8,859.03
024-181-070	San Francisco Bay Area Rapid Transit	1	320 MILLBRAE AVE	\$542.79
024-181-130	San Francisco Bay Area Rapid Transit	1	300 MILLBRAE AVE	\$3,981.99
024-354-010	San Francisco Bay Area Rapid Transit	1		\$244.87
			Total	\$13,628.68
092-030-050	SFO AIRPORT	2		\$8,536.84

## VI. DECRCBD GOVERNANCE

The governance or management of a property assessment district similar to the proposed DECRCBD requires an owner's association, or private nonprofit entity under contract with the City to conduct the DECRCBD improvements, maintenance and activities in the management district plan. The statute and enabling ordinance may require that the owners' associations conduct specific additional functions. This includes preparation of an annual report to the City Council on the DECRCBD activities for the past fiscal year and those new for the next fiscal year. The owner's association may also recommend to the City Council, from time to time, changes to the DECRCBD boundaries, assessment formula, or DECRCBD activities, services, and improvements. These changes are all subject to public notification and, in some cases, petition/balloting requirements.

The DECRCBD will be managed by a new District Management Corporation set up as a charitable public non-profit corporation. The Board of the new District Management Corporation shall serve as volunteers on the Board of Directors, which shall enter into a disbursement agreement with the City to administer the District services on a day-to-day basis. The new District Management Corporation shall consist of a portion of seats allocated to property owners contributing to the property assessment district (commercial, residential, publicly owned parcels) as well as local business and residential tenants, based upon the Board's adopted bylaws.

Meetings of the Owners' Association and its standing Committees shall be subject to the California Brown Act open meetings and records provisions as well as public records statutes.

**Disestablishment:**

Under the current plan, if the DECRCBD is not providing special benefits as per this plan, the property owners may initiate a disestablishment of the District annually. The initiation of the disestablishment of the special benefits district will require a petition of support representing 30% (thirty per cent) of the DECRCBD property owners within the district to trigger the mail ballot procedure.

## **VII. NEW RULES AND REGULATION APPLIED TO THE DISTRICT**

There are no specific rules or regulations applied to the DECRCBD or its Owners' Association.

## **VIII. IMPLEMENTATION TIMETABLE**

The table below provides a rough timeline for the establishment of the DECRCBD.

<i><b>Task</b></i>	<i><b>Estimated Timeline</b></i>
Submittal of the new Management District plan and the Assessment Engineer's report to the City Attorney	Early January
Mail out petitions and summary of management plan to all property owners	Early February
Work on petition drive, holding public meetings as needed	February - March
Submit 30% threshold of weighted petitions to the City of Millbrae	Early April
The Millbrae City Council adopts resolution of intention expressing its intention to form the DECRCBD.	Mid- April
Ballots mailed out by City Clerk including package of materials and public hearing date.	Mid- May
Public Hearing held, testimony given, ballots opened and counted by City Clerk; if there is no majority protest, Council adopts a resolution of formation.	Late June
First assessments from the new DECRCBD	January 2026

## **IX. RELEVANT SECTIONS OF STREETS & HIGHWAYS CODE**

### **RELEVANT SECTIONS OF THE CALIFORNIA STREETS AND HIGHWAYS CODE DIVISION 15. TREE PLANTING, LANDSCAPING, AND LIGHTING PART 2. LANDSCAPING AND LIGHTING ACT OF 1972**

#### **CHAPTER 1. INTRODUCTORY PROVISIONS**

##### **Article 1. General**

##### **Section [22500-22509](#)**

22500. This part shall be known and may be cited as the "Landscaping and Lighting Act of 1972."

22501. This part shall apply to local agencies whose annual taxes are carried on the county assessment roll and are collected by the county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code and made up solely of local agencies whose annual taxes are carried on the county assessment roll and are collected by the county.

22502. This part provides an alternative procedure for making the improvements herein authorized and shall not apply to or affect any other provisions of this code.

