San Juan Unified School District
Special Meeting of the Board of Education
3738 Walnut Avenue, Carmichael, California 95608

Paula Villescaz, President
Michael McKibbin, Ed.D., Vice President
Zima Creason, Clerk
Pam Costa, Member
Saul Hernandez, Member

CALL AND NOTICE OF SPECIAL MEETING

COVID-19 PUBLIC PARTICIPATION GUIDELINES

Please be advised the Board of Education meeting will be conducted electronically only.
This is an update from the public notice published in the Sacramento Bee.

NOTICE is hereby given that a **telephonic** meeting of the Board of Education of the San Juan Unified School District is hereby called by the board president and will be held at **6:30 p.m**. on Tuesday, **March 31, 2020**. The district is taking all necessary steps to prevent and mitigate the effects of COVID-19 on our community. Therefore, in the interest of public health, in compliance with California Governor Gavin Newsom's recently issued Executive Orders N-25-20 and N-35-20, the California State Public Health Officer's Order that included social distancing guidelines and avoiding group gatherings, the Order issued by the Sacramento County Health Officer directing all individuals to stay at home or at their residence and prohibiting all non-essential gatherings of any number, and all applicable provisions of federal and state law, this Board of Education meeting will be held telephonically. All board members, staff and others presenting at the meeting will be calling in via the Zoom video conferencing platform from separate locations.

Given the above identified orders and the need to ensure the health and safety of the staff and the public as a whole, **physical attendance by the public cannot be accommodated;** however, the district is making significant efforts to ensure public participation during this Board of Education meeting, and has taken the following steps to assist the public in accessing the meeting:

1. E-mail Submission of Public Comment. Public Comments for an agendized item may be emailed to boardcomment@sanjuan.edu. In the subject line, please identify the agenda item the comment addresses, including the agenda item number and title. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item on which you are commenting. Comments received by **6:00 p.m. on March 31, 2020**, will be provided to the members of the board in writing prior to the meeting. Comments received after 6:00 p.m. on March 31, 2020, will be read on the record during this meeting.

   All public comments via e-mail submission will be limited to two (2) minutes or approximately 300 words. Any portion of a comment extending past two (2) minutes or the approximate 300-word limit may not be read aloud due to time restrictions. All written comments that are not read into the record will be provided to the board members for review, provided that such comments are received prior to the end of the meeting. Please be aware that written public comments, including your name, may become public information.

   Under the Ralph M. Brown Act, the Board is unable to respond to any individual comments or questions regarding items not on the agenda; however, the board listens carefully to all public comments and appreciates community input and participation.

2. Zoom Video Conferencing. Members of the public can make public comments via the Zoom conferencing platform. Members of the public can access Zoom from a computer, mobile device or tablet at http://www.sanjuan.edu/march31. All public comments will be limited to two (2) minutes.

3. Translation/Interpretation. **Translation and interpretation services will be made available upon request with advance notice**. If you wish to utilize these services, please notify the district at (916) 971-7111, or stephanie.cunningham@sanjuan.edu by noon on March 30, 2020. This allows for the scheduling of appropriate translation staff and other resources.

Disability Accommodations. A person with a disability may contact the Board of Education office at (916) 971-7111 or e-mail stephanie.cunningham@sanjuan.edu at least 48 hours before the scheduled board meeting to request receipt of an agenda and other distributed writings in an appropriate alternative format or to request disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in the public board meeting.

Thank you in advance for your cooperation. Our community's health and safety is our highest priority. The business to be considered at this board meeting is on the following agenda.

Board of Education Agenda
March 31, 2020

Special Meeting
Board of Education
6:30 p.m.

A. OPEN SESSION/CALL TO ORDER/PLEDGE OF ALLEGIANCE – 6:30 p.m.

B. APPROVAL OF THE MINUTES – March 10, 2020, regular meeting, pages 2225-2229.

C. VISITOR COMMENTS – 6:35 p.m.
Board Bylaw 9323 limits visitor comments to two (2) minutes per speaker, with no more than 30 minutes per single topic. Time will be extended for any speaker who uses an interpreter.

D. CONSENT CALENDAR – D-1/D-10 – 7:05 p.m.
Action: The administration recommends that the consent calendar, D-1 through D-10, regarding regular business items, be approved. Any item may be removed for further discussion and separate action following consideration of remaining consent agenda items.

1. *Personnel – appointments, leaves of absence and separations.

2. *Purchasing Report – purchase orders and service agreements, change orders, construction and public works bids, piggyback contracts and zero-dollar contract.

3. *Business/Financial Report – quarterly investment report and warrants and payroll.

4. Acceptance of the following gifts (# = donor's est.):
   Bella Vista High School: from Bella Vista Boys Volleyball ASB Club – for volleyball equipment: $4,622.47.
   Department of Equity and Student Achievement: from Stonewall Foundation of Greater Sacramento: $1,700.
   Greer Elementary School: from San Juan Education Foundation – for Reading STARS Grant: $1,800.

5. *Approval to dispose of surplus property pursuant to Board Policy 3270 and Education Code sections 17545 and 17546.

6. *Approval to submit and implement, if funded, the following grant: Head Start and Early Head Start Grant Application 2020-2021.

7. *Approval of the first amendment to the lease agreement for the storage space for district surplus furniture at 6240 San Juan Avenue, Citrus Heights, California.

8. *Approval of the petition to Sacramento County to renew the Watt Avenue Property and Business Improvement District.

9. *Adoption of Resolution No. 2984, approving the first amendment to the lease agreement for the Cottage Elementary School new construction project.

10. *Adoption of Resolution No. 2985, approving the first amendment to the design/build contract for the Del Campo High School new science/media building and CTE modernization project.

*Material provided.

E. CONSENT CALENDAR (continued, if necessary)
Discussion and action on the items removed from the consent calendar.

F. BUSINESS ITEM

1. California Voting Rights Act Public Hearing No. 1: Potential Composition of By-Trustee Areas pursuant to Elections Code section 10010, subdivision (a)(1) – 7:10 p.m. (Simlick)
Material provided. The district's demographer will be making a presentation.

Public Hearing: The Board of Education will hold a public hearing to receive input from the community on the trustee-area map creation process and elections sequencing, pursuant to Elections Code section 10010(a)(1) and other applicable provisions of law.

G. ADJOURNMENT – 7:40 p.m.

NOTE: The times indicated are approximate.

Mission Statement

Valuing diversity and excellence, the San Juan Unified School District's mission is to educate and inspire each student to succeed and responsibly contribute to a radically evolving world by providing innovative, rigorous, student-focused instruction and programs in a safe, caring and collaborative learning community.

San Juan Unified School District
Board of Education
3738 Walnut Avenue, Carmichael, California 95608

Board of Education Minutes
March 10, 2020

Regular Meeting
Board of Education
4:30 p.m.

Call to Order (A)
The March 10 regular meeting was called to order by the president, Paula Villescaz.

Roll Call
Present:
Paula Villescaz, president
Michael McKibbin, Ed.D., vice president
Zima Creason, clerk
Pam Costa, member
Saul Hernandez, member

Workshop: Federal Title I, Part A, Grant Considerations (A-1)
Assistant Superintendent of Educational Services Debra Calvin, Ed.D. introduced Director of Student Learning Assistance Roxanne Mitchell and Title 1 Program Manager Gwyn Dellinger, who gave a presentation on the Federal Title I, Part A grant. Ms. Dellinger provided background information and explained the district's current method of allocating the $13 million of Title 1 grant funding, including the required and allowable reservations as well as school-site allocations, noting the inequitable distribution of funds under the current centralized method. Ms. Mitchell explained that a redesign of the district's Title I allocation method is proposed, which would provide an opportunity for alignment and correction by establishing allocation options that reflect a more equitable allocation of resources. Ms. Mitchell stated that the development of a new Title I funding formula would be a slow, collaborative process with stakeholders to identify priorities of resource allocations for implementation beginning with the 2021-22 school year. Staff answered questions from the board regarding the current allocation method, free and reduced-price meal applications, Community Eligibility Provision (CEP) schools, opportunities for stakeholder feedback and proposed timelines. Ms. Bassanelli, deputy superintendent of schools and student support, noted the need for clear and transparent priorities related to equitable distribution practices. Superintendent Kern explained, a redesign would potentially get more support to the neediest schools. Dr. Calvin noted that two additional schools have been identified as Title I for next year, which will increase the total to 28 schools. This item will return to the board for action at a future date.

Recess: Closed Session (B)
The workshop was recessed at 5:25 p.m., with the board convening in closed session at 5:30 p.m. to consider a student expulsion in one case (Education Code section 48918[f]) and to conference with legal counsel – pending litigation: significant exposure to litigation, Government Code section 54956.9(d)(2) (one case).

Reconvene Open Session/Pledge of Allegiance (C)
At 6:30 p.m., four members of the Del Campo High School Air Force Junior ROTC led the group in the Pledge of Allegiance.

Minutes Approved (D)
It was moved by Dr. McKibbin, seconded by Ms. Creason, that the minutes of the February 25 regular meeting be approved. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

High School Student Council Reports (E-1)
High school student council representatives Sara Petrisor and Kassi Vogt from Casa Roble Fundamental High School and Rachel Lawal and Brianna Huynh from Mira Loma High School updated the board on the goals, activities and achievements at their respective schools.

Staff Reports (E-2)
Superintendent Kern and Senior Director of Community Relations Trent Allen provided an update on the efforts underway in response to the COVID-19 outbreak.

Board-appointed/District Committees (E-3)
Local Control and Accountability Plan Parent Advisory Committee (LCAP PAC) chair Tom Nelson updated the board on the recent work of the committee.

Closed Session/Expulsion Actions (E-6)
Ms. Creason reported that the board voted unanimously to accept a hearing panel's recommendation of one expulsion in case number S-26.

Visitor Comments (F)
Two student representatives from the Lichen K-8 student senate spoke regarding the excessive use of single-use plastic straws in the district.

Mary Beth Barber expressed her thoughts regarding community health, particularly the concept and implementation of mandatory handwashing in schools.

Consent Calendar Approved (G-1/G-9)
Visitor Comment:
Scott Rafferty spoke regarding item G-6, suggesting a clarification in the resolution.

It was moved by Mr. Hernandez, seconded by Dr. McKibbin, that the consent calendar items G-1 through G-9 be approved. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Personnel (G-1)
Appointments, leaves of absence and separations — approved as submitted.

Purchasing Report (G-2)
Purchase orders and service agreements, change orders and construction and public works bids — approved as submitted.

Business/Financial Report (G-3)
Notices of completion and warrants and payroll — approved as submitted.

Gifts (G-4)
Acceptance of gifts to Encina Preparatory High School, Greer Elementary School and McKinney-Vento program.

Disposal of Surplus Property (G-5)
Approval to dispose of surplus property pursuant to board policy (BP) 3270 and Education Code sections 17545 and 17546.

Resolution No. 2981 School Board Election Order (G-6)
Adoption of Resolution No. 2981 School Board Election Order.

CIVITAS Senior Award Scholarships (G-7)
Approval of CIVITAS senior award scholarships for four students at Rio Americano High School.

Grant: Learning Communities for School Success Program 2020-2023 (G-8)
Approval to implement, if funded, the following grant: Learning Communities for School Success Program 2020-2023.

Grant: K-12 Strong Workforce Program, Career Technical Education Program Grant 2019-2022 (G-9)
Approval to implement, if funded, the following grant: K-12 Strong Workforce Program, Career Technical Education Program Grant 2019-2022.

Second Interim Budget Report (I-1)
Deputy Superintendent Kent Stephens presented the 2019-2020 Second Interim Report, certifying the Second Interim Report as positive, with the understanding of the fiduciary responsibility to maintain fiscal solvency for the current and subsequent two fiscal years. The Second Interim Report reflects actual revenue and expenditures through January 31, 2020, forecasts the remainder of the 2019-2020 fiscal year and provides a multiyear projection for 2020-2021 and 2021-2022. Ms. Villescaz acknowledged the uncertainty of the upcoming Governor's May (budget) Revision and inquired about the unanticipated decline in student enrollment. Superintendent Kern discussed enrollment, staffing and the work of the district's Budget Review Committee. Ms. Villescaz reiterated the district's long-standing commitment to not spend one-time funds on ongoing expenses, and commented on concentration grant funding and the demographic shift in the district.

It was moved by Ms. Costa, seconded by Ms. Creason, to approve the 2019-2020 Second Interim Report and the budget revision reflecting projected-year budget totals and the positive certification of the district's ability to maintain fiscal solvency for the current and subsequent two fiscal years. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

California Voting Rights Act – Intent to Transition to By-Trustee Area Board Elections (I-2)
General Counsel Linda Simlick introduced Michelle Cannon, an attorney from Lozano Smith Attorneys at Law, who gave a presentation on the California Voting Rights Act (CVRA). Ms. Cannon explained that CVRA addresses "racially polarized voting," and she provided detailed information on the process to transition from the current at-large election system to a by-trustee area model for the 2020 election cycle. Ms. Cannon went on to explain the next steps in the process, which includes applying for a waiver of the election requirement from the State Board of Education (SBE), hiring a demographer to develop trustee areas and receiving approval from the County Committee. Superintendent Kern noted that the County Committee meeting would likely take place on the east side of the district, so the committee can attend a similar meeting in Folsom on the same night. Ms. Cannon reviewed the estimated timelines and list of other considerations. She noted that the additional actions to satisfy the SBE waiver requirements, which included notifying bargaining groups and conducting meetings with the LCAP PAC and DELAC advisory groups, have already taken place.

Ms. Costa shared that she supports preventing racially polarized voting, stating that she is sorry that the process is rushed and does not allow time to be thoughtful and deliberate, and that all five board members are advocates for all district students. Ms. Creason stated she supports by-trustee area elections, but she expressed concern about the cost and timing of the process, apologized for lack of stakeholder engagement due to the rushed legal deadlines and is disappointed that all demographic groups will not be accurately reflected in the 2020 voting cycle. Dr. McKibbin said that he will vote to approve this resolution, but expressed concerns about the process regarding the potential lack of representation from all groups, the creation of trustee areas creating fiefdoms and the expense and rushed timelines. Dr. McKibbin remarked that no matter how elected, this board will continue to represent each child in the district. Mr. Hernandez stated he would support the resolution and asked for community input on the topic. Ms. Villescaz asked clarifying questions regarding the SBE waiver process, which Ms. Cannon answered. Ms. Villescaz concurred with the comments made by her colleagues, stating that she wishes the money spent on this process could instead be spent on students. Ms. Villescaz expressed interest in creating guiding principles to be used by current and future board members; Superintendent Kern suggested getting input and feedback from district committees in order to represent all.

Visitor Comments:
Magali Kincaid expressed her thoughts regarding the need for more diverse representation, stating she looks forward to this change.

Patricia Johnson expressed her support for by-trustee area elections.

Timothy Irvine voiced his appreciation for making this change now, rather than waiting, and suggested a shift to a seven-member board.

Juan Yniguez expressed his concerns and recommended using evidence-based information to shift to a seven-member board.

Damaris Canton stated she was glad to hear the board supports the change and hopes it will help address inequalities for black, brown and poor students.

David Hildebrand encouraged the board to act now and pass the resolution.

Scott Rafferty explained this is a basic civil rights violation that needs to be rectified now.

Ed Murray urged a yes vote on the resolution, which he believes will eliminate, not just minimize, racially polarized voting.

Blaire Murray stated it is important that diverse voices are heard.

Kendra Lewis expressed her support for by-trustee area elections.

Caroline Flores expressed her concerns regarding poverty in schools and stated she supports the use of a Latino-friendly demographer and the establishment of seven trustee areas.

Herman Barahona, speaking on behalf of United Latinos, thanked the board for supporting this voter-rights issue.

After visitor comments, Ms. Cannon clarified for Ms. Creason that the term "racially polarized voting" is from CVRA, not language that the district created.

It was moved by Ms. Costa, seconded by Dr. McKibbin, to adopt Resolution No. 2982, declaring the intent to transition from at-large to by-trustee area board elections. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Public Hearing: California Voting Rights Act – Waiver of Election Requirement (I-3)
General Counsel Linda Simlick presented the topic. Ms. Villescaz declared the topic of seeking a State Board of Education waiver of the election requirement a public hearing and the public was invited to speak.

Visitor Comment:
Scott Rafferty expressed his support for by-trustee area elections, stating that it will give the board a stronger connection to voters.

Following public comment, it was moved by Ms. Creason, seconded by Mr. Hernandez, to adopt Resolution No. 2983 authorizing the superintendent to seek a waiver from the State Board of Education. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Tentative Agreement: CSEA (I-4)
Assistant Superintendent of School and Labor Relations Jim Shoemake stated that the one-time, off-schedule payment will not increase employees' base compensation. There being no public comments, it was moved by Dr. McKibbin, seconded by Ms. Costa, that the tentative agreement between California School Employees Association (CSEA) and San Juan Unified School District (SJUSD) be approved. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Recommendation for Reducing or Discontinuing Particular Kinds of Services (TK-12 Certificated) (I-5)
Assistant Superintendent of Human Resources Paul Oropallo presented the topic.

It was moved by Mr. Hernandez, seconded by Dr. McKibbin, to adopt Resolution No. 2972, reducing or discontinuing particular kinds of services and the corresponding amount of certificated staffing that will be reduced as a result. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

It was moved by Ms. Costa, seconded by Ms. Creason, to adopt Resolution No. 2973, establishing criteria to apply to break a tie in seniority for certificated staff affected by program reductions and who have the same date of hire. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Recommendation for Reducing or Eliminating Certain Certificated Services in the Early Childhood Education Program (I-6)
Mr. Oropallo presented the topic.

It was moved by Ms. Costa, seconded by Mr. Hernandez, to adopt Resolution No. 2974, reducing or eliminating certain certificated positions in the Early Childhood Education Program, effective June 30, 2020, because of lack of work and/or lack of funds. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

It was moved by Dr. McKibbin, seconded by Ms. Creason, to adopt Resolution No. 2975, establishing criteria to apply to break a tie in seniority for certificated staff affected by program reductions and who have the same date of hire. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Notice of Intent to Reduce Classified Positions (I-7)
Mr. Oropallo presented the topic. It was moved by Mr. Hernandez, seconded by Dr. McKibbin, to adopt Resolution No. 2971, reducing or eliminating certain classified positions, effective June 30, 2020, due to lack of work and/or lack of funds. MOTION CARRIED UNANIMOUSLY [Villescaz, McKibbin, Creason, Costa, Hernandez].