22503. An assessment district shall consist of all territory which, as determined by the legislative body, will be benefited by the improvements and is to be assessed to pay the costs thereof.

22504. An assessment district may consist of all or any part of the territory within the local agency and, in the case of a county, may consist of all or any part of the unincorporated territory of the county.

22505. An assessment district may consist of contiguous or noncontiguous areas. The improvements in one area need not be of benefit to other areas.

22506. The provisions of Chapter 2 (commencing with Section 5115) of Part 3 of Division 7, pertaining to the extension of the work or the assessment district beyond the boundaries of a local agency, are by this reference incorporated in this part.

22507. Division 4 (commencing with Section 2800) and Division 4.5 (commencing with Section 3100) do not apply to this part or proceedings taken pursuant to this part, except that Division 4.5 (commencing with Section 3100) does apply to proceedings in which the legislative body determines to issue bonds or notes pursuant to Section 22662.5, and may be applied to any other proceedings pursuant to this part at the discretion of the legislative body.

22508. Any resolution, notice, report, diagram or assessment which is required to contain a description of the improvements, the boundaries of the assessment district or any zones therein, or the lines and dimensions of any lot or parcel of land may, for a full and detailed description thereof, refer to any plan or map which is on file with the clerk, the county auditor, or the county assessor and which is open to public inspection. The plan or map so referred to shall govern for all details of the description.

22509. This part shall be liberally construed to effectuate its purpose. Any proceedings taken under this part and any assessment levied pursuant thereto shall not be invalidated for failure to comply with the provisions of this part if such failure does not substantially and adversely affect the rights of any person. All determinations made by the legislative body pursuant to this part shall be final and conclusive in the absence of fraud or prejudicial abuse of discretion.

## **Article 2. Definitions**

### **Section [22520-22540](#)**

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22520. The definitions contained in this article govern the construction of this part unless the context otherwise requires. The definition of a word or phrase applies to any variants thereof.

22521. "Assessment district" means an assessment district formed pursuant to this part.

22522. "Clerk" means the clerk or secretary of a local agency or its legislative body.

22523. "Engineer" means the city engineer, county engineer, engineer of the district, or any other person designated by the legislative body as the engineer for the purposes of this part, including any officer, board, or employee of the local agency or any private person or firm specially employed by the local agency as engineer for the purposes of this part.

22524. "Fiscal year" means a 12-month period commencing on July 1 and ending on the following June 30.

22525. "Improvement" means one or any combination of the following:

- (a) The installation or planting of landscaping.
- (b) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- (c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- (d) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or

electrical facilities.

- (e) The installation of park or recreational improvements, including, but not limited to, all of the following: (1) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage. (2) Lights, playground equipment, play courts, and public restrooms.
- (f) The maintenance or servicing, or both, of any of the foregoing, and of any improvement authorized by subdivision (i).
- (g) The acquisition of land for park, recreational, or open-space purposes.
- (h) The acquisition of any existing improvement otherwise authorized pursuant to this section.
- (i) The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

22526. "Incidental expenses" include all of the following:

- (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- (b) The costs of printing, advertising, and the giving of published, posted, and mailed notices.
- (c) Compensation payable to the county for collection of assessments.
- (d) Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
- (e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- (f) Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- (g) Costs associated with any elections held for the approval of a new or increased assessment.

22527. "Including," unless expressly limited, means including without limitation.

22528. "Landscaping" means trees, shrubs, grass, or other ornamental vegetation.

22529. "Legislative body" means the legislative body or governing board of any local agency.

22530. "Local agency" means a county, a city and county, a city, a special district, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code and made up solely of local agencies whose annual taxes are carried on the county assessment roll and are collected by the county.