Board Resolutions (I-8)
In order to gauge interest from the board, Ms. Villescaz initiated a discussion regarding the passage of board resolutions that encompass a broader range of topics. Dr. McKibbin expressed support for the idea, but questioned how to establish parameters. Ms. Villescaz stated, she envisions the establishment of agreed-upon guidelines, rather than a review committee. Ms. Creason stated, she likes the idea and supports having a process and identifying parameters and that such resolutions are meaningful to the community. Mr. Hernandez commended that since board members are elected on a nonpartisan basis, he is reluctant about adopting resolutions that make a political statement, but would be open to topics that relate to students and the district. Ms. Costa said she is open to considering adopting resolutions that support district students, staff and families, but has concerns with divisiveness; politically motivated resolutions; the use of resolutions, rather than policies and procedures, to correct district problems; and time constraints during board meetings. Superintendent Kern suggested identifying and codifying the board's common interests and messages of support and then having further discussion and consideration. Ms. Villescaz expressed appreciation for the discussion, which she feels has been a starting point for further discussion on the topic.

Board Reports (J)
Ms. Creason reported that she attended Read Across America events at Cameron Ranch Elementary School and Starr King K-8, and that she, along with other board members, attended the Del Campo High School groundbreaking event.

Mr. Hernandez shared that he enjoyed participating in a recent high school WASC (Western Association of Schools and Colleges) visit.

Ms. Costa reported that she took part in a high school WASC visit and also Read Across America.

Dr. McKibbin stated he attended Read Across America events at Cameron Ranch and Northridge Elementary Schools as well as Starr King K-8.

Ms. Villescaz shared that she read to eighth-graders at a Read Across America event, and she also thanked the governance team for its support during her increased workload related to the COVID-19 outbreak.

Superintendent Kern praised the board for publicly handling themselves with dignity even when faced with adversity, stating that students benefit from the work of the board.

Future Agenda (K)
There were no items added to the future agenda.

Adjournment (M)
At 8:58 p.m., there being no further announcements or business, the regular meeting was adjourned.

_____ _____
Paula Villescaz, President Kent Kern, Executive Secretary

Approved: _____
:sc

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: _D-1__
MEETING DATE: 03/31/2020
APPROVED:

HUMAN RESOURCES

The following reports are submitted for board approval

Personnel Pages	Page #
Appointments	
Management	1
Certificated	1
Classified	1
Leaves of Absence	
Management	
Certificated	1
Classified	1
Separations	
Management	1
Certificated	1
Classified	1 - 2
Pre-Retirement Reduced Workload	
Reassignments/Change in Work Year	
Errata	
Job Description/Salary Range Change	
Management	
Certificated	
Classified	
Unrepresented	
Cabinet Contracts/Extension of Contract	
Recommendation to Extend A District Intern Credential	
Certificated	
Credential Approval Recommendations	
Certificated	
Charter School Personnel Actions	
Choices	

1. APPOINTMENTS

CERTIFICATED SUPERVISORY

Type	Name	Status	Assignment	Location	Effective Date (s)
Promotion	Nichols, Kari	Prob	Principal	Carriage	03/25/20

MANAGEMENT

Type	Name	Status	Assignment	Location	Effective Date (s)
Promotion	Lopez, Elizabeth	Prob	Coordinator, Family/School Problem Resolution	Community Relations	06/01/20

CERTIFICATED

Type	Name	Status	Assignment	Location	Effective Date (s)	
New Hire	Armenta-Serrao, Charley	Temp	Teacher Kindergarten	Starr King	03/03/20	06/10/20
New Hire	Maher, Ashley	Temp	Teacher Grade 7/8	Churchill	03/02/20	06/10/20
New Hire	Sandberg, Melissa	Temp	Counselor 9/12	Rio Americano	03/09/20	05/28/20

CLASSIFIED

Type	Name	Status	Assignment	Location	Effective Date (s)
New Hire	Austerman, Keri	Prob	Instructional Assistant II	Oakview	03/03/20
New Hire	Avalos, Paula	Prob	Nutrition Service Worker I	Howe Avenue	03/03/20
New Hire	Bruno-Souder, Ghislaine	Prob	Child Develop Assistant – IT	Marshall ECE	03/10/20
New Hire	Bushgjokaj, Adelina	Prob	Nutrition Service Worker I	Del Campo	03/10/20
New Hire	Commons, Shalimar	Prob	Instructional Assistant III	Special Education – Kenneth	03/10/20
New Hire	Everhart, Selena	Prob	Child Develop Assistant – SA	Schweitzer ECE	02/10/20
New Hire	Forbes-Jackson, Anna	Prob	Instructional Assistant III	Ralph Richardson	03/03/20
New Hire	Ghasemi, Morteza	Prob	Instructional Assistant III	Coyle Avenue	03/17/20
New Hire	Hazim, Abeda	Prob	IA-Bilingual-Farsi	Greer	03/17/20
New Hire	Iconomopulos, Marie	Prob	Ed Related Special Ed MHT	Special Education – Kenneth	02/27/20
New Hire	Kalinin, Marciane	Prob	Nutrition Service Worker II	Nutrition Services	02/26/20
New Hire	Lopez, Greg	Prob	Campus Monitor	Mesa Verde	03/13/20
New Hire	Solis, Yesenia	Prob	Nutrition Service Worker I	Starr King	03/03/20
New Hire	Torres Salas, Maria	Prob	IA-Bilingual-Spanish	Woodside	03/03/20
Rehire	Kennedy, Jennifer	Prob	IA-Ortho/Visual Impaired	San Juan	03/10/20
Rehire	Ulbrich, Debbie	Prob	Instructional Assistant I	Mariposa	03/03/20

2. LEAVES OF ABSENCE

CERTIFICATED

Type	Name	Status	Assignment	Location	Effective Date (s)	
Unpaid	Gomez, Amber	Temp	Preschool Teacher	Early Childhood Education	02/17/20	04/26/20

CLASSIFIED

Type	Name	Status	Assignment	Location	Effective Date (s)	
Unpaid	Patrick, Eric	Perm	Lead Sprinkler Technician	Maintenance and Operations	11/01/19	06/30/20

3. SEPARATIONS

CERTIFICATED SUPERVISORY

Type	Name	Status	Assignment	Location	Effective Date (s)
Resignation	Cooper, Gabriel	Perm	Principal	Meraki	06/26/20

CERTIFICATED

Type	Name	Status	Assignment	Location	Effective Date (s)
Resignation	Knox, Mitchell	Temp	Teacher Grade 6	Arden	03/20/20
Suspension	CE 315	Perm	9/12 Teacher	Teaching and Learning	TBD

CLASSIFIED

Type	Name	Status	Assignment	Location	Effective Date (s)
Resignation	Allen, Uzziah	Prob	Program Aide	Laurel Ruff	02/24/20
Resignation	Burhans, Lovena	Perm	Instructional Assistant II	Del Campo	02/28/20

3. SEPARATIONS (Continued)

CLASSIFIED

Type	Name	Status	Assignment	Location	Effective Date (s)
Resignation	Colver, Sandra	Perm	Nutrition Services Worker II	Nutrition Services	05/21/19
Resignation	Chavez, Elizabeth	Prob	Non-Instructional Support Aide	Teaching & Learning	01/31/20
Resignation	Davis, Lynne	Perm	Nutrition Services Worker I	Pershing	02/14/20
Resignation	Difuntorum, Ashley	Prob	Instructional Assistant-Health	Health Services	02/20/20
Resignation	Hunt, Cassi	Perm	Nutrition Service Worker I	Carnegie	02/24/20
Resignation	Ibanez, Dino	Perm	Nutrition Service Worker I	Mesa Verde	02/25/20
Resignation	Knox, Devin	Perm	Nutrition Service Worker I	Greer	02/28/20
Resignation	Lara-Williams, April	Prob	Nutrition Service Worker I	El Camino	02/14/20
Resignation	Moore, Kari	Perm	Custodian	Coyle Avenue	03/02/20
Resignation	Mumpfield, Rose	Perm	Nutrition Service Worker I	Rio Americano	02/24/20
Resignation	Taylor, Terrie	Perm	Nutrition Service Worker I	Del Campo	02/28/20
Resignation	Wingate, Robert	Prob	Nutrition Service Worker I	Del Paso Manor	02/24/20
Resignation	Yoon, Joo	Prob	Bus Attendant	Transportation	02/28/20
Dismissal	CL 485	Perm	Instructional Assistant II	Teaching & Learning	02/26/20

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: D-2
MEETING DATE: 03/31/2020

APPROVED: KS KK
Kent Stephens

Purchasing Contracts Report

The following reports are submitted for board approval/ratification:

	Inc	Page #
Purchase Orders & Service Agreements	✓	1
Change Orders	✓	2
Construction & Public Works Bids	✓	3
Piggyback Contracts	✓	4
Zero Dollar Contract	✓	5
Bids/RFPs	NA	
Other	NA	
ERRATA	NA	

Purchasing Contracts Board Report
Purchase Orders, Service Agreements, and Awards

February 26, 2020 - March 10, 2020

PO#	Date	Vendor Name	Description	Amount $	Site/ Department
6484	03/04/2020	Campbell Keller	Furniture for the Del Campo MOD (CTE) project 207-9495-N1	$ 209,706.46	216 - Facilities
TBD	03/09/2020	Quintessential (Harris SS)	Annual Service contract	$ 139,253.57	252 - Technology
TBD	03/06/2020	Crowe LLP	Audit and Report on Financial Statements for FY 2019-20	$ 65,000.00	225 -Fiscal Services
TBD	03/10/2020	Lozano Smith	Legal Services - contract date 2/20/3020 - 11/30/2020	$ 75,000.00	020 - Legal Services
TBD	03/10/2020	PowerSchool	Professional Learning - contract date 04/02/2020 - 04/01/2021	$ 40,800.00	700 - PLI

Purchasing Contracts Board Report
Change Orders/Amendments for Items $95,200

February 26, 2020 - March 10, 2020

Change Orders

PO#	Date	Vendor Name	Description	Original PO Amount $	Previous Approved C/O Totals $	Current C/O for Approval Amount $	New Contract Amount $	Responsibility

Service Agreement Change Orders

PO#	Date	Vendor Name	Description	Original PO Amount $	Previous Approved C/O Totals $	Current C/O for Approval Amount $	New Contract Amount $	Responsibility

Contract Consultant Amendments/Change Orders

PO#	Date	Vendor Name	Description	Original PO Amount $	Previous Approved C/O Totals $	Current C/O for Approval Amount $	New Contract Amount $	Responsibility
807261	2/26/2020	BCA Architects	Architect contract has been extended because of the construction schedule for Mira Loma Outdoor Learning (CTR building) project 205-9513-N1	$ 104,500.00	$ 30,801.00	$ 32,626.00	$ 167,927.00	216 - Facilities
807138	2/26/2020	BCA Architects	Architect contract has been extended because of the construction schedule for Encina Outdoor Learning (CTR building) project 202-9513-N1	$ 104,500.00	$ 34,968.00	$ 33,011.00	$ 172,479.00	216 - Facilities

General Contract Change Orders

PO#	Date	Vendor Name	Description	Original PO Amount $	Previous Approved C/O Totals $	Current C/O for Approval Amount $	New Contract Amount $	Responsibility

February 26, 2020 - March 10, 2020

Upon evaluation of the bids/contracts staff has awarded the following in accordance with all legal guidelines.

General Contract

Fund	Date	PO#	Bid #	Vendor Name	Description	Amount $	Responsibility
14	3/3/2020	TBD	20-113	Quality Sound	New Auditorium A-V Upgrade for San Juan High project 204-9285-20DM	$ 173,767.00	212 - M&O

Other Contracts

Fund	Date	PO#	Bid #	Vendor Name	Description	Amount $	Responsibility
14	2/26/2020	TBD	Piggyback	KYA Services LLC	Install and demo flooring throughout Oakview project 137-9349-20DM	$ 230,803.43	212 - M&O
24	3/6/2020	TBD	19-104	Construction Testing Services	Testing contract for Del Campo MOD (CTE) project 207-9495-N1	$ 134,481.00	216 - Facilities
24	3/6/2020	TBD	19-104	Construction Testing Services	Testing contract for Del Campo New Construction project 207-9512-N1	$ 317,940.00	216 - Facilities

New Addendum to Master Agreements

Fund	Date	PO#	Bid #	Vendor Name	Description	Amount $	Responsibility

Purchasing Contracts Board Report
Board Pre-Approval
Piggyback Contracts

February 26, 2020 - March 10, 2020

Staff has determined that purchasing through contracts issued by various state agencies within the State of California will save administrative time and expense, provide favorable pricing, and will be in the best interests of the District. District staff is requesting the Board of Education's authorization to piggyback on the approved bids in accordance with Public Contract Code Section 20118.

Fund	Date	Piggyback #, Title	Vendor Name	Description	Term
01	03/10/2020	CMAS 4-19-00-0121A	Vari Sales Corporation	Classroom and Office Furniture	03/22/2019 - 03/31/2021

Purchasing Contracts Board Report
Board Pre-Approval
Zero Dollar

February 26, 2020 - March 10, 2020

Date	Vendor Name	Description	Responsibility
3/9/2020	Active Network	Camp Winthers online company for student registration	301 - Camp Winthers

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: D-3
MEETING DATE: 03/31/2020

APPROVED: KS KK
Kent Stephens

Business and Financial Report

The following reports are submitted for board approval/ratification:

	Inc	Page #
Easements/Leases		
Notices of Completion		
Quarterly Investment Report	✔	1
Warrants & Payroll	✔	2
Budget Revisions		
E-Rate		
ERRATA		

QUARTERLY INVESTMENT REPORT

AS OF DECEMBER 31, 2019

DESCRIPTION	TOTAL	INTEREST YIELD
CASH IN COUNTY TREASURY-OPERATIONAL FUNDS	120,066,334	2.09%
COUNTY OF SACRAMENTO-G. O. BONDS		
Measure J - Series 2011	4,139,898	2.17%
Measure J - Series 2017 (Building Fund)	5,099,000	1.54%
Measure N - Series 2019 (Building Fund)	61,688,000	1.54%
Measure N - Series 2019 (Debt Service)	8,981,000	1.98%
Measure P - Series 2019 (Building Fund)	63,478,000	1.54%
Measure P - Series 2019 (Debt Service)	4,072,000	1.98%

NOTE:
Earnings are based on average balances.

SUMMARY
The investment portfolio complies with the District's investment policy to maintain the liquidity and safety of District funds while maintaining the maximum yield.

3/9/2020

SAN JUAN UNIFIED SCHOOL DISTRICT
Accounting Services

WARRANTS & PAYROLL

VENDOR AND CONTRACT WARRANTS		
Fund		**February 2020**
01	General Fund	$ 5,801,365.59
09	Charter Schools	11,247.71
10	Special Ed Pass-Thru	299,677.41
11	Adult Education	256,812.35
12	Child Development	99,106.01
13	Food Service/Cafeteria	605,063.10
14	Deferred Maintenance	228,674.19
21	Building Fund	34,920.17
22	Measure S Building Fund	-
23	Measure J Building Fund	1,053,896.76
24	Measure N Building Fund	2,461,535.59
25	Capital Facilities	61,516.49
26	Measure P Building Fund	3,514,705.17
35	State Schools Facilities Fund	-
40	Sp Res FD -- Capital Outlay Proj	-
67	Self Insurance	3,722,819.76
95	Student Body	-
	TOTALS	**$ 18,151,340.30**

PAYROLL AND BENEFITS	
All Funds	**February 2020**
Certificated Payroll	$ 23,547,888.25
Classified Payroll	7,103,959.24
Benefits	13,508,589.68
TOTALS	**$ 44,160,437.17**

GRAND TOTAL $ 62,311,777.47

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: D-5

MEETING DATE: 03/31/2020

SUBJECT: Surplus Property

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

DEPARTMENT: Business Support Services

ACTION REQUESTED:
The superintendent is recommending that the board approve the disposal of surplus property pursuant to Board Policy 3270.

RATIONALE/BACKGROUND:
The governing board recognizes that the district may own personal property which is unusable, obsolete, or no longer needed by the district. The superintendent or designee shall arrange for the sale or disposal of district personal property in accordance with board policy and the requirements or state law.

The superintendent or designee shall identify to the board all items not needed by the district together with their estimated value and a recommended disposition.

ATTACHMENT(S):
A: List of Surplus Property

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Superintendent's Cabinet: 03/23/2020

FISCAL IMPACT:
Current Budget: $ N/A
Additional Budget: $ N/A
Funding Source: N/A
(unrestricted base, supplemental, other restricted, etc.)
Current Year Only ☐ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A

Strategic Plan: N/A

PREPARED BY: Susan Kane, Interim Director, Business Support Services
Kent Stephens, Deputy Superintendent KS

APPROVED BY: Kent Kern, Superintendent of Schools KK

Board of Education Agenda Item
Surplus Property March 31 Meeting Date

The following District property is unusable, obsolete, or no longer needed. The items are to be disposed of by sale, recycled, donated, or discarded as required by Board Policy 3270 Education Code 17545 and 17546.

Location/Site	Make	Model	Description	Serial #	Disposition
Del Campo			Industrial Paper Cutter		Recycled
Gold River Discovery			15 old picnic tables, to be dismantled		Recycled
Rio Americano	HP	CP3525	Printer	CNCC98F15N	Ewaste
Mira Loma			9 Boxes of Obsolete Instructional Material		Recycled
Earl LeGette			15 Boxes of Obsolete Instructional Material		Recycled
San Juan High			8 Boxes of Obsolete Instructional Material		Recycled
Arcade			1 Lot of Furniture - file cabinets, desks and refrigerators		Recycled/Ewaste
Northridge			Pallet of Boxes - Obsolete Instructional Material		Recycled

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: D-6

MEETING DATE: 03/31/2020

SUBJECT: Head Start and Early Head Start Grant Application, 2020-21

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

DEPARTMENT: Early Childhood Education

ACTION REQUESTED:
The superintendent is recommending that the board approve the submission and implementation of, if funded, the Head Start and Early Head Start Grant, 2020-21.

RATIONALE/BACKGROUND:
The purpose of the annual Head Start and Early Head Start Grant application is to renew funding for fiscal year 2020-21. Head Start and Early Head Start are comprehensive programs designed to meet the needs of pregnant women and children from infancy through five years of age, including infant, toddler, preschool programs and comprehensive services.

ATTACHMENT(S):
A: Exhibit A-1 – Head Start Summary of Federal Funds
B: Exhibit A-1 – Early Head Start Summary of Federal Funds

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Superintendent's Cabinet: 03/23/2020

FISCAL IMPACT:
Current Budget: Head Start $ 8,442,528
Early Head Start $ 1,932,386
Total Current Budget: $10,374,914
Funding Source: Federal – Health and Human Services
Current Year Only ☒ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: 1, 2 Focus: N/A
Action: N/A

Strategic Plan: 1, 2

PREPARED BY: Jim Walters, Program Manager, Early Childhood Education

APPROVED BY: Amberlee Townsend-Snider, Senior Director, Elementary Education
Melissa Bassanelli, Deputy Superintendent, Schools and Student Support
Kent Kern, Superintendent of Schools

EXHIBIT A-1

SUMMARY OF FEDERAL FUNDS, CHILDREN TO BE SERVED, CHILD-ADULT RATIO, AND PROGRAM OPTIONS
HEAD START (HS) – 09CH010182

Delegate: San Juan Unified School District **Delegate #:** 09-CH010182-003

Street Address: 5309 Kenneth Ave. **City**: Carmichael **Zip:** 95608

Head Start Director's Name: Mr. Jim Walters **Phone:** 916-971-5912

Policy Council Chairperson: Ms. Desiree Apgar **Phone:** [redacted]

Street Address: [redacted] **City**: [redacted] **Zip:** [redacted]

Federal Share:

PA 22 (HS Basic)	$ 8,409,128
PA 20 (HS T/TA*)	$ 33,400
*Training and Technical Assistance Plan	
Local Share: (25% of total federal share or 20% of total program cost)	$ 2,110,632
Total Program Costs:	$10,553,160

Use one chart per program option for *each group of children served for different hours* of service for each year.

Program Information – Option 1: Full Day Head Start	**PA 22**
(a) Number of children to be enrolled	300
(b) Child/adult ratio	1:10
(c) Number of handicapped children to be enrolled:	30
(d) Number of weeks per year that program will operate: i. First day of class: August 24, 2020 Last day of class: June 8, 2021	35
(e) Number of classes:	15
(f) Number of classroom operation hours per day:	6
(g) Number of classroom operation days per week:	5
(h) Number of classroom operation hours per week (f times g):	30
(i) Number of classroom operation days per year:	175
(j) Total number of hours per program year (f times i)	1,022
(k) Number of teachers:	15
(l) Number of teacher hours per week:	40
(m) Number of double sessions (same HS teacher in AM and PM class):	0
(n) Number of paid teacher aides:	40
(o) Number of home visits per year:	2
(p) Number of hours per home visit:	1.5

q) Anticipated USDA* (Child Care Food Program [CCFP]) food reimbursement:	$45,938
(r) Center(s) / Classroom(s) in this option: Arlington Hgts., Cottage, General Davie Ctr. (5), Encina (2), Dyer-Kelly, Lichen, Marshall (1), Ralph Richardson (2), Sunrise (1)	

*United States Department of Agriculture

Program Information – Option 1: Locally Designed Option (LDO)/Wrap Head Start and State Preschool	**PA 22**
(a) Number of children to be enrolled	744
(b) Child/adult ratio	1:10
(c) Number of handicapped children to be enrolled:	75
(d) Number of weeks per year that program will operate: i. First day of class: August 24, 2020 Last day of class: June 8, 2021	35
(e) Number of classes:	32
(f) Number of classroom operation hours per day:	6.5
(g) Number of classroom operation days per week:	5
(h) Number of classroom operation hours per week (f times g):	32.5
(i) Number of classroom operation days per year:	175
(j) Total number of hours per program year (f times i)	1,022
(k) Number of teachers:	32
(l) Number of teacher hours per week:	40
(m) Number of double sessions (same HS teacher in AM and PM class):	0
(n) Number of paid teacher aides:	32
(o) Number of home visits per year:	2
(p) Number of hours per home visit:	1.5
(q) Anticipated USDA (CCFP) food reimbursement:	$113,925
(r) Center(s) / Classroom(s) in this option: Choices, Coleman (3), Coyle, Garfield (3), General Davie Ctr. (5), Grand Oaks, Howe Ave. (4), Kingwood (2), Mariposa, Marshall (4), Pasadena, Ralph Richardson, Skycrest (2), Sunrise (2), TBD (1)	

Summary of Program Options: Head Start	
Center-Based Funded Enrollment:	
Option 1 - Full Day Head Start	300
Option 2 – LDO/HS-California State Preschool Program (CSPP) Wrap	744
Total Head Start Funded Enrollment	**1044**

EXHIBIT A-1

SUMMARY OF FEDERAL FUNDS, CHILDREN TO BE SERVED, CHILD-ADULT RATIO, AND PROGRAM OPTIONS
EARLY HEAD START (EHS) – 09CH010182

Delegate: San Juan Unified School District **Delegate #:** 09-CH010182-203

Street Address: 5309 Kenneth Ave. **City**: Carmichael **Zip:** 95608

Head Start Director's Name: Mr. Jim Walters **Phone:** 916-971-5912

Policy Council Chairperson: Ms. Desiree Apgar **Phone:** [redacted]

Street Address: [redacted] **City**: [redacted] **Zip:** [redacted]

Federal Share:

PA 25 (EHS Basic)	$1,901,474
PA 11 (EHS T/TA*)	$ 30,912
*Training and Technical Assistance Plan	
Local Share: (25% of total federal share or 20% of total program cost)	$ 483,097
Total Program Costs:	$2,415,483

Use one chart per program option for *each group of children served for different hours* of service for each year.

Program Information – Option 1: Full Day Year-Round	**PA 25**
(a) Number of children to be enrolled	48
(b) Child/adult ratio	1:4
(c) Number of handicapped children to be enrolled:	5
(d) Number of weeks per year that program will operate: i. First day of class: August 3, 2020 Last day of class: July 30, 2021	43.2
(e) Number of classes:	6
(f) Number of classroom operation hours per day:	8
(g) Number of classroom operation days per week:	5
(h) Number of classroom operation hours per week (f times g):	40
(i) Number of classroom operation days per year:	216
(j) Total number of hours per program year (f times i)	1728
(k) Number of teachers:	12
(l) Number of teacher hours per week: Teacher hours are staggered to cover 8 hours of class time each day	35
(m) Number of double sessions (same teacher in AM and PM class):	0
(n) Number of paid teacher aides:	0
(o) Number of home visits per year:	2

(p) Number of hours per home visit:	1.5
(q) Anticipated USDA* (Child Card Food Program [CCFP]) food reimbursement:	35,600
(r) Center(s) / Classroom(s) in this option: Encina Infant/Toddler (I/T) – 1751O, 1751P; Fair Oaks I/T – 1752O, 1752P; San Juan I/T – 1755O, 1755P	

*United States Department of Agriculture

Program Information – Option 2: Full Day School Year	**PA 25**
(a) Number of children to be enrolled	32
(b) Child/adult ratio	1:4
(c) Number of handicapped children to be enrolled:	3
(d) Number of weeks per year that program will operate: i. First day of class: August 17, 2020 Last day of class: June 4, 2021	34.6
(e) Number of classes:	4
(f) Number of classroom operation hours per day:	8
(g) Number of classroom operation days per week:	5
(h) Number of classroom operation hours per week (f times g):	40
(i) Number of classroom operation days per year:	173
(j) Total number of hours per program year (f times i)	1384
(k) Number of teachers:	8
(l) Number of teacher hours per week: Teacher hours are staggered to cover 8 hours of class time each day	35
(m) Number of double sessions (same teacher in AM and PM class):	0
(n) Number of paid teacher aides:	0
(o) Number of home visits per year:	12
(p) Number of hours per home visit:	1.5
(q) Anticipated USDA (CCFP) food reimbursement:	29,237
(r) Center(s) / Classroom(s) in this option: General Davie Center I/T – 1753M, 1753U; Marvin Marshall I/T – 1754M,1754U	

Program Information – Home-Based	PA 25
(a) Number of children to be enrolled:	83
(b) Number of home visitors:	7
(c) Number of families per home visitor:	12
(d) Number of home visits per child per month:	4
(e) Number of home visits per child per year:	46
(f) Number of hours per home visit:	1.5
(g) Number of socialization experiences per child per month:	2
(h) Number of hours per socialization:	2
(i) Number of weeks of home-based operation per year:	46
(j) Number of weekly hours of home visitor employment:	40
(k) Number of weeks of home visitor employment:	46
(l) Home visits will begin on August 3, 2020 and end on July 30, 2021	43.2

Summary of Program Options – Early Head Start	
Center-Based Funded Enrollment:	
Option 1 – Full Day Year-Round	48
Option 2 – Full Day School Year	32
Home Based Funded Enrollment:	83
Total Early Head Start Funded Enrollment	**163**

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: **D-7**

MEETING DATE: **03/31/2020**

SUBJECT: Lease Amendment for Storage Space for District Surplus Furniture

DEPARTMENT: Facilities

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

ACTION REQUESTED:
The superintendent is recommending that the board approve the first lease amendment for storage space at 6240 San Juan Avenue, Citrus Heights, California.

RATIONALE/BACKGROUND:
The San Juan Unified School District has the need for additional storage space that we do not currently have in the district, for district surplus furniture due to bond construction projects.

The lease amendment approved by the board on January 28, 2020, is void and is replaced with this amendment. Minor wording has been changed on the lease amendment to add parties to the trustees from which the district leases the space as well as to note the decrease/change in the the dollar amount of the rent.

ATTACHMENT(S):
A: Lease Agreement Amendment No. 1

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Board of Education: 02/12/2019; 01/28/2020
Superintendent's Cabinet: 01/21/2020; 03/23/2020

FISCAL IMPACT:
Current Budget: N/A
Additional Budget: $ N/A
Funding Source: Measure P
(unrestricted base, supplemental, other restricted, etc.)
Current Year Only ☐ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A

Strategic Plan: N/A

PREPARED BY: Frank Camarda, Assistant Superintendent of Operations, Facilities and Transportation

APPROVED BY: Kent Kern, Superintendent of Schools

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("First Amendment") is entered this 30th day of December 2019, by and between **Allan A. Sebanc and Beverly M. Sebanc, Trustees, Sebanc Family Trust, and Kenneth D. McCloskey, Trustee of the GST Non-Exempt Bypass Trust under the McCloskey Family Trust Agreement dated May 24, 2007,** ("collectively "Lessors") and the **San Juan Unified School District** ("Lessee"), collectively referred to as the ("Parties").

WHEREAS, Lessee entered into that certain Lease Agreement dated February 13, 2019, pertaining to that certain premise located at **6240 San Juan Avenue, Suite I, in the City of Citrus Heights, State of California**, the "Premises"; and

WHEREAS, Lessee desires to extend the Original Term of the Lease upon the terms and conditions set forth below in this First Amendment and Lessor is agreeable to such extension.

NOWTHEREFORE, in consideration of the covenants contained herein, the Parties hereto agree to the amendment and modification as follows:

1. Lease Extension Period:

The term of the Lease shall be extended for the further term of one (1) year commencing on March 1, 2020 and expiring on February 28, 2021, under the same terms, covenants and conditions as set forth in the Lease, as defined above. Lessee shall have no other right to extend this Lease beyond this further term of one (1) year as set forth in this paragraph.

The base rent during the extended term of one (1) year shall be as follows:

March 1, 2020 – February 28, 2021	$5,582.50 per month, GROSS

Except as herein modified, the Original Lease dated February 13, 2019 shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed and acknowledged this First Amendment to Lease.

LESSOR:
SEBANC FAMILY TRUST and
MCCLOSKEY FAMILY TRUST

By: Allan A. Sebanc Trustee
Allan A. Sebanc, Trustee

By: Beverly M. Sebanc Trustee
Beverly M. Sebanc, Trustee

By: Kenneth D. McCloskey, Trustee
Kenneth D. McCloskey, Trustee
GST Non-Exempt Bypass Trust

Dated: January 3, 2020

LESSEE:
SAN JUAN UNIFIED SCHOOL DISTRICT

By: _____
Frank Camarda, Assistant Superintendent
of Operations, Facilities & Transportation

Dated: _____

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: D-8

MEETING DATE: 03/31/2020

SUBJECT: Petition for the renewal of the Watt Avenue Property and Business Improvement District (PBID)

DEPARTMENT: Facilities Services

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

ACTION REQUESTED:
The superintendent is recommending the board approve the petition to Sacramento County to renew the Watt Avenue PBID.

RATIONALE/BACKGROUND:
On August 1, 2015, the Watt Avenue PBID was created. The PBID placed an assessment on properties within the area to fund security, maintenance and advocacy efforts above and beyond those provided by existing agencies. The PBID was created for a five-year term, starting August 1, 2015, through July 31, 2020. Prior to the expiration of the PBID, the petition and ballot process will have to be undertaken again to renew it.

The plan provides for a tiered-assessment rate structure based on parcel use, shown below. SJUSD parcels are all classified as industrial, so they are assessed at the lowest rate. To keep up with inflation, the assessment rates may be subject to an increase of no more than 3% per year. If approved, the district's yearly assessment for 2020 would be $5,324.82.

ATTACHMENT(S):
A: Watt Avenue PBID Petition
B: Watt Avenue PBID Accomplishments
C: Management District Plan and Engineer's report

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Board of Education: 06/23/2015
Superintendent's Cabinet: 03/23/2020

FISCAL IMPACT:
Current Budget: $ N/A
Additional Budget: $ N/A
Funding Source: N/A
(unrestricted base, supplemental, other restricted, etc.)
Current Year Only ☐ ☐ Ongoing

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A

Strategic Plan: N/A

PREPARED BY: Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation

APPROVED BY: Kent Kern, Superintendent of Schools KK

PETITION TO SACRAMENTO COUNTY TO RENEW THE WATT AVENUE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

We petition you to initiate special assessment proceedings to renew a Property and Business Improvement District in accordance with the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., for the purpose of providing improvements and services described in the Management District Plan summary attached as Exhibit A.

Assessor Parcel Number(s)	Owner of Record	Site Address	Assessment
24005401000000	SAN JUAN UNIFIED SCHOOL DISTRICT	3050 ORANGE GROVE AVE	$3,136.32
24005401020000	SAN JUAN UNIFIED SCHOOL DISTRICT	ORANGE GROVE AVE	$1,454.90
24005401040000	SAN JUAN UNIFIED SCHOOL DISTRICT		$733.60
		Total Assessment:	**$5,324.82**

The undersigned is the property owner or the authorized representative of the property owner and is the person legally authorized and entitled to sign this petition.

OWNER OR REPRESENTATIVE NAME (PRINTED) _____ TITLE _____

OWNER OR REPRESENTATIVE SIGNATURE _____ DATE _____

ACCOMPLISHMENTS (2015-2020) 80 WATT DISTRICT-PBID

Security

- Crime has dropped by more than 41%
- Increased shared vision with continuous cooperation between Sacramento Sheriff, CHP, Sacramento County District Attorney's Office and private security.
- Private security patrols (within the District boundaries) over 20 hours per day, 7 days per week. (7300 hours vehicle patrol)
- Private security available 24/7 (on-call from 2 am to 6 am)

Maintenance/Beautification

- Public streets (within the boundaries) cleaned over 30 hours per week (with a porter, street sweeping, landscaping)
- Thousands of pounds of trash removed and hundreds of graffiti removal, Large receptacle collection project
- Adopt-a-highway Project with the State of CA (I-80/Watt Avenue)

Economic Development

- Property Values has been growing exponentially within the District
- Lease rates have risen over $0.07/square foot
- Vacancy rates have dropped from 12% to 4%

Marketing

- Marketing our BRAND (local business) on Street Banners
- Sacramento Magazine and Sacramento Business Journal advertising
- (TV) Good Day Sacramento
- Shop Local Mobile App (Snaptown) to support local business
- Business Mixers, Annual IMPACT Luncheon, Business Development workshops

Capital Improvements

- Lighting
- LPR Cameras (averaging 4500 hits a month)
- Fencing on Medians
- CPTED initiatives (Crime Prevention Through Environmental Design)

Advocacy

- Joint PBID stand against 'camping law, 'street vendors,' 'changing Prop 13'
- California Chamber of Commerce participation and support
- North Sacramento Chamber of Commerce participation and support

Future goals: More street banners, Bike/Walking Areas, Security Cameras/Lighting, Beautification projects, Farmers Market, local events and more.

2020-2030



WATT AVENUE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT

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

January 16, 2020

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Prepared by Civitas

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(800)999-7781

I. OVERVIEW

Developed by a growing coalition of property owners, the Watt Avenue Property and Business Improvement District (WAPBID) is a benefit assessment district whose main goal is to provide improvements and activities which constitute and convey a special benefit to assessed parcels. This approach has been used successfully in other cities throughout the country to provide special benefits to property owners, namely increased sales, attraction of new tenants, increased occupancies, and specifically increased property values. As required by state law, property owners have created this Management District Plan (Plan) to renew the WAPBID.

Location: The renewed WAPBID includes parcels primarily in the unincorporated area of Sacramento County, with a few parcels located in the City of Sacramento. The boundary generally includes parcels fronting Longview Drive between Watt Avenue and Roseville Road, parcels fronting the east side of Roseville Road between Interstate 80 and Airbase Drive, parcels fronting Watt Avenue between Longview Drive and Roseville Road, and parcels located within the area bordered by Watt Avenue, Roseville Road, and Longview Drive. The renewed district includes an expansion area north of Madison Avenue, along Roseville Road, and south of A St. A detailed map of the WAPBID boundaries is shown in Section V.

Purpose: The purpose of the WAPBID is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The renewed WAPBID will provide security, maintenance, advocacy & image enhancement, capital improvements, and related administration directly and only to assessed parcels within its boundaries.

Budget: In a new district, the maximum number of years in a term shall be five. Upon renewal, a district shall have a term not to exceed 10 years. The renewed WAPBID will have a ten year term. The WAPBID annual assessment budget for the renewed district's initial year of its ten (10) year operation is anticipated to be $572,812.67. The annual budget may be subject to an increase in assessment rates of no more than three percent (3%) per year. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at $614,627.30.

Cost: The assessment rate (cost to the parcel owner) is based on parcel size, parcel use, and frontage along Watt Avenue. The initial annual rate to each parcel is shown in the table below. Assessment rates may be subject to an increase of no more than three percent (3%) per year.