22531. "Maintain" or "maintenance" means the furnishing of services and materials for the



ordinary and usual maintenance, operation, and servicing of any improvement, including:

- (a) Repair, removal, or replacement of all or any part of any improvement.
- (b) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- (c) The removal of trimmings, rubbish, debris, and other solid waste.
- (d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

22532. "Property owner" means: any person shown as the owner of land on the last equalized county assessment roll; when such person is no longer the owner, then any person entitled to be shown as owner on the next county assessment roll, if such person is known to the local agency; where land is subject to a recorded written agreement of sale, any person shown therein as purchaser.

22533. "Public agency" means the state or federal governments, any city, city and county, county, or other public corporation formed pursuant to charter, general law, or special act, for the performance of governmental or proprietary functions within limited boundaries and any department, board, commission, independent agency, or instrumentality of any of the foregoing.

22534. "Public lighting facilities" means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaires, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

22535. "Public places" means one or any combination of the following:

- (a) Any public street, highway, road, alley, lane, boulevard, parkway, or other way dedicated to or used for public use.
- (b) Any public property, right-of-way, or leasehold interest which is in use in the performance of a public function and which adjoins any of the ways described in subdivision (a).

22536. "Public utility" means any public utility subject to the jurisdiction of and regulated by the Public Utilities Commission.

22537. "Resolution" includes an ordinance.

22538. "Service" or "servicing" means the furnishing of:

- (a) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
- (b) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

22539. "Special district" means any public corporation, other than a county or a city, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries and which is authorized by such law or act to make any of the improvements or to furnish the maintenance or services provided for in this part.

22540. "Treasurer" means the treasurer of a local agency.

# APPENDIX 1

## YR 1 ASSESSMENT ROLL

APN	Annual Assessment
021-131-040	\$712.00
021-131-050	\$393.60
021-131-060	\$1,027.18
021-131-070	\$546.12
021-131-080	\$1,407.78
021-131-090	\$575.56
021-131-100	\$752.00
021-131-110	\$296.60
021-131-120	\$359.84
021-131-130	\$282.00
021-131-140	\$527.62
021-131-150	\$260.40
021-131-160	\$310.96
021-131-190	\$308.40
021-131-200	\$260.16
021-131-220	\$415.20
021-131-250	\$424.88
021-131-260	\$568.12
021-131-270	\$1,171.28
021-134-010	\$509.60
021-134-020	\$314.64
021-134-030	\$800.62
021-134-060	\$874.40
021-134-070	\$355.44
021-134-220	\$1,680.00
021-134-230	\$1,398.68
021-135-010	\$1,118.40
021-135-020	\$132.46
021-276-290	\$812.92
021-276-300	\$810.36
021-276-330	\$1,909.96
021-276-340	\$726.16
021-276-350	\$1,384.20
021-277-030	\$1,659.76
021-278-010	\$3,024.66
021-278-040	\$1,879.98
021-278-100	\$1,372.62
021-281-380	\$5,650.52
021-281-490	\$5,960.06

021-281-510	\$746.70
021-281-520	\$736.68
021-281-540	\$389.44
021-281-550	\$867.48
021-281-590	\$1,357.32
021-281-610	\$1,161.52
021-281-620	\$1,439.28
021-281-650	\$1,563.52
021-281-700	\$5,158.40
021-281-710	\$1,896.90
021-281-720	\$11,056.24
021-290-180	\$499.08
021-291-010	\$3,930.40
021-291-020	\$2,111.38
021-292-020	\$335.01
021-292-030	\$3,093.11
021-292-060	\$2,924.70
021-292-070	\$2,344.42
021-311-150	\$1,128.99
021-311-160	\$716.90
021-311-170	\$751.50
021-311-180	\$783.50
021-312-120	\$1,430.53
021-312-270	\$1,255.55
021-313-120	\$869.85
021-313-130	\$654.37
021-313-140	\$662.25
021-313-150	\$1,297.36
021-314-090	\$584.22
021-314-100	\$717.30
021-314-140	\$788.20
021-323-060	\$497.60
021-323-070	\$201.74
021-323-080	\$1,318.56
021-324-190	\$1,271.85
021-324-200	\$167.58
021-324-210	\$166.47
021-324-220	\$493.62
021-324-230	\$1,728.79
021-324-310	\$1,093.95
021-324-320	\$14,370.52