Parcel Type	Lot Rate per Square Foot	Frontage Rate per Linear Front Footage
Fast Food/Service Stations	$0.12	$14
Hotel/Restaurant	$0.07	$14
Retail	$0.06	$14
Other Commercial/Office	$0.0275	$14
Industrial/Vacant/Military/Nonprofit	$0.02	$14

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

Duration: The WAPBID will have a renewed ten (10) year life beginning August 1, 2020 through July 31, 2030. Services may be provided through December 31, 2030. Near the end of the term, the petition, ballot, and Board of Supervisors hearing process must be repeated for the WAPBID to be renewed. Per Section 36622 of the Property and Business Improvement District Law of 1994, upon renewal, a district shall have a term not to exceed 10 years.

Management: The Watt Avenue Partnership (WAP) will serve as the Owners' Association to provide the improvements and activities described in this Plan for the WAPBID. The County will contract with WAP regarding the provision of services as outlined in the Management District Plan.

II. HISTORY

Watt Avenue Merchant's Association (WAMA) was created in 2007 as a way for the local business owners and community leaders to gather together and discuss the Watt Avenue concerns and improvements. By working together – business owners, property owners, residents and Sacramento County Board of Supervisors created the WAPBID in 2015 to continue the momentum of WAMA, improving the area by making it a welcoming place to attract business and commerce. The district expires in 2020 and there are several reasons why now is the time to renew the WAPBID. The most compelling reasons are as follows.

1. **Share a Unified Goal Between Property Owners and County Leaders.**
The WAPBID shares a unified goal of attracting people to the area to support growth in all businesses, link with affiliated groups to assist in local activities, working to ensure the bright financial future of the area, and building a strong program to support revitalization of Watt Avenue.

2. **The Need to be Proactive in Determining the Future of Watt Avenue.**
In order to protect their investment, parcel owners must be partners in the process that determines the level and frequency of services, and how new improvements and development projects are implemented. The WAPBID allows these owners to lead and shape future services and improvements through the WAPBID.

3. **The Need to Attract New Business and Investment Throughout Watt Avenue.**
If Watt Avenue is to compete as a successful commercial district it must maintain its own well-financed, proactive strategy to retain businesses and tenants as well as attract new business and investment. The WAPBID provides the financial resources to continue to develop and implement a focused strategy that will work to prevent and fill vacancies and attract new tenants to all areas of Watt Avenue.

4. **An Opportunity to Continue to Create and Maintain a Private/Public Partnership with a Unified Voice for Watt Avenue.**
Because parcel owners are investing financial resources through the WAPBID, they will be looked upon as a strong partner in negotiations with the County. This partnership will have the ability to leverage the parcel owner's investment with additional public investment in Watt Avenue.

5. **An Opportunity to Establish Private Sector Management and Accountability.**
A non-profit, private organization formed for the sole purpose of improving Watt Avenue will manage the services provided and the WAPBID. Annual WAPBID work plans and budgets are developed by a board composed of stakeholders that own property in the Watt Avenue. Improvements and activities provided by the WAPBID are subject to private sector performance standards, controls, and accountability.

III. BACKGROUND

The International Downtown Association estimates that more than 1,500 Property and Business Improvement Districts (PBIDs) currently operate throughout the United States and Canada. PBIDs are a time-tested tool for property owners who wish to come together and obtain collective services which benefit their properties.

PBIDs provide supplemental services in addition to those provided by local government. They may also finance physical and capital improvements. These improvements and activities are concentrated within a distinct geographic area and are funded by a special parcel assessment. Services and improvements are only provided to those who pay the assessment.

Although funds are collected by the local government, they are then directed to a private nonprofit. The nonprofit implements services and provides day-to-day oversight. The nonprofit is managed by a Board of Directors representing those who pay the assessment, to help ensure the services meet the needs of property owners and are responsive to changing conditions within the PBID.

PBIDs all over the globe have been proven to work by providing services that improve the overall viability of commercial districts, resulting in higher property values, lease rates, occupancy rates, and sales volumes.

The WAPBID will be renewed pursuant to a state law that took effect in January of 1995. The "Property and Business Improvement District Law of 1994," which was signed into law by Governor Pete Wilson, ushered in a new generation of Property and Business Improvement Districts in California. Key provisions of the law include:

- Allows a wide variety of services which are tailored to meet specific needs of assessed properties in each individual PBID;
- Requires property owner input and support throughout the renewal process;
- Requires written support on both a petition and ballot from property owners paying 50% of proposed assessments;
- Allows for a designated, private nonprofit corporation to manage funds and implement programs, with oversight from property owners and the County;
- Requires limits for assessment rates to ensure that they do not exceed the amount owners are willing to pay; and
- Requires the PBID be renewed after a certain time period, making it accountable to property owners.

The "Property and Business Improvement Business District Law of 1994" is provided in Appendix 2 of this document.

IV. ACCOMPLISHMENTS

The purpose of the WAPBID is to provide activities and improvements which constitute and create a special benefit to assessed parcels within the WAPBID. The District has been providing Security, Maintenance, Advocacy & Image Enhancement and Capital Improvements to assessed parcels within its boundaries.

Security and Safety

The WAPBID formed the "Security Task Force", a committee of law enforcement, code enforcement, and security experts to address crime and the prevention of crime within the boundaries of the district. Coordination with the Sacramento Sheriff's Department, California Highway Patrol, County Department experts, private security patrol teams and stakeholders make up the task force. The WAPBID saw a 30% reduction in baseline crime within the first six months of PBID formation and continued with a 41% reduction in crime throughout the remainder of the PBID's initial five year term. The PBID provides twelve to eighteen hours of additional armed security and added eight LPR cameras for increased security throughout the boundaries that have contributed to the decrease in crime for the initial term of the district.

Maintenance/Beautification Initiatives

The WAPBID provides litter and debris collection, street sweeping, graffiti and illegal sign removal and helps with landscaping needs to create a "more inviting" public place. The WAPBID installed median fencing along Watt Avenue between Winona Way and Myrtle. The district has worked hard to replace blighted properties with new ownership and/or new uses to improve business vitality. One example has been Mercy Housing providing new housing, replacing a blighted hotel. The WAPBID has encouraged their business owners to take pride in their environment and multiple properties have refurbished their storefronts such as: Wendy's, Taco Bell, KFC, Carl's Jr., Subway, AM/PM, Red Roof Inn, and America's Best Hotel. On average, lease rates have increased by $0.07 per square foot.

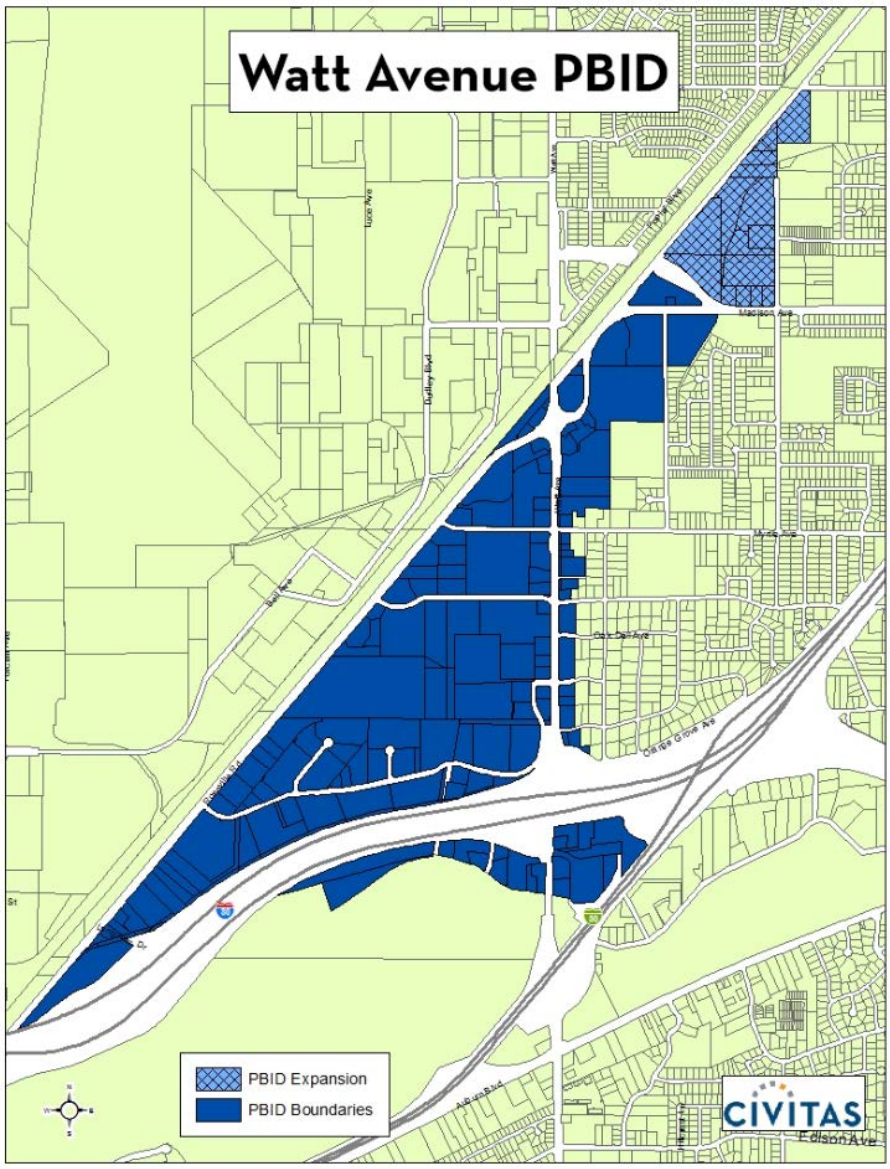
Advocacy & Image Enhancement/Capital Improvements

Attracting new business and growing spending within the district has been a focus for the WAPBID. In the short span of five years, the district has brought in fast food restaurants, a pet hospital, high-end laundry service, wholesale construction services, and a non-profit association in the construction industry. The District was awarded the Road Improvement project by SACOG in the amount of $2 million to improve Watt Avenue roads, crosswalks, and bike lanes. The WAPBID also received the Shine Grant of $20,000 for increased lighting opportunities for private businesses.

V. BOUNDARIES

The renewed WAPBID includes parcels primarily in the unincorporated area of Sacramento County, with a few parcels located in the City of Sacramento. The boundary generally includes parcels fronting Longview Drive between Watt Avenue and Roseville Road, parcels fronting the east side of Roseville Road between Interstate 80 and Airbase Drive, parcels fronting Watt Avenue between Longview Drive and Roseville Road, and parcels located within the area bordered by Watt Avenue, Roseville Road, and Longview Drive. The renewed district includes an expansion area north of Madison Avenue, along Roseville Road, and south of A St. The renewed WAPBID was expanded to provide services to parcels further along Roseville Road, and to provide the WAPBID with a larger unified voice. A detailed map of the WAPID boundaries is shown below.

The service area includes approximately 195 properties with 129 property owners. The WAPBID boundary is illustrated by the map below. A larger map is available on request by calling Civitas at (916)437-4300 or (800) 999-7781.



VI. SERVICE PLAN & BUDGET

A. Renewal

Property and business owners on Watt Avenue had been concerned about the need for coordinated supplemental services in the area for several years. County services and efforts in the area had been welcomed, but limited resources did not allow for a more comprehensive approach to managing the commercial area.

A service plan to provide special benefits to assessed properties was developed using several methods. A series of property owner meetings, a survey of property owners, an analysis of current property conditions and needs were all conducted. The primary needs identified were: security, beautification, capital improvements, economic development and advocacy. To meet those needs the WAPBID was formed. The renewed WAPBID will continue to provide security, maintenance, advocacy & image enhancement, capital improvements, and related administration to assessed parcels within its boundaries.

Categories of the parcels were redone to further define their individual use and needs, and further investigation was taken to appropriately determine each category's assessment. The expansion of the WAPBID boundaries will increase the services in the Watt corridor where services were needed, and to provide the WAPBID with a larger unified voice.

B. Improvements and Activities

The WAPBID will provide supplemental improvements and activities that are above and beyond those provided by the County and other government agencies. None of the services to be provided by the WAPBID are provided by the County or other government agencies. The improvements and activities will be provided directly and only to assessed parcels; they will not be provided to parcels that are not assessed. Each and every service is unique to the WAPBID, thus the benefits provided are particular and distinct to each assessed parcel.

1. Security

Security services will focus on making the district a safer place to do business. Security services may include dedicated patrols by off-duty officers of the Sacramento County Sheriff or supplemental private security patrols. A regular patrol schedule will be established to serve properties throughout the District. The schedule will take into consideration those times of day in which incidents are most likely to occur. The patrol will seek to serve as both a deterrent by creating a visible presence, and a respondent to incidences that occur. In addition, a 24/7 security hotline will be established and maintained to help property owners and tenants access security services quickly. Security services include, but are not limited to:

- Partnerships with local law enforcement to curb theft, prostitution, drug use and other activities;
- Partnerships with local law enforcement to provide property and business owners direct communication with local law enforcement;
- Supporting human trafficking abatement projects which provide outreach services and resources to those in human trafficking with assistance getting off the streets.
- Crime prevention projects throughout the WAPBID;
- Partnerships with local law enforcement and neighboring communities to discuss mutual issues such as homelessness, trespass violators, nuisance abatement, and crime; and
- Providing property owners with materials and resources to best address safety concerns within the WAPBID.

2. Maintenance

The maintenance program will make the district cleaner, more accessible, and more attractive to potential tenants and customers. Maintenance services may include litter and graffiti removal, sidewalk pressure washing, weed abatement, removal of bulky items, street sweeping services, and median maintenance. A regular schedule will be established for most of the maintenance services to common areas within the WAPBID. Some, like graffiti removal, will be provided on an as-needed basis. Others, like litter removal and median maintenance, will be provided on a regular basis to common areas within the WAPBID. The WAP will carefully manage service provisions to ensure the maintenance services are deployed throughout the District and where they are needed.

3. Advocacy & Image Enhancement

This program will provide dedicated staff who will work to represent the district's best interests at local government agencies and promote the area as a desirable place to live, work, and do business. This program may include staff who represent the District at local government agency meetings, join cooperative efforts such as task forces and coalitions, and work closely with property owners. A website and social media presence may be developed to provide information about the District to potential tenants and customers and facilitate communications between the Partnership and property owners. Services provided in the Advocacy & Image Enhancement category include, but are not limited to, the following services:

- Programs to market new developments and vacancies and encourage business owners to choose the WAPBID area for commerce;
- Assisting, developing and executing projects to promote and improve the look and feel of the WAPBID;
- Developing beautification and place-making campaigns throughout the WAPBID;
- Internet and social media marketing efforts to increase awareness and optimize internet presence to drive visitors to WAPBID;
- Advocacy programs dedicated to providing unified attention, communication, increased funding and responsiveness throughout the WAPBID; and
- Providing a unified voice to represent WAPBID's best interests at local government agencies.

4. Capital Improvements

Capital improvements will be funded to make the district more accessible, inviting, and useable. Small-scale improvements may include bus benches, landscaping features, art installations, and trash receptacles. Capital improvement funds will also be leveraged to seek additional money for large-scale projects. In order to pay for large-scale improvements, this portion of the budget may be held in reserve until such time as the balance is sufficient to pay for the improvement.

5. Administration

The administration portion of the budget will be utilized for administrative and collection costs associated with providing the services. These costs may include rent, telephone charges, legal fees, accounting fees, postage, administrative staff, insurance, County administration costs, and other general office expenses.

6. Contingency/Reserve

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the WAP. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the WAP. The reserve fund may be used for the costs of renewing the WAPBID.

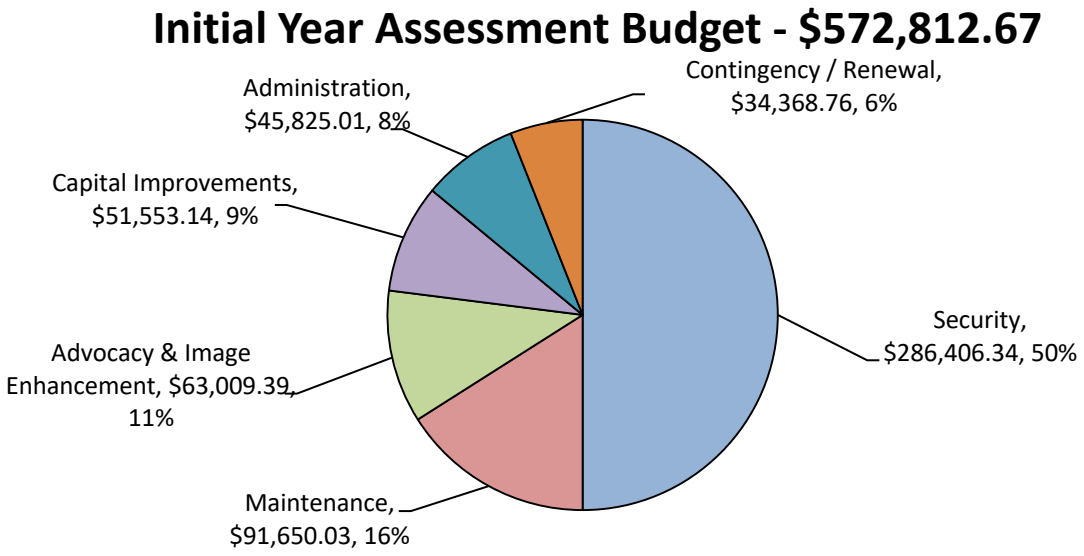
C. Annual Budget

A projected ten (10) year budget for the WAPBID is provided below. The overall budget shall remain consistent with this Plan. In the event of a legal challenge, assessment funds may be used to defend the WAPBID. The annual budget is based on the following assumptions and guidelines:

1. The cost of providing improvements, maintenance, and activities may vary depending upon the market cost for those improvements, maintenance, and activities. Expenditures may require adjustment up or down to continue the intended level of improvements, maintenance, and activities. The WAP's Board shall annually have the ability to re-allocate up to fifteen percent (15%) of the budget allocation by line item within the budgeted categories. Any change will be approved by the WAP and submitted with the Annual Report.
2. Funds not spent in any given year may be rolled over to the next year.
3. The assessment rate may be subject to annual increases that will not exceed three percent (3%) per year. Increases will be determined by the WAP's Board and will vary each year. The projections below illustrate the maximum annual three percent (3%) increase for all budget items.
4. Each budget category includes all costs related to provide that improvement, maintenance, or activity, in accordance with Generally Accepted Accounting Principles (GAAP). For example, the maintenance budget includes the cost of staff time dedicated to overseeing and implementing the maintenance program. Staff time dedicated purely to administrative tasks is allocated to the administration portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the WAPBID improvements, maintenance, and activities will be determined by the WAP's Board on an as-needed basis.