021-361-100	\$2,308.82
021-361-110	\$1,632.98
021-361-150	\$1,587.50
021-361-310	\$5,816.61
021-362-110	\$2,038.64
021-362-120	\$2,018.60
021-362-130	\$2,189.60
021-362-310	\$8,604.45
021-363-030	\$1,167.79
021-363-210	\$1,082.64
021-363-330	\$2,046.20
021-363-350	\$2,867.92
021-364-140	\$398.94
021-364-150	\$7,792.74
021-420-110	\$29,955.25
021-420-130	\$5,652.75
021-420-140	\$9,817.63
021-420-270	\$14,779.49
024-114-040	\$2,264.41
024-115-010	\$881.60
024-115-050	\$369.80
024-115-060	\$375.00
024-115-090	\$575.60
024-115-120	\$374.97
024-115-150	\$17,475.27
024-115-270	\$1,034.50
024-115-280	\$1,115.00
024-115-290	\$753.40
024-115-300	\$1,667.50
024-121-070	\$1,327.29
024-122-010	\$939.81
024-122-020	\$4,241.50
024-122-050	\$1,230.48
024-122-060	\$2,440.10
024-122-070	\$319.30
024-122-080	\$400.50
024-122-120	\$357.00
024-122-150	\$628.60
024-122-210	\$1,846.48
024-122-220	\$954.39
024-122-230	\$450.00
024-122-240	\$1,467.20
024-123-130	\$946.44
024-123-140	\$1,674.35
024-123-190	\$1,339.90
024-123-200	\$1,896.08
024-124-030	\$1,059.71
024-146-010	\$1,487.51
024-146-020	\$785.90
024-146-030	\$771.70
024-146-040	\$350.00

024-146-050	\$378.50
024-146-060	\$385.00
024-146-070	\$984.95
024-146-150	\$2,729.76
024-147-010	\$2,962.95
024-147-020	\$479.50
024-147-050	\$366.60
024-147-060	\$598.00
024-147-070	\$728.00
024-147-080	\$745.00
024-147-090	\$1,589.16
024-147-180	\$430.90
024-151-010	\$1,483.47
024-151-020	\$1,355.89
024-151-030	\$495.11
024-151-040	\$503.17
024-151-050	\$614.12
024-151-060	\$612.05
024-151-070	\$426.79
024-151-080	\$454.42
024-151-090	\$454.51
024-151-100	\$1,190.45
024-151-110	\$1,098.05
024-151-120	\$400.00
024-151-130	\$1,300.00
024-151-140	\$800.00
024-151-190	\$1,300.00
024-151-200	\$1,392.90
024-152-010	\$1,747.74
024-152-100	\$1,105.23
024-152-110	\$702.37
024-152-120	\$314.60
024-152-130	\$381.59
024-152-140	\$1,682.65
024-152-150	\$1,731.97
024-152-170	\$547.40
024-152-180	\$270.00
024-152-190	\$599.00
024-152-200	\$300.00
024-152-250	\$1,714.05
024-152-260	\$624.54
024-152-270	\$1,009.06
024-152-280	\$600.00
024-152-290	\$610.00
024-152-300	\$900.00
024-152-310	\$850.52
024-153-040	\$1,164.14
024-153-050	\$1,530.80
024-153-060	\$1,687.25
024-154-200	\$1,076.95
024-154-210	\$1,830.69

024-154-220	\$6,381.48
024-154-230	\$303.57
024-154-240	\$1,620.71
024-154-250	\$801.23
024-154-330	\$412.50
024-154-340	\$483.50
024-154-350	\$463.00
024-154-360	\$421.50
024-154-370	\$461.50
024-154-380	\$448.00
024-154-390	\$443.70
024-154-400	\$503.05
024-154-410	\$556.15
024-154-440	\$1,221.72
024-154-450	\$1,428.05
024-154-460	\$3,757.05
024-174-330	\$7,014.96
024-180-320	\$20,265.20
024-180-330	\$8,859.03
024-180-350	\$37,010.47
024-181-060	\$1,859.85
024-181-070	\$542.79
024-181-080	\$7,436.96
024-181-090	\$16,174.08
024-181-110	\$613.17
024-181-120	\$391.14
024-181-130	\$3,981.99
024-334-020	\$684.06
024-334-030	\$1,293.18
024-334-060	\$1,113.40
024-334-090	\$906.60
024-334-100	\$813.00
024-334-110	\$2,503.80
024-334-130	\$1,806.46
024-334-140	\$2,343.40
024-334-150	\$2,774.55
024-335-010	\$1,286.58
024-335-020	\$881.05
024-335-050	\$729.46
024-335-080	\$736.85
024-335-090	\$438.81
024-335-100	\$743.13
024-335-120	\$419.03
024-335-140	\$929.68
024-335-150	\$1,311.10
024-336-030	\$2,594.49
024-337-080	\$2,032.02
024-337-090	\$4,199.14
024-337-100	\$180.03
024-343-010	\$954.56
024-343-020	\$917.52

024-343-030	\$970.86
024-343-040	\$1,093.96
024-343-050	\$1,357.68
024-344-040	\$2,103.36
024-344-050	\$1,787.30
024-344-080	\$3,413.16
024-344-090	\$7,188.38
024-351-010	\$2,748.34
024-352-010	\$1,647.52
024-352-020	\$2,551.28
024-352-040	\$2,622.10
024-352-050	\$1,197.14
024-352-080	\$9,574.14
024-353-020	\$1,074.81
024-353-030	\$2,472.16
024-353-080	\$4,143.80
024-353-090	\$4,187.65
024-353-150	\$1,349.91
024-353-200	\$1,314.00
024-353-220	\$3,781.95
024-353-300	\$10,316.00
024-353-330	\$1,129.68
024-354-010	\$244.87
024-355-010	\$1,241.00
024-361-020	\$4,772.15
024-361-070	\$10,151.13
024-362-010	\$1,763.88
024-362-020	\$1,121.64
024-362-030	\$549.76
024-362-070	\$5,266.56
024-362-110	\$2,174.16
024-362-120	\$1,387.32
024-370-150	\$31,041.60
024-370-160	\$23,886.68
024-370-170	\$1,594.30
024-371-010	\$4,641.60
024-371-020	\$1,304.80
092-030-050	\$8,536.84
093-221-010	\$33,782.47
093-352-030	\$3,204.99
101-640-010	\$1,283.83
101-650-010	\$140.27
101-650-020	\$166.01
101-650-030	\$157.69
101-650-040	\$159.25
101-650-050	\$140.27
101-650-060	\$172.64
101-650-070	\$157.69
101-650-080	\$178.49
103-070-020	\$337.06
103-070-040	\$253.99