D. Assessment Budget

The total improvement and activity budget for 2020 that is funded by property assessments is $572,812.67. In addition to the assessment revenue, the programs will be supplemented by non-assessment funds. The total of non-assessment funds, and the determination of special and general benefit, is included in the Engineer's Report. The total of assessment and non-assessment funds is provided in Appendix 4. Below is an illustration of the estimated total assessment budget allocations for each budget category for the initial year of renewal in the ten (10) year life of the WAPBID. The allocation of the assessment funds is governed by Section F. Non-assessment funds may be shifted between budget categories as needed by the WAP's Board.



E. Annual Maximum Budget

The budget below assumes the maximum annual increase of three percent (3%) is enacted and that there are no changes to the categorical budget allocations.

Year	Security	Maintenance	Advocacy & Image	Capital Improvements	Administration	Contingency	Total per Year
2020	$286,406.34	$91,650.03	$63,009.39	$51,553.14	$45,825.01	$34,368.76	**$572,812.67**
2021	$294,998.53	$94,399.53	$64,899.68	$53,099.74	$47,199.76	$35,399.82	**$589,997.06**
2022	$303,848.49	$97,231.52	$66,846.66	$54,692.73	$48,615.75	$36,461.82	**$607,696.97**
2023	$312,963.94	$100,148.46	$68,852.07	$56,333.51	$50,074.23	$37,555.67	**$625,927.88**
2024	$322,352.86	$103,152.91	$70,917.63	$58,023.51	$51,576.46	$38,682.34	**$644,705.71**
2025	$332,023.44	$106,247.50	$73,045.16	$59,764.22	$53,123.75	$39,842.81	**$664,046.88**
2026	$341,984.15	$109,434.93	$75,236.51	$61,557.15	$54,717.46	$41,038.10	**$683,968.30**
2027	$352,243.67	$112,717.98	$77,493.60	$63,403.86	$56,358.98	$42,269.24	**$704,487.33**
2028	$362,810.98	$116,099.51	$79,818.42	$65,305.98	$58,049.76	$43,537.32	**$725,621.97**
2029	$373,695.31	$119,582.50	$82,212.96	$67,265.15	$59,791.24	$44,843.44	**$747,390.60**
2030	$384,906.17	$123,169.97	$84,679.35	$69,283.11	$61,584.98	$46,188.74	**$769,812.32**
Total	**$3,668,233.88**	**$1,173,834.84**	**$807,011.43**	**$660,282.10**	**$586,917.38**	**$440,188.06**	**$7,336,467.79**

VII. GOVERNANCE

A. Owners' Association

The Board of Supervisors, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the WAPBID as defined in Streets and Highways Code §36614.5. The Board of Supervisors has determined that the Watt Avenue Partnership (WAP) will serve as the Owners' Association for the WAPBID and the County will contract with the WAP for providing the WAPBID improvements and services.

The Board of Directors of the WAP must be comprised of a majority of parcel owners paying the assessment. The Board of Directors shall act in the best interests of all of the properties within the WAPBID.

B. Brown Act & Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the WAP Board of Directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

The WAP shall present an annual report at the end of each year of operation to the Board of Supervisors pursuant to Streets and Highways Code §36650 (see Appendix 2). The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the WAPBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year;
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan;
7. A summary of the prior year's activities and expenditures to include actual assessment and non-assessment revenue; and
8. Any other items required to be included pursuant to the contract between the Partnership and County.

VIII. ENGINEER'S REPORT

The District's parcel assessments will be imposed in accordance with the provisions of Article XIII D of the California Constitution. Article XIII D provides that "only special benefits are assessable,"[1] and requires the County to "separate the general benefits from the special benefits conferred on a parcel."[2] Special benefits are a "particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public-at-large."[3] Conversely, a general benefit is "conferred on real property located in the district or to the public-at-large."[4] Assessment law also mandates that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."[5]

The Engineer determined the total cost of the improvements and activities, quantified the general benefit accruing to the public-at-large and non-assessed parcels adjacent to and within the District, and separated that amount from the special benefit accruing to the assessed parcels. Then, the Engineer determined the proportional special benefit derived by each parcel and allocated the special benefit value of the improvements and activities accordingly. The Engineer's determinations and detailed calculations are summarized in this report.

A. Separation of General and Special Benefits

Each of the improvements and activities, and the associated costs and assessments within the WAPBID, were reviewed, identified, and allocated based on special and general benefits pursuant to Article XIII D of the California Constitution. The assessment has been apportioned based on the proportional special benefits conferred to the assessed parcels located within the WAPBID boundaries as determined below.

1. General Benefits

Unlike special benefits, which are conferred directly and only upon assessed parcels, a general benefit is conferred on the general public or non-assessed parcels. Existing County and other public services, which are provided to every person and parcel, everywhere within the County, are an example of a general benefit. Although the WAPBID's boundaries have been narrowly drawn, programs have been carefully designed to provide special benefits, and activities and improvements will only be provided directly to assessed parcels, it is acknowledged that there will be general benefits as a result of the WAPBID's activities and improvements.

The California Constitution mandates that "only special benefits are assessable, and an agency shall separate the general benefits from the special benefits."[6] "Generally, this separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits."[7] The first step that must be undertaken to separate general and special benefits provided by the WAPBID's activities and improvements is to identify and quantify the general benefits. There are two bodies who can receive general benefits: the public-at-large within the WAPBID, and non-assessed parcels within and surrounding the WAPBID.

[1] Cal. Const., art. XIII D, §4(a)
[2] Cal. Const., art. XIII D, §4(a)
[3] Id, §2(i)
[4] Cal Const., art XIII D §2(i)
[5] Cal. Const., art. XIII D, §4(a)
[6] Cal. Const., art XIII D §4(a)
[7] Golden Hill Neighborhood Association v. City of San Diego (2011) 199 Cal.App.4th 416

a. General Benefit to the Public-at-Large

Although the activities and improvements are narrowly designed and carefully implemented to specially benefit the assessed parcels, and only provided directly to assessed parcels, they will generate a general benefit to the public-at-large within the WAPBID. State law indicates that "Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed."[8] However, "the mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits."[9] Further, "the value of any incidental or collateral effects that arise from the improvements, maintenance or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel."[10] Thus, although there may be some incidental benefit to persons engaged in business on the assessed parcels, that incidental benefit is not considered general benefit because it is inherently produced by activities and improvements that provide special benefits to the assessed parcels. There is, however, a general benefit to persons not engaged in business on the assessed parcels.

Intercept surveys conducted in similar districts have found that approximately 97.3% of pedestrian traffic within PBID boundaries is engaged in business on assessed parcels, while the remaining approximately 2.7% is simply passing through and not engaging in business on the assessed parcels[11]. The 2.7% of traffic passing through does not have any connection to the assessed parcels, and therefore does not represent a special benefit to the assessed parcels. The 2.7% will, however, receive a derivative and indirect general benefit as a result of the activities and improvements being provided in the WAPBID. Therefore, it is estimated that 2.7% of the benefit created by the WAPBID's services is general benefit provided to the public-at-large. To ensure that the assessment dollars do not fund general benefits to the public-at-large, that portion of the cost of activities and improvements will be paid for with funds not obtained through assessments. Using the 2.7% figure, based on the initial year activity and improvement budget, the value of this general benefit to the public-at-large is $16,594.93 ($614,627.30*0.027).

b. General Benefit to Non-Assessed Parcels

Although they are only provided directly to the assessed parcels, the WAPBID's activities and improvements may also confer general benefits upon non-assessed parcels within and surrounding the WAPBID. One study examining property values in PBID areas found "no evidence of spill-over impacts (either good or bad) on commercial properties located just outside the BID's boundaries;"[12] however, the California Court of Appeals has stated that "services specifically intended for assessed parcels concomitantly confer collateral general benefits to surrounding properties."[13] It is reasonable to conclude that activities and improvements within the WAPBID will have an incidental impact on non-assessed parcels surrounding or within the WAPBID boundaries. Although the legislature has indicated that "the value of any incidental or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall *not* be deducted from the entirety of the cost of any special benefit,"[14] the California Court of

[8] Streets and Highways Code section 36601(h)(2)

[9] Ibid

[10] Streets and Highways Code Section 36622(k)(2)

[11] Surveys conducted in: North Park, San Diego (January 2015); Mack Road, Sacramento (July 2014); and Sunrise MarketPlace, Citrus Heights (December 2013)

[12] Furman Center for Real Estate & Urban Policy; The Impact of Business Improvement Districts on Property Values: Evidence from New York City (2007) p. 4

[13] Beutz v. Riverside (2010) 184 Cal.App.4th 1516

[14] Streets and Highways Code section 36622(k)(2)

Appeals has noted that "the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement…or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement."[15] Those derivative and indirect impacts are considered general benefits and will be quantified and separated.

In this Engineer's opinion, because activities and improvements are provided only within the WAPBID and on its perimeter, parcels separated from the WAPBID by either at least one intervening parcel or an impassable physical barrier such as a wall, freeway, or ditch will not receive spill over benefits. Parcels separated from the WAPBID will not benefit because they are physically removed from the actual location of activities and improvements provided, and do not face serviced parcels. Therefore, this analysis considers non-assessed parcels within the WAPBID's boundaries and surrounding parcels that are immediately adjacent to and accessible from the WAPBID's boundaries.

The total WAPBID activity and improvement budget for the first year is $614,627.30. After reducing the activity and improvement budget by the general benefit to the public-at-large ($16,594.93), the remaining benefit to parcels is ($598,032.37). This benefit has been distributed to both assessed and non-assessed parcels using the following methodology. The general benefit to the public-at-large has been proportionally allocated to the District's activity and improvement categories as shown in the following table.

Category	Benefit to Parcels	Benefit to Public-at-Large	Total
Security	$299,075.04	$8,299.10	$307,374.14
Maintenance	$95,704.01	$2,655.71	$98,359.72
Advocacy & Image Enhancement	$65,238.51	$1,810.32	$67,048.83
Capital Improvements	$54,290.28	$1,506.51	$55,796.79
Administration	$47,842.59	$1,327.59	$49,170.18
Contingency / Reserve	$35,881.94	$995.70	$36,877.64
Total	**$598,032.37**	**$16,594.93**	**$614,627.30**

To determine the general benefit to parcels, the Engineer assigned each parcel group a benefit factor, determined the appropriate parcel characteristic to use in the calculation, multiplied the benefit factor by the benefit characteristic to determine the benefit units attributable to each parcel group, and apportioned the remaining service cost (service cost minus general benefit to the public) in accordance with the benefit units derived by each parcel group.

i. Benefit Factors

All parcels within and adjacent to the WAPBID have been assigned a benefit factor to mathematically represent the proportional special and general benefit and quantify the value of each. The determination of benefit factors for each type of activity and improvement follows.

Improvements

The improvements to be provided by the WAPBID provide two types of special benefits:

[15] Tiburon v. Bonander (2009) 180 Cal.App.4th 1057, 1077

- *Improvement* – The primary special benefit provided by the WAPBID's improvements is the improvements themselves, which are available to tenants and customers of assessed parcels.
- *Proximity* – The WAPBID's improvements also provide the special benefit of being in proximity to a parcel that is benefitting from an improvement, as parcels will enjoy the spillover benefits of neighboring parcels utilizing the improvements.

The majority of the benefit is the improvements themselves; proximity is a lesser benefit. It is this Engineer's estimation that eighty-five percent (85%) of the special benefit from the WAPBID's improvements is the improvement, while the proximity special benefit accounts for fifteen percent (15%) of the special benefit. Assessed parcels will receive both benefits; non-assessed parcels within and adjacent to the WAPBID will not be directly improved, and therefore only receive the general benefit of proximity.

Tangible Activities

The tangible activities (those that are physically provided via a person or people working throughout the district) to be provided by the WAPBID generate three types of special benefits:

- *Service* – The primary special benefit provided by the WAPBID's physical activities is the actual service. That is, the actual cleanliness and safety created by security and maintenance clean and safe personnel.
- *Presence* – The WAPBID's physical activities also provide the special benefit of an individual's presence on the assessed parcel as the activities are provided, which can have a deterrent effect and creates a positive impression that the area is well-maintained and safe. The "Disneyland effect" is the benefit the parcels receive from the observation that parcels are being maintained. There are studies which link the perception of cleanliness to a perception of increased security.
- *Proximity* – The WAPBID's physical activities also provide the special benefit of being in proximity to a cleaner, safer parcel. Neighboring parcels enjoy the spillover benefits of being adjacent to increased safety and cleanliness.

The majority of the benefit received by the parcels is the results of the WAPBID's services; onsite presence and proximity are lesser benefits. It is this Engineer's estimation that seventy-five percent (75%) of the special benefit from the WAPBID's physical activities is the service, while the presence and proximity benefits each account for twelve and one-half percent (12.5% presence, 12.5% proximity) of the special benefit. Assessed parcels will receive all three benefits; non-assessed parcels within and adjacent to the District will not be directly serviced and therefore only receive the general benefit of proximity.

Intangible Activities

Some of the WAPBID's activities, such as marketing, are distinct in that they are not provided to a targeted area within the WAPBID, rather they are provided via internet, radio, and other forms of media and targeted at an audience outside the WAPBID in an effort to bring the audience into the WAPBID. These activities provide two types of special benefits:

Direct Exposure – The primary special benefit provided by the WAPBID's intangible activities is exposure. The intangible activities increase awareness of the WAPBID as a commercial and business destination and lead to increased patronage.

Incidental Exposure – The WAPBID's intangible activities will also have a secondary special benefit of incidental exposure, such as word-of-mouth exposure, that results from the direct exposure and increases awareness of the WAPBID as a commercial and business destination.

The majority of the benefit from these activities is the direct exposure; the incidental exposure is a lesser benefit. It is this Engineer's estimation that ninety percent (90%) of the special benefit from the intangible activities is direct exposure, while ten percent (10%) is incidental exposure. Assessed parcels will receive both as special benefits; non-assessed parcels within and adjacent to the WAPBID will not be directly marketed and therefore only receive the general benefit of incidental exposure.

Factors Determined

Based on the foregoing analysis, all assessed parcels within the WAPBID specially benefit from the WAPBID's activities and improvements, and have been assigned a benefit factor of 1.0. Parcels that are not assessed have been assigned benefit factors based on the portion of the benefit they will receive, as described above. The non-assessed parcels will benefit from fifteen percent (15%) of the improvements, twelve and one-half percent (12.5%) of the tangible activities, and ten percent (10%) of the intangible activities; therefore they have been assigned benefit factors of 0.15, 0.125, and 0.10 respectively.

ii. Non-Assessed Benefit Characteristics

There are two types of parcels that are not assessed; those within the WAPBID and those immediately adjacent to and accessible from the WAPBID. Because they generally benefit in a differing manner, distinct parcel characteristics are used to quantify the general benefit to each type.

- *Inside* – Non-assessed parcels inside of the WAPBID are surrounded by parcels that are assessed and receiving the full special benefits; they will, therefore, receive the general benefit of proximity. These parcels are impacted on more than one side by the WAPBID's activities and improvements and activities and improvements are provided all around them. Because these parcels are surrounded by specially benefitted parcels, it is appropriate that parcel square footage be used to measure the general benefit they receive.
- *Adjacent* – Adjacent parcels are those that are immediately adjacent to or directly across the street from specially benefitted parcels, and accessible from specially benefitted parcels. These parcels generally benefit differently than those inside the WAPBID, because these parcels are adjacent to, rather than surrounded by, specially benefitted parcels. Square footage is not an appropriate measure of benefit to these parcels. Because the parcels are not surrounded by serviced parcels, a long, shallow parcel with the same square footage as a deep, narrow parcel will receive a different level of general benefit. Likewise, two parcels with the same depth but a different width adjacent to serviced parcels will benefit differently. To account for this difference, it is appropriate that parcel linear frontage be used to measure the general benefit the adjacent parcels receive. The linear footage is the length of parcels fronting public streets. The amount listed for "assessed linear feet" is the value for all assessed parcels within the PBID and the amount listed for "non-assessed linear feet" is the value for all non-assessed parcels adjacent to the district boundary.

iii. Calculations

To quantify and separate the general benefit to non-assessed parcels, the following calculations were undertaken for each budget category.

1. The total service budget for each category was determined and the amount of general benefit to the public-at-large was subtracted from the category budget.
2. The benefit factor applicable to each activity or improvement was multiplied by the parcel square footage or linear frontage of assessed and non-assessed parcels, to determine the number of benefit units received by each parcel group.

3. The benefit units for all parcel groups were summed, and the percentage of benefit units attributable to each parcel group was calculated.
4. The total remaining activity and improvement budget, less the amount already determined to be general benefit to the public-at-large, was allocated to general and special benefit categories for each parcel group using the calculated benefit percent and applicable benefit characteristic methodology.
5. The special and general benefit resulting from the administration and contingency / reserve portions of the budget were determined based on the proportional allocation of benefits derived from activities and improvements.