103-070-050	\$892.03
103-080-010	\$2,755.11
103-080-020	\$2,741.46
103-490-010	\$97.68
103-490-020	\$89.68
103-490-030	\$90.80
103-490-040	\$93.36
103-490-050	\$93.36
103-490-060	\$93.84
103-490-070	\$86.72
103-490-080	\$79.92
103-490-090	\$74.08
103-490-100	\$90.40
103-490-110	\$90.40
103-500-010	\$98.80
103-500-020	\$90.00
103-500-030	\$90.80
103-500-040	\$105.68
103-500-050	\$93.36
103-500-060	\$93.36
103-500-070	\$93.84
103-500-080	\$86.72
103-500-090	\$79.92
103-500-100	\$74.08
103-500-110	\$90.40
103-500-120	\$90.40
103-500-130	\$82.88
103-500-140	\$152.96
103-500-150	\$89.68
103-500-160	\$90.80
103-500-170	\$105.68
103-500-180	\$93.36
103-500-190	\$93.36
103-500-200	\$93.84
103-500-210	\$86.72
103-500-220	\$79.92
103-500-230	\$74.08
103-500-240	\$90.40
103-500-250	\$90.40
103-500-260	\$82.88
104-490-010	\$61.12
104-490-020	\$147.20
104-490-030	\$99.60
104-490-040	\$99.28
104-490-050	\$146.88
104-490-060	\$149.92
104-490-070	\$151.20
104-490-080	\$147.20
104-490-090	\$99.60
104-490-100	\$99.28
104-490-110	\$146.88

104-490-120	\$149.92
104-500-010	\$140.72
104-500-020	\$137.20
104-500-030	\$99.60
104-500-040	\$99.28
104-500-050	\$136.88
104-500-060	\$139.84
104-500-070	\$141.04
104-500-080	\$137.20
104-500-090	\$99.60
104-500-100	\$99.28
104-500-110	\$136.88
104-500-120	\$139.92
104-500-130	\$140.88
104-500-140	\$137.12
104-500-150	\$99.60
104-500-160	\$99.28
104-500-170	\$136.88
104-500-180	\$139.84
104-510-010	\$184.00
104-510-020	\$187.80
104-510-030	\$124.10
104-510-040	\$124.10
104-510-050	\$187.60
104-510-060	\$183.60
104-510-070	\$184.00
104-510-080	\$187.60
104-510-090	\$124.10
104-510-100	\$124.10
104-510-110	\$187.80
104-510-120	\$183.60
104-510-130	\$171.50
104-510-140	\$175.60
104-510-150	\$124.10
104-510-160	\$124.10
104-510-170	\$174.90
104-510-180	\$171.50
104-510-190	\$171.40
104-510-200	\$175.30
104-510-210	\$124.10
104-510-220	\$124.10
104-510-230	\$174.90
104-510-240	\$171.10
104-510-250	\$175.30
104-510-260	\$124.10
104-510-270	\$171.10
104-520-010	\$110.48
104-520-020	\$128.16
104-520-030	\$100.96
104-520-040	\$113.36
104-520-050	\$100.96

104-520-060	\$120.08
104-520-070	\$100.96
104-520-080	\$100.96
104-520-090	\$100.96
104-520-100	\$113.12
104-520-110	\$110.48
104-520-120	\$125.44
104-520-130	\$110.48
104-520-140	\$112.08
104-520-150	\$101.04
104-520-160	\$113.36
104-520-170	\$100.96
104-520-180	\$106.64
104-520-190	\$100.96
104-520-200	\$100.96
104-520-210	\$101.04
104-520-220	\$113.12
104-520-230	\$110.48
104-520-240	\$109.36
104-520-250	\$537.00
104-530-010	\$110.48
104-530-020	\$112.08
104-530-030	\$100.96
104-530-040	\$113.36
104-530-050	\$100.96
104-530-060	\$106.64
104-530-070	\$100.96
104-530-080	\$100.96
104-530-090	\$100.96
104-530-100	\$113.52
104-530-110	\$110.48
104-530-120	\$109.36
104-530-130	\$110.48
104-530-140	\$112.08
104-530-150	\$101.04
104-530-160	\$113.36
104-530-170	\$100.96
104-530-180	\$106.64
104-530-190	\$100.96
104-530-200	\$100.96
104-530-210	\$101.04
104-530-220	\$113.12
104-530-230	\$110.48
104-530-240	\$109.36
104-670-010	\$114.56
104-670-020	\$115.12
104-670-030	\$115.12
104-670-040	\$115.04
104-670-050	\$115.20
104-670-060	\$115.20
104-670-070	\$115.28