Security

The security budget, minus the amount of general benefit to the public-at-large, is $299,075.04. The calculations below determine the amount of general benefit to non-assessed parcels within the WAPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	17,023,803.00	X 1.000	= 17,023,803.00	99.868%	X $299,075.04	= $298,680.04
Non-Assessed	180,110.00	X 0.125	= 22,513.75	0.132%	X $299,075.04	= $395.00

The security and maintenance budget, minus the amount of general benefit to the public and non-assessed parcels within the WAPBID, is $298,680.04. The calculations below determine the amount of general benefit to parcels adjacent to the WAPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	57,124.00	X 1.000	= 57,124.00	95.891%	X $298,680.04	= $286,406.34
Adjacent	19,584.00	X 0.125	= 2,448.00	4.109%	X $298,680.04	= $12,273.70

Therefore, the allocation of the security and maintenance budget is as follows:

General Benefit – Public At Large	$8,299.10
General Benefit – Inside Parcels	$395.00
General Benefit – Adjacent Parcels	$12,273.70
Special Benefit	$286,406.34
Total	$307,374.14

Maintenance

The maintenance budget, minus the amount of general benefit to the public-at-large, is $95,704.01. The calculations below determine the amount of general benefit to non-assessed parcels within the WAPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	17,023,803.00	X 1.000	= 17,023,803.00	99.868%	X $95,704.01	= $95,577.61

Non-Assessed	180,110.00	X 0.125	= 22,513.75	0.132%	X $95,704.01	= $126.40

The maintenance budget, minus the amount of general benefit to the public and non-assessed parcels within the WAPBID, is $95,577.61. The calculations below determine the amount of general benefit to parcels adjacent to the WAPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	57,124.00	X 1.000	= 57,124.00	95.891%	X $95,577.61	= $91,650.03
Adjacent	19,584.00	X 0.125	= 2,448.00	4.109%	X $95,577.61	= $3,927.58

Therefore, the allocation of the maintenance budget is as follows:

General Benefit – Public At Large	$2,655.71
General Benefit – Inside Parcels	$126.40
General Benefit – Adjacent Parcels	$3,927.58
Special Benefit	$91,650.03
Total	$98,359.72

Advocacy & Image Enhancement

The advocacy & image enhancement budget, minus the amount of general benefit to the public-at-large, is $65,238.51. The calculations below determine the amount of general benefit to non-assessed parcels within the WAPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	17,023,803.00	X 1.000	= 17,023,803.00	99.894%	X $65,238.51	= $65,169.57
Non-Assessed	180,110.00	X 0.100	= 18,011.00	0.106%	X $65,238.51	= $68.95

The advocacy & image enhancement budget, minus the amount of general benefit to the public and non-assessed parcels within the WAPBID, is $65,169.57. The calculations below determine the amount of general benefit to parcels adjacent to the WAPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	57,124.00	X 1.000	= 57,124.00	96.685%	X $65,169.57	= $63,009.39
Adjacent	19,584.00	X 0.100	= 1,958.40	3.315%	X $65,169.57	= $2,160.17

Therefore, the allocation of the advocacy & image enhancement budget is as follows:

General Benefit – Public At Large	$1,810.32
General Benefit – Inside Parcels	$68.95
General Benefit – Adjacent Parcels	$2,160.17
Special Benefit	$63,009.39
Total	$67,048.83

Capital Improvements

The capital improvements budget, minus the amount of general benefit to the public-at-large, is $54,290.28. The calculations below determine the amount of general benefit to non-assessed parcels within the WAPBID.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	17,023,803.00	X 1.000	= 17,023,803.00	99.842%	X $54,290.28	= $54,204.26
Non-Assessed	180,110.00	X 0.150	= 27,016.50	0.158%	X $54,290.28	= $86.02

The capital improvements budget, minus the amount of general benefit to the public and non-assessed parcels within the WAPBID, is $54,204.26. The calculations below determine the amount of general benefit to parcels adjacent to the WAPBID.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	57,124.00	X 1.000	= 57,124.00	95.109%	X $54,204.26	= $51,553.14
Adjacent	19,584.00	X 0.150	= 2,937.60	4.891%	X $54,204.26	= $2,651.12

Therefore, the allocation of the capital improvements budget is as follows:

General Benefit – Public At Large	$1,506.51
General Benefit – Inside Parcels	$86.02
General Benefit – Adjacent Parcels	$2,651.12
Special Benefit	$51,553.14
Total	$55,796.79

Administration and Contingency / Reserve

The administration and contingency / reserve budget line items relate to the activities and improvements provided. These costs have been allocated proportionally based on the special and general benefit provided by each category.

	Special Benefit to Parcels	General Benefit to Parcels

Security	$286,406.34	$12,668.70
Maintenance	$91,650.03	$4,053.98
Advocacy & Image Enhancement	$63,009.39	$2,229.12
Capital Improvements	$51,553.14	$2,737.14
Activity Totals	$492,618.90	$21,688.94
Percent	95.783%	4.217%
Administration, Contingency / Reserve	$80,193.77	$3,530.76
Total Parcel Benefits	**$572,812.67**	**$25,219.70**

iv. Total Benefits

Based on the foregoing calculations, the total benefits to assessed parcels, non-assessed parcels, and the general public are:

	Special Benefit to Parcels	General Benefit to Parcels	General Benefit to Public	Total
Security	$286,406.34	$12,668.70	$8,299.10	$307,374.14
Maintenance	$91,650.03	$4,053.98	$2,655.71	$98,359.72
Advocacy & Image Enhancement	$63,009.39	$2,229.12	$1,810.32	$67,048.83
Capital Improvements	$51,553.14	$2,737.14	$1,506.51	$55,796.79
Admin / Contingency	$80,193.77	$3,530.76	$2,323.29	$86,047.82
Total	**$572,812.67**	**$25,219.70**	**$16,594.93**	**$614,627.30**

c. Non-Assessment Funding

The programs funded by the WAPBID receive additional non-assessment funding in the form of grants, corporate sponsorships, event income, and other miscellaneous funds. These funding sources are anticipated to equal or exceed the amount of general benefit conferred annually by the WAPBID's activities and improvements, $41,814.63. These non-assessment funds will be used to pay for the general benefit provided by the WAPBID's activities and improvements, ensuring that parcel assessments will only be used to provide special benefits and "any additional costs of providing general benefits [are] not included in the amounts assessed."[16]

2. Special Benefit

The activities and improvements to be provided by the WAPBID constitute and convey special benefits directly to the assessed parcels. Assessment law requires that "the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."[17] Further, "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."[18] 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."[19]

[16] Streets and Highways Code section 36632(a)
[17] Cal. Const., art XIII D §4(a)
[18] Ibid
[19] Streets and Highways Code section 36615.5

To determine the total special benefit value to be conveyed to the assessed parcels, we deduct the general benefit value ($41,814.63) from the total value of the activities and improvements ($614,627.30). The remaining $572,812.67 is considered the special benefit to assessed parcels (the "Total Assessment"). The Total Assessment represents the total value of the special benefit to be provided by the activities and improvements. The Total Assessment has been proportionally divided among the assessed parcels so that no assessment exceeds the reasonable cost of the proportional special benefit conferred on a parcel. The assessment rate has been designed to ensure that "properties that receive the same proportionate special benefit pay the same assessment."[20]

Service Provided	Total Benefit Value	General Benefit Value to Public	Benefit Value to Parcels (Special & General)	Special Benefit to Assessed Parcels
Security	$307,374.14	$8,299.10	$299,075.04	$286,406.34
Maintenance	$98,359.72	$2,655.71	$95,704.01	$91,650.03
Advocacy & Image Enhancement	$67,048.83	$1,810.32	$65,238.51	$63,009.39
Capital Improvements	$55,796.79	$1,506.51	$54,290.28	$51,553.14
Administration	$49,170.18	$1,327.59	$47,842.59	$45,825.01
Contingency/Reserve	$36,877.64	$995.70	$35,881.94	$34,368.76
TOTAL	**$614,627.30**	**$16,594.93**	**$598,032.37**	**$572,812.67**

B. Assessment Methodology

1. Base Formula

Each parcel will be assessed based on proportional special benefits received. The variables used for the annual assessment formula are parcel type, parcel square footage, and linear frontage along Watt Avenue. These variables are appropriate measures of the proportional special benefit because the need for services, level of services, and quantity of services are all relative to these variables; thus the special benefit provided to each parcel by the services can be proportionally measured using these variables.

Determination of Assessment Rates

"Because not all parcels in the district are identical in size…some will receive more special benefit than others."[21] Each of the variables used relates directly to the service level and special benefit provided to each parcel. Parcel square footage is the size of the parcel, measured in square feet. Size is an appropriate measure of proportional special benefit because it relates directly to the quantity of services provided to the parcel, the highest and best use of a parcel, and reflects the long-term value implications of the WAPBID. The larger a parcel, the more services and benefit the parcel will receive.

Because not all parcels in the WAPBID are identical in use, some will receive more special benefit than others. For example, a military use parcel will benefit to a lesser degree than a fast food use parcel, because it will not enjoy the benefits of increased commerce resulting from the services. Further detail on the benefit to each parcel type is in the following pages. To determine the assessment rates, the assessed parcels were classified by the estimated benefit each type of parcel receives, the estimated special benefit value of the activities and improvements provided to each type was

[20] *Tiburon v. Bonander* (2009) 180 Cal.App.4th 1057
[21] *Dahms v. Downtown Pomona* (2009) 174 Cal.App.4th 708

determined based on approximate cost of service provision, and an assessment rate that is proportional to the estimated proportional benefit received by each parcel type was determined.

To determine the assessment rates, the estimated special benefit value for each parcel type was divided by the total assessable parcel square footage, parcel type, and linear frontage along Watt Avenue as shown in the tables below.

Parcel Type

Parcel types were categorized based on their typical amount of foot and vehicle traffic on the various parcels. Fast food and service station use parcels will receive the highest level of services because their owners aim to benefit from increased customers or increased use by visitors and receive the highest volume of foot and vehicle traffic. However, Industrial/Vacant/Military/Nonprofit use parcels will receive a reduced level of services because their owners primarily aim to benefit from increased cleanliness and security and receive the lowest level of foot and vehicle traffic. The approximate cost of special benefit services by parcel type was determined. Then, the special benefit cost of services by type was divided by the frontage and square footage of those parcels to determine the assessment rates.

Parcel Size and Parcel Frontage

The WAPBID's services will benefit each assessed parcel as a whole. The service budget which, in this Engineer's estimation, represents special benefits to the parcels, has been allocated based on parcel size and parcel frontage.

Parcel Type	Initial Parcel Size Budget		Parcel Square Footage		Initial Parcel Assessment Rate ($/sqft/yr)
Fast Food/Service Stations	$56,662.80	÷	472,190	=	$0.1200
Hotel/Restaurant	$18,112.29	÷	258,747	=	$0.0700
Retail	$63,987.72	÷	1,066,462	=	$0.0600
Other Commercial/Office	$101,360.55	÷	3,685,838	=	$0.0275
Industrial/Vacant/Military/Nonprofit	$230,811.32	÷	11,540,566	=	$0.0200

Because many of the WAPBID's services will be provided directly along Watt Avenue, a portion of the budget has been allocated based on frontage along Watt Avenue.

Parcel Type	Initial Parcel Size Budget		Parcel Linear Frontage		Initial Parcel Assessment Rate ($/lnft/yr)
Fast Food/Service Stations	$30,786.00	÷	2,199	=	$14.00
Hotel/Restaurant	$13,076.00	÷	934	=	$14.00
Retail	$17,556.00	÷	1,254	=	$14.00
Other Commercial/Office	$17,668.00	÷	1,262	=	$14.00
Industrial/Vacant/Military/Nonprofit	$22,792.00	÷	1,628	=	$14.00

Summary of Assessment Rates

Therefore, for the initial year, the maximum annual assessment rates to parcels are as shown below and in Appendix 1. Maximum annual assessment rates may be subject to an increase of no more than three percent (3%) per year as shown in Appendix 1. If you would like more information about parcel assessments, please call Civitas at (916)437-4300 or (800)999-7781.

Parcel Type	Lot Rate per Square Foot	Frontage Rate per Linear Front Footage
Fast Food/Service Stations	$0.12	$14
Hotel/Restaurant	$0.07	$14
Retail	$0.06	$14
Other Commercial/Office	$0.0275	$14
Industrial/Vacant/Military/Nonprofit	$0.02	$14

Sample assessment calculations are shown in Appendix 3.

1. Fast Food/Service Stations

Fast food and service stations use parcels will receive and most benefit from all WAPBID services, which are aimed to attract and increase customers and visitors to assessed parcels. These parcels have a commercial component because their owners aim to benefit from increased customers or increased use by visitors. Additionally, these parcels require the greatest level of services, specifically from the security and maintenance categories, due to frequent nuisance behavior and volume of foot and vehicle traffic. Parcels with multiple uses, such as strip malls with fast food on the same parcel, are assessed at the rate applicable to the use that occupies the largest portion of the building square footage. Fast food means an establishment where ready-to-consume food or drink, primarily intended for immediate consumption, is available upon a short waiting time and packaged at or presented to the customer so that it can be readily eaten outside or inside the premises. Fast food also includes an establishment where take-and-prepare food, such as unbaked pizzas, is the primary product. Fast food establishments may have a drive-through window and typically do not have wait staff. Fast food includes but is not limited to fast food restaurants, taquerias, coffee shops, and sandwich shops. A service station is a commercial retail establishment selling gas and similar motor fuels to the public on the premises. A service station also includes convenient stores that have microwavable to-go items as well as take & bake prepared food. A service station does not include any parcel which has a gas pump which is (1) not open to the public; and (2) incidental to its primary use.

2. Hotel/Restaurant

Hotel and restaurant use parcels will receive and benefit from all WAPBID services, which are aimed to attract and increase customers and visitors to assessed parcels. These parcels have a commercial component because their owners aim to benefit from increased customers or increased use by visitors. Although these parcels do have a commercial benefit and benefit from all services, they receive a lower level of nuisance behavior and volume of foot and vehicle traffic than fast food and service station use parcels do and therefore benefit to a lesser degree. However, because of the continuous presence of overnight guests and late-night patrons, unlike the intermittent presence of customers and tenants on other parcel types, hotel and restaurant use parcels still require a higher level of security and maintenance services than other parcel types. Hotel means a building designed for occupancy as the more or less temporary place of abode for individuals who are lodged in guest rooms, including extended stay hotels. Hotel includes hotels, motels, lodges, motor inns, recreational vehicle parks, and similar establishments. Restaurant means an establishment where food and drink are prepared, served, and consumed primarily within the principal building. A restaurant may have within its premises a bar, and will typically have wait staff to serve customers. Restaurant includes but is not limited to pizza parlors, fine dining, and family restaurants.

3. Retail

Retail use parcels will receive and benefit from all WAPBID services, which are aimed to attract and increase customers and visitors to assessed parcels. These parcels have a commercial component because their owners aim to benefit from increased customers or increased use by visitors. Although these parcels

do have a commercial benefit and benefit from all services, retail parcels receive a lower level of nuisance behavior, volume of foot and vehicle traffic, and do not benefit to the same degree from late night or overnight security as hotel and restaurant use parcels do, and therefore benefit to a lesser degree. A retail parcel is one which is used for the selling of merchandise and other tangible personal property, where sales are usually consummated at the place of the business. Services may be provided incidentally to the primary retail purpose. Retail includes clothing stores, grocery stores, furniture stores, plant nurseries, big box retail stores selling a variety of goods that would otherwise be sold by multiple stores (for instance, clothing and groceries), and similar establishments. Retail does not include wholesale.

4. Other Commercial/Office

Other commercial and office use parcels will benefit from WAPBID services aimed to attract customers and retain tenants to assessed parcels. Other commercial use parcels are those parcels that do not fall into the other parcel categories (fast food, service station, hotel, restaurant, and retail). Due to the nature of these types of parcels, other commercial and office use parcels don't receive as much foot traffic, which primarily consist of tenants or employees within the parcel or those patrons seeking a specific service. These parcels will benefit by being safer and maintained, thus attracting customers, new tenants, and retaining existing tenants. Other Commercial parcels are those parcels that are used for commercial purposes and do not meet the qualifications of the other categories herein. Other Commercial includes but is not limited to services provided to the public, like automotive maintenance and repair, nail salons and beauty parlors, pet grooming, and landscaping; non-industrial wholesale; private educational institutions; and mobile homes and apartments. An office parcel is one that is used primarily for office purposes, without a retail component. An office is a physical workspace which is regularly staffed by employees of the business. Office includes medical, legal, accountant, bank, real estate brokerages, insurance services, tax preparation, veterinary, and similar.

5. Industrial/Vacant/Military/Nonprofit

The primary purpose of the WAPBID is to benefit parcels with commercial and public uses ("standard" parcels). Because of their non-commercial, non-public nature, industrial, vacant, military, and nonprofit parcels do not receive the same degree of special benefit as standard parcels. These parcels will, however, receive some special benefit from the services to be provided, as safety and maintenance services will be provided directly to them. Industrial, vacant, military, and nonprofit use parcels will be assessed at a rate commensurate with the benefit they receive. Industrial parcels are those which are used primarily for manufacturing, processing, assembly, distribution, packaging, wholesale related to industrial uses, utility, storage, and non-direct to customer auto storage, maintenance and repair (such as fleet service facilities), and similar purposes. Industrial does not include automotive service facilities wherein services are provided to the general public. This category also includes military parcels, a military parcel is one that is used by any branch of the United States armed forces, including the National Guard. Vacant means a parcel that has no building and is not an improved parking lot, utility, park, or similar parcel that is designed to be used without a building. Nonprofit parcels are those which are tax exempt or charitable, meaning they do not pay income tax on the money that they receive for their organization.

6. Non-Assessed Parcel

There are eight (8) parcels within the WAPBID that will not be assessed. These parcels are not fast food, service station, hotel, restaurant, retail, other commercial, office, industrial, vacant, military, or nonprofit use parcels and will not specially benefit from or directly receive the WAPBID's activities and improvements. These parcels are accounted for in the analysis of general benefit provided to non-assessed parcels within the WAPBID and are described in further detail below:

- Residential Parcels: Three (3) of the non-assessed parcels are zoned as residential. single family residential. The state legislature has determined that "properties zoned solely for residential use...are conclusively presumed not to benefit from the improvements and services funded

through these assessments, and shall not be subject to any assessment." The services and improvements to be provided are designed to specially benefit commercial, publicly owned, and private tax-exempt parcels by attracting and increasing customers and visitors to assessed parcels. None of these benefits apply to residential parcels, which will not be serviced or benefit from the WAPBID's activities. Residential parcels are those parcels with four family units or less, residential common areas, residential condos and planned unit development of single-family residences.

- Public Road: Two (2) of the non-assessed parcels are zoned as public roads. The vast majority of public roads are not parcelized; these few are oddities. Because the vast majority of public streets are not parcelized and cannot be assessed, and will not receive or benefit from services, these road parcels are also not assessed. Private roads and driveways which are used to access parcels are not considered public roads, they will receive benefits from improvements and services, and will be assessed.
- Too Small/Irregular Parcels: There are two (2) parcels within the WAPBID that are zoned as too small or irregular to be used. Because these parcels cannot be used, they will not be serviced or assessed.
- Vacant Transportation Parcel: One (1) of the non-assessed parcels is zoned as vacant. The parcel is an abandoned, vacant transportation parcel with no current or anticipated future commercial activity. The vacant transportation parcel will not receive or specially benefit from WAPBID programs, nor will they be assessed.

7. Changes in Data

Every effort has been made to ensure each parcel included in the WAPBID is clearly identified and that all parcels included in the WAPBID are consistent in the boundary map and the assessment calculation table. However, errors in data can and may arise or data may change after formation of the WAPBID. Inconsistencies may include updated parcel sizes or parcel splits. If inconsistencies arise, the order of precedence shall be: 1) the assessment calculation table and 2) the boundary map. Based on the assessment calculation table, a parcel owner could calculate if the appropriate assessment amount was charged. Additionally, using the boundary map, a parcel owner could determine if its APN was correctly identified.

If the parcel size or type of a parcel changes during the term of the WAPBID, the assessment calculation may be modified accordingly.

The land use codes that generally apply to each category are as shown below.

Assessment Category	**Generally Applicable Land Use Code Prefixes**
Fast Food/Service Station	BCE / BFA
Hotel/Restaurant	AN / BC
Retail	BA / BB / BC / BD / BE
Other Commercial/Office	AE / AH / BF / CA / CB/ CC/ CD / CG / CJ/
Industrial/Vacant/Military/Nonprofit	G/ W / I / MROADA / MUTILA / MSMALA/ MWELLA/ MPARKA/ MDITCA / EE / FG

Categorization Appeals
The category determined for each parcel is shown in Appendix 4. The use for each parcel is established at formation and may be updated upon each renewal. If a parcel owner believes their parcel has been mis-classified or has changed, they may appeal in writing to the County of Sacramento for re-consideration. Appeals must be received by the County no later than June 1 of each year. Appeals must include the parcel number, current classification, requested classification, and the evidence upon which the appeal is based (for instance if a parcel is occupied by a restaurant, but classified as fast food, a current photo of the restaurant showing the building number). Appeals will not provide retroactive reductions. Appeals should be made to:

Manager of Special Districts
County of Sacramento
Department of Community Development – County Engineering
827th 7th Street, Room 304
Sacramento, CA 95814

C. Assessment Notice

During the hearing process, an Assessment Ballot will be sent to owners of each parcel in the WAPBID. The Assessment Ballot provides an estimated assessment for each parcel. The final individual assessment for any particular parcel may change, up or down, if the parcel square footage, linear front footage, or type differ from those used to calculate the amount shown on the notice, which can be found in Appendix 3.

D. Time and Manner for Collecting Assessments

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

E. Engineer's Certification

I hereby certify, to the best of my knowledge and experience, that each of the identified assessed parcels located within the Watt Avenue Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is no greater than the proportional special benefits conferred on each parcel, as described in this Engineer's Report.

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



Ross Peabody
State of California

January 6, 2020
Date

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

APPENDIX 1 – MAXIMUM ANNUAL ASSESSMENT RATES

The table below illustrates the maximum annual assessment rate with the assumption that the rates will be increased annually by three percent (3%) with approval of the WAP's Board. The maximum rates listed are a required disclosure and not the anticipated course of action.

Maximum Parcel Assessment Rates						
Year	Fast Food/Service Stations	Hotel/Restaurant	Retail	Other Commercial/Office	Industrial/Vacant/ Military/Nonprofit	Linear Front Footage (All Parcels)
2020	$0.12	$0.07	$0.06	$0.0275	$0.02	$14.0000
2021	$0.1236	$0.0721	$0.0618	$0.0283	$0.0206	$14.4200
2022	$0.1273	$0.0743	$0.0637	$0.0292	$0.0212	$14.8526
2023	$0.1311	$0.0765	$0.0656	$0.0300	$0.0219	$15.2982
2024	$0.1351	$0.0788	$0.0675	$0.0310	$0.0225	$15.7571
2025	$0.1391	$0.0811	$0.0696	$0.0319	$0.0232	$16.2298
2026	$0.1433	$0.0836	$0.0716	$0.0328	$0.0239	$16.7167
2027	$0.1476	$0.0861	$0.0738	$0.0338	$0.0246	$17.2182
2028	$0.1520	$0.0887	$0.0760	$0.0348	$0.0253	$17.7348
2029	$0.1566	$0.0913	$0.0783	$0.0359	$0.0261	$18.2668
2030	$0.1613	$0.0941	$0.0806	$0.0370	$0.0269	$18.8148

APPENDIX 2 – PBID LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2019 SUPPLEMENT ***
(ALL 2018 LEGISLATION)

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

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

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

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

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

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

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed.

Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

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

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

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

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

(a) Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

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

36608. "City"

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

36609. "City council"

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

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

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

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

36611. "Management district plan"; "Plan"

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

36612. "Owners' association"

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

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

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

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

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

36615.5. "Special benefit"

"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. 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. Special benefit excludes general enhancement of property value.

36616. "Tenant"

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

ARTICLE 3. Prior Law

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

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

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

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

36620.5. Requirement of consent of city council

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

36621. Initiation of proceedings; Petition of property or business owners in proposed district

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

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

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

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

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

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

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

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

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

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

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a

statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

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

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

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

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

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

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

(k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

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

36623. Procedure to levy assessment

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

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that

the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

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

36624. Changes to proposed assessments

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

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

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

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

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

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

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

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

36627. Notice and assessment diagram

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

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

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

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

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

36630. Expiration of district; Creation of new district

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

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

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

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may

classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

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

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

36633. Time for contesting validity of assessment

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

36634. Service contracts authorized to establish levels of city services

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

36635. Request to modify management district plan

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

36636. Reflection of modification in notices recorded and maps

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

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

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

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

36637. Reflection of modification in notices recorded and maps

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

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

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

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

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

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

CHAPTER 4. Governance

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

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

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

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

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

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

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

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

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

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

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

36651. Designation of owners' association to provide improvements, maintenance, and activities

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

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

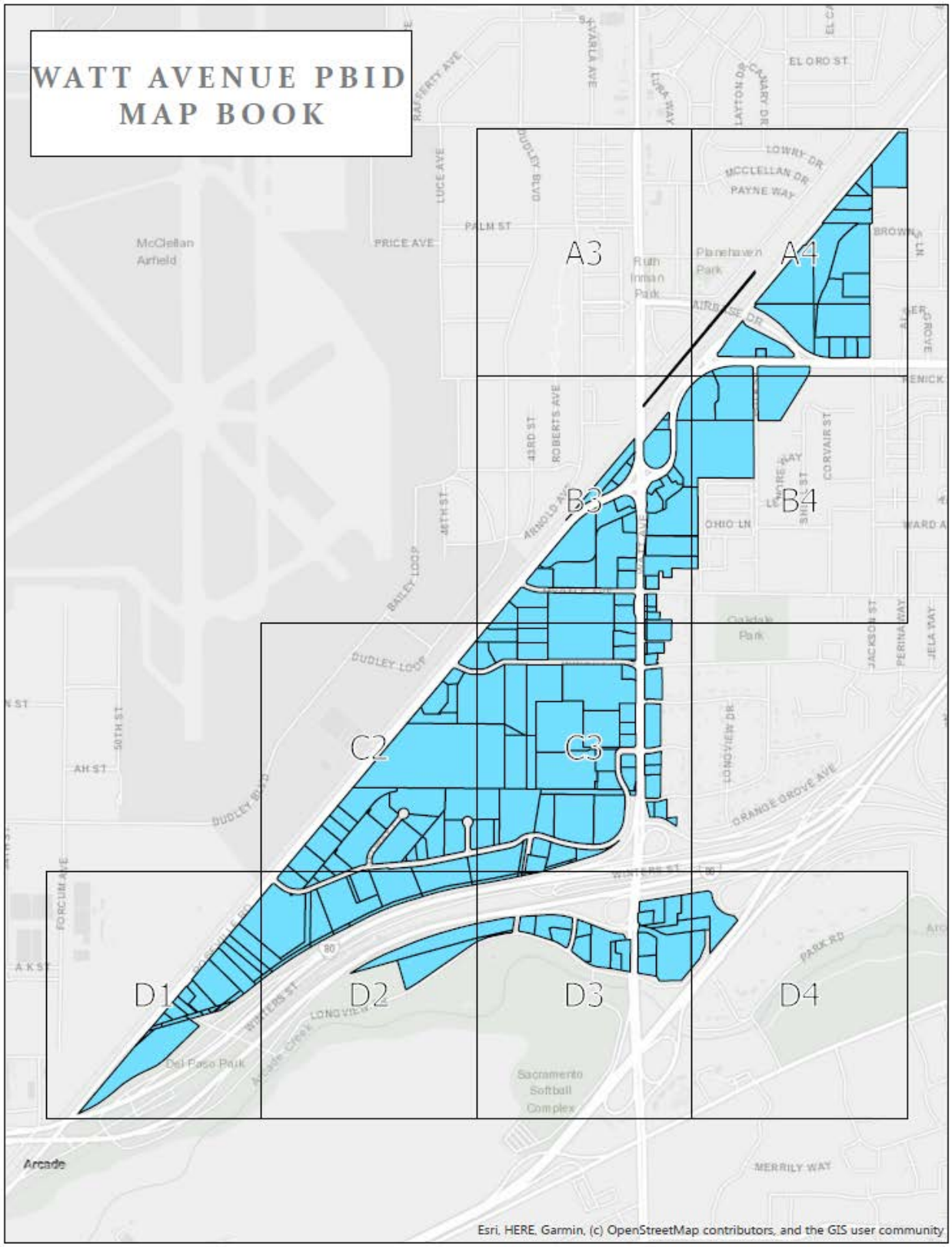
36670. Circumstances permitting disestablishment of district; Procedure

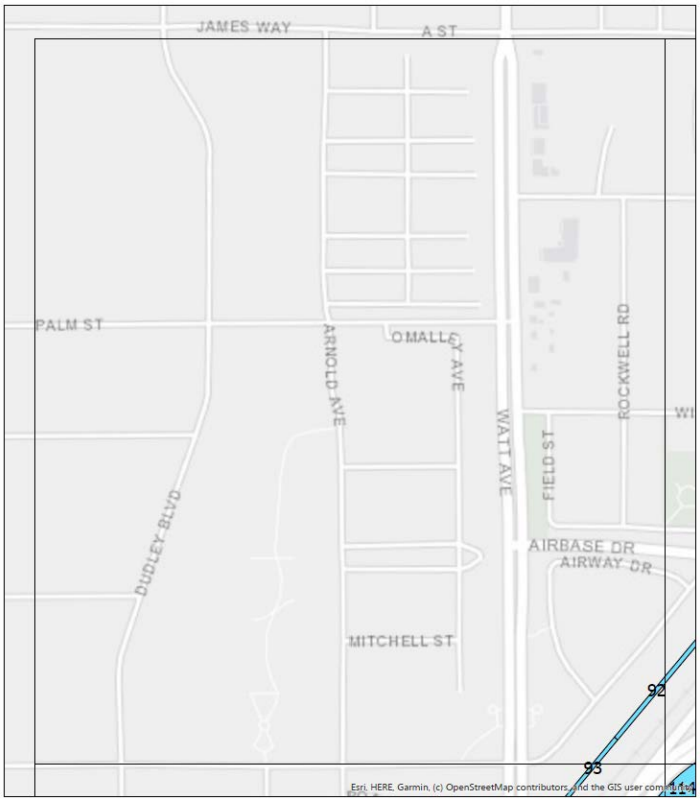
(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.
(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

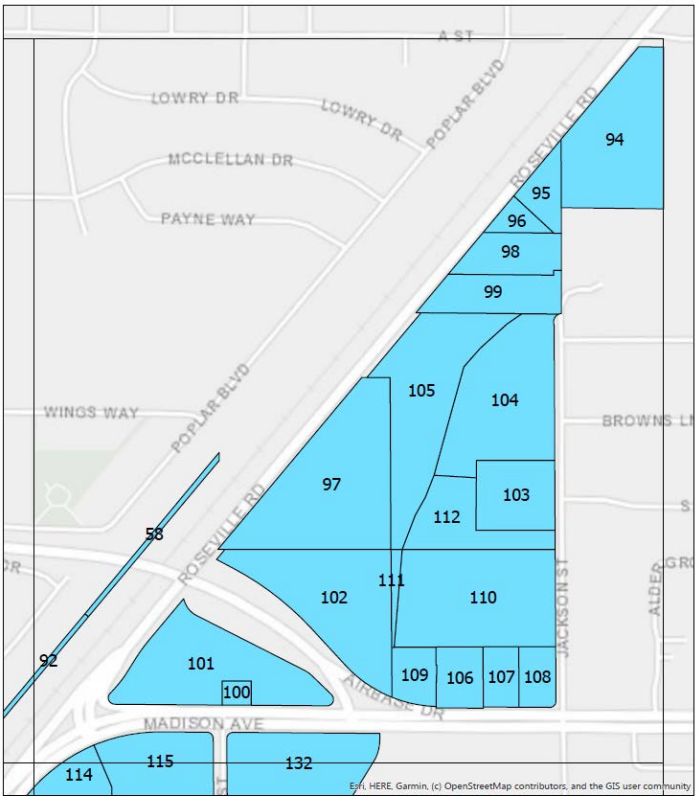
(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 3 – BOUNDARY MAP WITH MAP KEYS