104-670-080	\$105.60
104-670-090	\$105.52
104-670-100	\$105.60
104-670-110	\$105.60
104-670-120	\$105.52
104-670-130	\$158.32
104-670-140	\$94.96
104-670-150	\$129.52
104-670-160	\$91.76
104-670-170	\$91.76
104-670-180	\$129.52
104-670-190	\$92.48
104-670-200	\$148.32
104-670-210	\$92.16
104-670-220	\$91.76
104-670-230	\$129.52
104-670-240	\$91.76
104-670-250	\$91.76
104-670-260	\$129.52
104-670-270	\$92.48
104-670-280	\$94.96
104-680-010	\$94.96
104-680-020	\$129.52
104-680-030	\$91.76
104-680-040	\$91.76
104-680-050	\$129.52
104-680-060	\$92.48
104-680-070	\$91.76
104-680-080	\$148.16
104-680-090	\$105.12
104-680-100	\$102.08
104-680-110	\$102.08
104-680-120	\$103.84
104-680-130	\$53.28
104-680-140	\$103.84
104-680-150	\$102.08
104-680-160	\$102.08
104-680-170	\$103.20
104-680-180	\$83.12
104-680-190	\$84.88
104-680-200	\$92.16
104-680-210	\$91.76
104-680-220	\$129.52
104-680-230	\$91.76
104-680-240	\$91.76
104-680-250	\$129.52
104-680-260	\$92.48
104-680-270	\$103.20
104-680-280	\$94.96
104-680-290	\$129.52
104-680-300	\$91.76

104-680-310	\$91.76
104-680-320	\$129.52
104-680-330	\$92.48
104-680-340	\$91.76
104-680-350	\$148.16
104-680-360	\$100.96
104-680-370	\$88.56
104-680-380	\$88.56
104-680-390	\$99.68
104-680-400	\$53.28
104-680-410	\$99.68
104-680-420	\$88.56
104-680-430	\$88.56
104-680-440	\$99.04
104-680-450	\$83.12
104-680-460	\$84.88
104-680-470	\$92.16
104-680-480	\$91.76
104-680-490	\$129.52
104-680-500	\$91.76
104-680-510	\$91.76
104-680-520	\$129.52
104-680-530	\$92.48
104-680-540	\$94.96
104-680-550	\$94.96
104-680-560	\$129.52
104-680-570	\$91.76
104-680-580	\$91.76
104-680-590	\$129.52
104-680-600	\$92.48
104-680-610	\$91.76
104-680-620	\$146.72
104-680-630	\$100.96
104-680-640	\$86.32
104-680-650	\$86.32
104-680-660	\$99.68
104-680-670	\$53.28
104-680-680	\$99.68
104-680-690	\$86.32
104-680-700	\$86.32
104-680-710	\$99.04
104-680-720	\$83.12
104-680-730	\$84.88
104-680-740	\$92.16
104-680-750	\$91.76
104-680-760	\$129.52
104-680-770	\$91.76
104-680-780	\$91.76
104-680-790	\$129.52
104-680-800	\$92.48
104-680-810	\$94.96

104-710-010	\$852.98
104-710-020	\$617.16
104-710-030	\$668.25
104-710-040	\$707.90
104-710-050	\$671.11
104-710-060	\$580.76
104-710-070	\$433.99
104-710-080	\$561.00
104-710-090	\$237.51
104-710-100	\$113.10
104-720-010	\$132.40
104-720-020	\$116.10
104-720-030	\$105.20
104-720-040	\$77.40
104-720-050	\$101.90
104-720-060	\$116.20
104-720-070	\$116.00
104-720-080	\$130.90
104-720-090	\$59.80
104-720-100	\$86.60
104-720-110	\$109.90
104-720-120	\$109.50
104-720-130	\$115.40
104-720-140	\$115.90
104-720-150	\$152.70
104-720-160	\$78.50
104-720-170	\$114.30
104-720-180	\$112.80
104-720-190	\$106.80
104-720-200	\$110.10
104-720-210	\$150.00
104-720-230	\$104.40
104-720-240	\$101.70
104-720-250	\$119.20
104-720-260	\$101.30
104-720-270	\$122.10
104-720-280	\$96.00
104-720-290	\$79.00
104-720-300	\$129.70
104-720-310	\$110.80
104-720-320	\$112.60
104-720-330	\$80.60
104-720-340	\$72.40
104-720-350	\$108.80
104-720-360	\$104.60
104-720-370	\$104.90
104-720-380	\$120.30
104-720-390	\$80.40
104-720-400	\$133.00
104-720-410	\$116.80
104-720-420	\$105.40



104-720-430	\$85.40
104-720-440	\$100.30
104-720-450	\$115.00
104-720-460	\$116.00
104-720-470	\$127.50
104-720-480	\$145.50
104-720-490	\$107.70
104-720-500	\$108.30
104-720-510	\$113.80
104-720-520	\$112.90
104-720-530	\$149.80
104-720-540	\$79.10
104-720-550	\$112.50
104-720-560	\$112.30
104-720-570	\$108.60
104-720-580	\$108.60
104-720-590	\$150.10
104-720-600	\$112.40
104-720-610	\$104.30
104-720-620	\$102.70
104-720-630	\$118.60
104-720-640	\$103.40
104-720-650	\$121.20
104-720-660	\$92.70
104-720-670	\$79.10
104-720-680	\$129.70
104-720-690	\$109.70
104-720-700	\$116.60
104-720-710	\$80.70
104-720-720	\$72.40
104-720-730	\$108.80
104-720-740	\$104.80
104-720-750	\$107.50
104-720-760	\$126.70
104-720-770	\$81.30
104-720-780	\$109.30
104-730-010	\$156.60
104-730-020	\$119.50
104-730-030	\$104.10
104-730-040	\$115.60
104-730-050	\$116.50
104-730-060	\$127.50
104-730-070	\$148.20
104-730-080	\$110.30
104-730-090	\$105.60
104-730-100	\$114.80
104-730-110	\$114.70
104-730-120	\$151.30
104-730-130	\$79.10
104-730-140	\$112.20
104-730-150	\$114.10

104-730-160	\$109.20
104-730-170	\$107.90
104-730-180	\$151.80
104-730-190	\$113.00
104-730-200	\$106.80
104-730-212	\$107.50
104-730-220	\$117.20
104-730-230	\$103.10
104-730-240	\$119.60
104-730-250	\$95.00
104-730-260	\$79.30
104-730-270	\$131.10
104-730-280	\$111.30
104-730-290	\$119.70
104-730-300	\$80.40
104-730-310	\$72.10
104-730-320	\$108.20
104-730-330	\$105.20
104-730-340	\$107.70
104-730-350	\$126.70
104-730-360	\$81.60
104-730-370	\$159.50
104-730-380	\$84.10
104-730-390	\$101.70
104-730-400	\$115.80
104-730-410	\$116.50
104-730-420	\$129.60
104-730-430	\$148.20
104-730-440	\$104.40
104-730-450	\$105.80
104-730-460	\$107.40
104-730-470	\$117.00
104-730-480	\$142.60
104-730-490	\$79.20
104-730-500	\$111.70
104-730-510	\$113.90
104-730-520	\$102.00
104-730-530	\$103.20
104-730-540	\$151.80
104-730-550	\$113.40
104-730-560	\$105.60
104-730-570	\$103.90
104-730-580	\$104.50
104-730-590	\$103.30
104-730-600	\$107.80
104-730-610	\$95.00
104-730-620	\$115.40
104-730-630	\$72.40
104-730-640	\$105.80
104-730-650	\$126.70