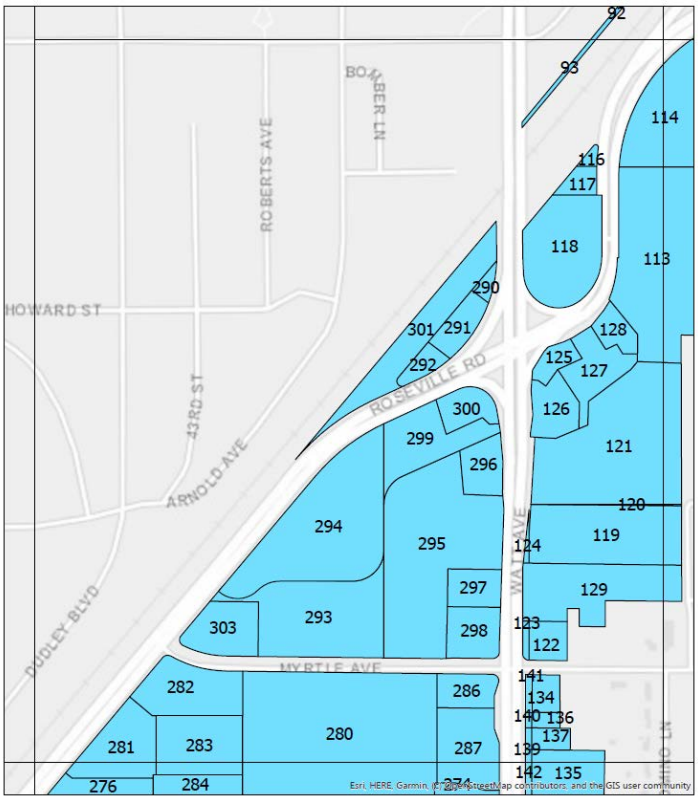




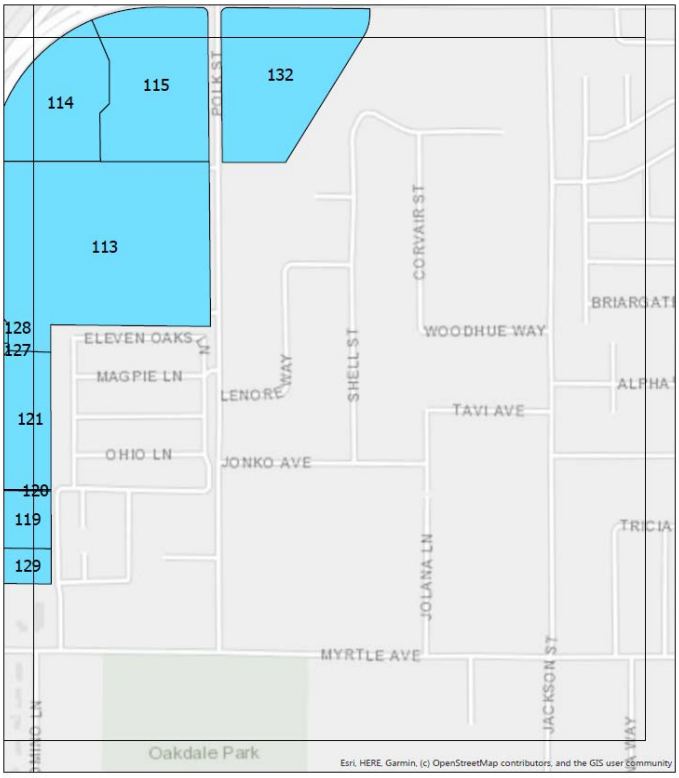
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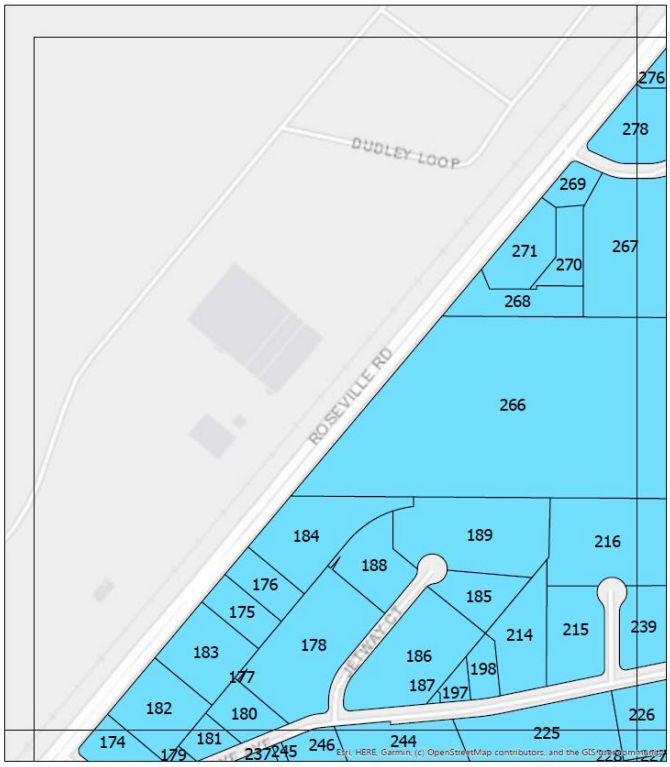
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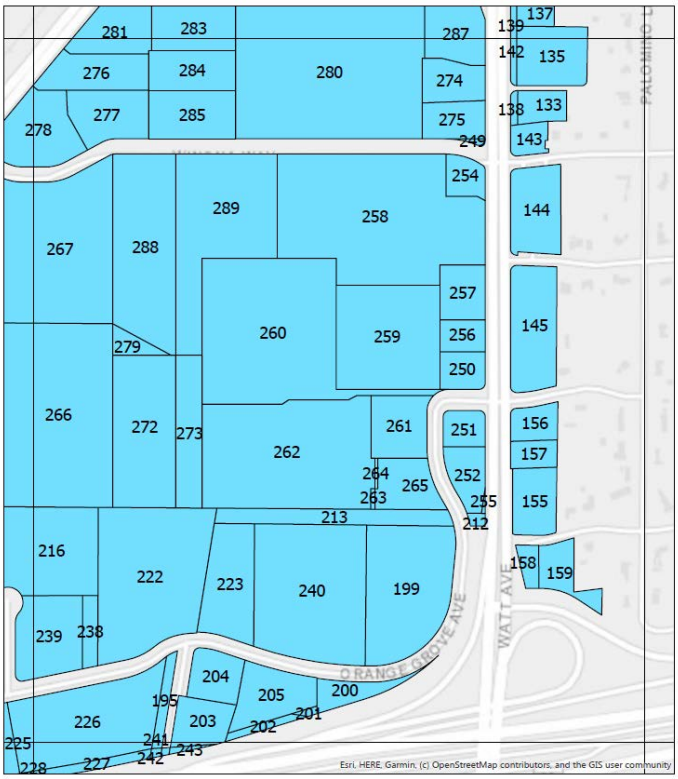
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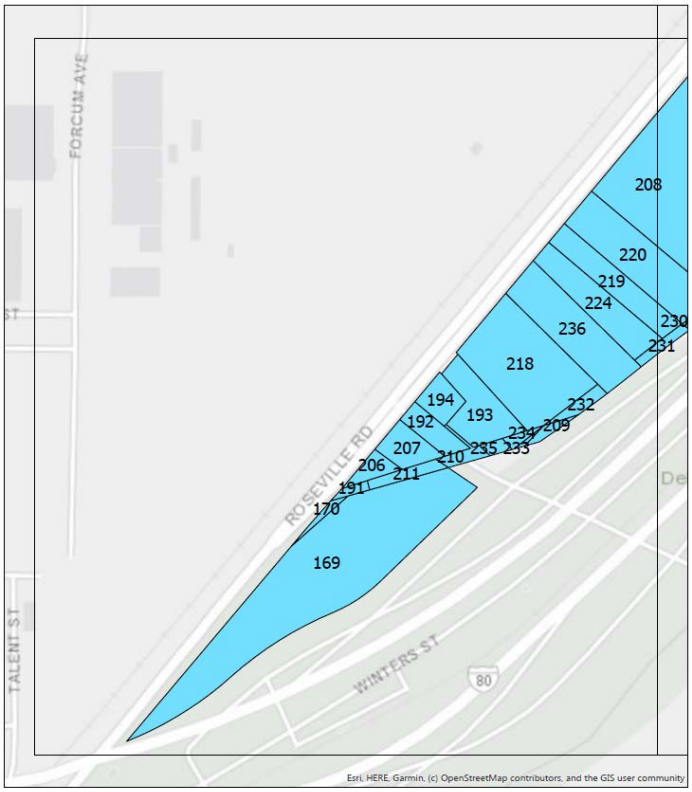
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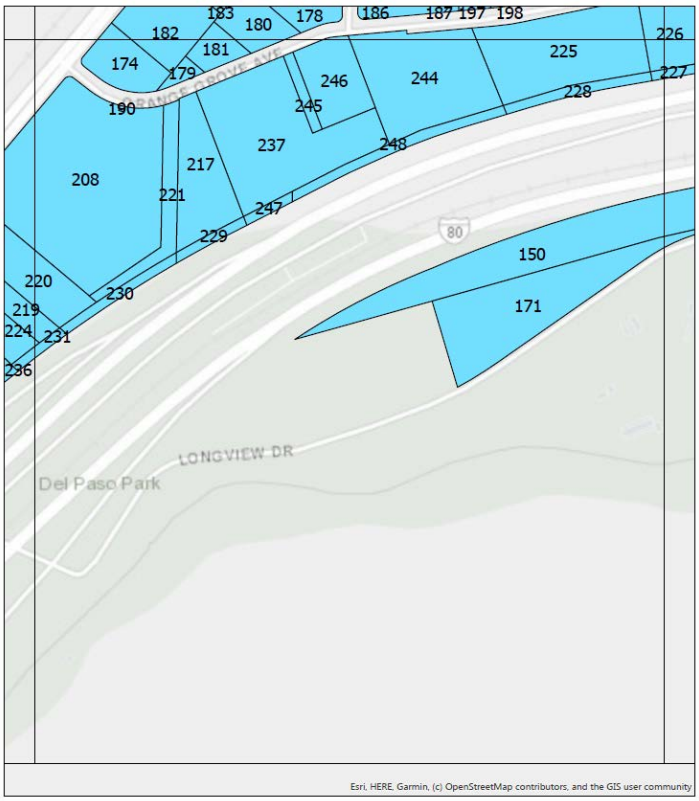
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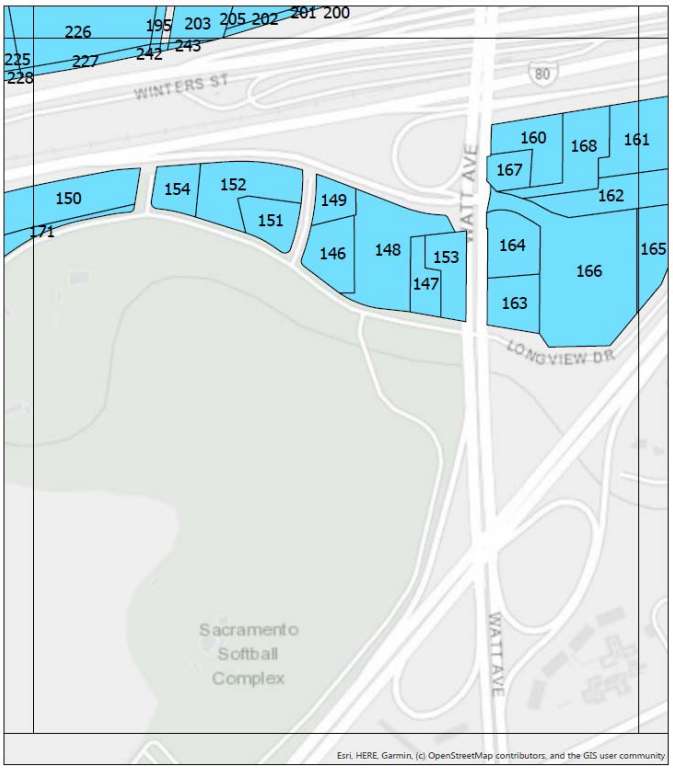
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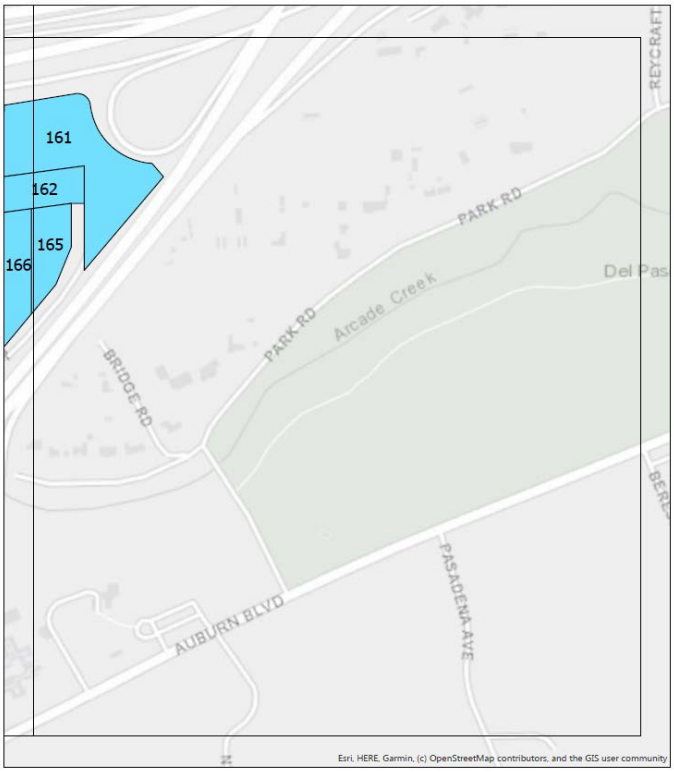
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APPENDIX 4 – PARCEL ASSESSMENT CALCULATIONS

MAP KEY	APN	LOT SQUARE FOOTAGE	ASSESSED FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE	EXEMPTION
94	22800420280000*	230,432	0	$13,825.92	$0.00	$13,825.92	RETAIL	
95	22801200010000*	34,809	0	$957.25	$0.00	$957.25	OCO	
96	22801200020000	21,910	0	$0.00	$0.00	$0.00	NA	1
97	22801200080000	309,276	0	$6,185.52	$0.00	$6,185.52	IVMN	
98	22801200110000	62,726	0	$1,254.52	$0.00	$1,254.52	IVMN	
99	22801200120000	71,003	0	$1,420.06	$0.00	$1,420.06	IVMN	
100	22801200130000	11,978	0	$329.40	$0.00	$329.40	OCO	
101	22801200230000	185,566	0	$5,103.07	$0.00	$5,103.07	OCO	
102	22801200240000	253,084	0	$5,061.68	$0.00	$5,061.68	IVMN	
103	22801200250000	70,132	0	$1,402.64	$0.00	$1,402.64	IVMN	
104	22801200260000	209,524	0	$4,190.48	$0.00	$4,190.48	IVMN	
105	22801200270000	222,592	0	$4,451.84	$0.00	$4,451.84	IVMN	
106	22801200280000*	43,238	0	$1,189.05	$0.00	$1,189.05	OCO	
107	22801200300000	32,234	0	$886.44	$0.00	$886.44	OCO	
108	22801200310000	31,799	0	$635.98	$0.00	$635.98	IVMN	
109	22801200320000	37,026	0	$1,018.22	$0.00	$1,018.22	OCO	
110	22801200330000	223,898	0	$4,477.96	$0.00	$4,477.96	IVMN	
111	22801200340000	10,090	0	$201.80	$0.00	$201.80	IVMN	
112	22801200370000	84,506	0	$1,690.12	$0.00	$1,690.12	IVMN	
113	22801720080000	581,962	0	$16,003.96	$0.00	$16,003.96	OCO	
114	22801720130000	175,111	0	$3,502.22	$0.00	$3,502.22	IVMN	
115	22801720140000	246,114	0	$4,922.28	$0.00	$4,922.28	IVMN	
116	22801740010000	3,049	0	$60.98	$0.00	$60.98	IVMN	
117	22801740020000	15,612	0	$312.24	$0.00	$312.24	IVMN	
118	22801740030000	107,158	414	$2,143.16	$5,796.00	$7,939.16	IVMN	
119	22802510290000	135,472	150	$3,725.48	$2,100.00	$5,825.48	OCO	
120	22802510320000	1,484	0	$29.68	$0.00	$29.68	IVMN	
121	22802510330000	243,936	260	$4,878.72	$3,640.00	$8,518.72	IVMN	
122	22802510340000	22,216	152	$2,665.92	$2,128.00	$4,793.92	FFSS	
123	22802510390000	4,240	0	$84.80	$0.00	$84.80	IVMN	
124	22802510400000	2,875	0	$57.50	$0.00	$57.50	IVMN	
125	22802510480000	19,341	25	$2,320.92	$350.00	$2,670.92	FFSS	
126	22802510500000	34,020	182	$2,041.20	$2,548.00	$4,589.20	RETAIL	
127	22802510510000	49,658	0	$1,365.60	$0.00	$1,365.60	OCO	
128	22802510520000	14,898	0	$409.70	$0.00	$409.70	OCO	
129	22802510530000	113,692	224	$7,958.44	$3,136.00	$11,094.44	HR	
132	22805300010000	263,974	0	$7,259.29	$0.00	$7,259.29	OCO	
133	24000110160000	23,850	136	$1,431.00	$1,904.00	$3,335.00	RETAIL	
134	24000110200000	16,500	150	$330.00	$2,100.00	$2,430.00	IVMN	
135	24000110210000	64,904	232	$1,784.86	$3,248.00	$5,032.86	OCO	
136	24000110280000	6,600	60	$792.00	$840.00	$1,632.00	FFSS	
137	24000110300000	12,708	85	$1,524.96	$1,190.00	$2,714.96	FFSS	
138	24000110320000	3,240	0	$194.40	$0.00	$194.40	RETAIL	

MAP KEY	APN	LOT SQUARE FOOTAGE	ASSESSED FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE	EXEMPTION
139	24000110330000	2,118	0	$254.16	$0.00	$254.16	FFSS	
140	24000110340000	1,500	0	$180.00	$0.00	$180.00	FFSS	
141	24000110350000	3,750	0	$75.00	$0.00	$75.00	IVMN	
142	24000110360000*	5,714	0	$157.14	$0.00	$157.14	OCO	
143	24000110370000	18,379	125	$505.42	$1,750.00	$2,255.42	OCO	
144	24000810120000	66,647	341	$3,998.82	$4,774.00	$8,772.82	RETAIL	
145	24000840190000	89,298	281	$2,455.70	$3,934.00	$6,389.70	OCO	
146	24001530170000*	45,302	0	$1,245.81	$0.00	$1,245.81	OCO	
147	24001530420000	35,950	0	$988.63	$0.00	$988.63	OCO	
148	24001530440000	104,108	0	$2,082.16	$0.00	$2,082.16	IVMN	
149	24001530660000	32,150	0	$643.00	$0.00	$643.00	IVMN	
150	24001530710000	262,667	0	$5,253.34	$0.00	$5,253.34	IVMN	
151	24001530740000	33,140	0	$911.35	$0.00	$911.35	OCO	
152	24001530750000	81,457	0	$2,240.07	$0.00	$2,240.07	OCO	
153	24001530760000	48,352	353	$3,384.64	$4,942.00	$8,326.64	HR	
154	24001530810000	26,735	0	$534.70	$0.00	$534.70	IVMN	
155	24001610170000	45,302	240	$3,171.14	$3,360.00	$6,531.14	HR	
156	24001610220000	25,700	111	$1,542.00	$1,554.00	$3,096.00	RETAIL	
157	24001610230000	20,038	114	$1,202.28	$1,596.00	$2,798.28	RETAIL	
158	24001640140000	9,720	0	$0.00	$0.00	$0.00	NA	1
159	24001640160000	34,848	0	$0.00	$0.00	$0.00	NA	1
160	24002320350000	51,401	117	$3,598.07	$1,638.00	$5,236.07	HR	
161	24002320540000	164,221	0	$4,516.08	$0.00	$4,516.08	OCO	
162	24002320560000	76,230	0	$2,096.33	$0.00	$2,096.33	OCO	
163	24002320580000	41,581	181	$4,989.72	$2,534.00	$7,523.72	FFSS	
164	24002320600000	46,609	255	$5,593.08	$3,570.00	$9,163.08	FFSS	
165	24002320610000	86,684	0	$1,733.68	$0.00	$1,733.68	IVMN	
166	24002320620000	190,793	100	$5,246.81	$1,400.00	$6,646.81	OCO	
167	24002320630000	20,040	141	$2,404.80	$1,974.00	$4,378.80	FFSS	
168	24002320640000	65,340	0	$1,306.80	$0.00	$1,306.80	IVMN	
169	24003300050000	326,700	0	$6,534.00	$0.00	$6,534.00	IVMN	
170	24003300070000*	6,098	0	$0.00	$0.00	$0.00	NA	2
171	24003300080000	169,448	0	$3,388.96	$0.00	$3,388.96	IVMN	
174	24004800010000	52,272	0	$1,045.44	$0.00	$1,045.44	IVMN	
175	24004800060000	43,996	0	$879.92	$0.00	$879.92	IVMN	
176	24004800070000	43,996	0	$879.92	$0.00	$879.92	IVMN	
177	24004800100000	256	0	$5.12	$0.00	$5.12	IVMN	
178	24004800120000	189,050	0	$3,781.00	$0.00	$3,781.00	IVMN	
179	24004800130000	10,890	0	$217.80	$0.00	$217.80	IVMN	
180	24004800140000	44,431	0	$888.62	$0.00	$888.62	IVMN	
181	24004800150000	25,413	0	$508.26	$0.00	$508.26	IVMN	
182	24004800190000	87,991	0	$1,759.82	$0.00	$1,759.82	IVMN	
183	24004800200000	87,991	0	$1,759.82	$0.00	$1,759.82	IVMN	
184	24004900010000	124,582	0	$2,491.64	$0.00	$2,491.64	IVMN	
185	24004900090000	54,450	0	$1,089.00	$0.00	$1,089.00	IVMN	

MAP KEY	APN	LOT SQUARE FOOTAGE	ASSESSED FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE	EXEMPTION
186	24004900100000	139,392	0	$2,787.84	$0.00	$2,787.84	IVMN	
187	24004900120000	1,503	0	$30.06	$0.00	$30.06	IVMN	
188	24004900210000	76,230	0	$1,524.60	$0.00	$1,524.60	IVMN	
189	24004900220000	175,111	0	$3,502.22	$0.00	$3,502.22	IVMN	
190	24005400020000	465	0	$9.30	$0.00	$9.30	IVMN	
191	24005400030000	3,659	0	$73.18	$0.00	$73.18	IVMN	
192	24005400050000	23,019	0	$0.00	$0.00	$0.00	NA	3
193	24005400060000	41,382	0	$1,138.01	$0.00	$1,138.01	OCO	
194	24005400070000	20,867	0	$573.84	$0.00	$573.84	OCO	
195	24005400160000	18,031	0	$360.62	$0.00	$360.62	IVMN	
197	24005400200000	12,196	0	$243.92	$0.00	$243.92	IVMN	
198	24005400210000	25,160	0	$503.20	$0.00	$503.20	IVMN	
199	24005400280000	174,240	0	$3,484.80	$0.00	$3,484.80	IVMN	
200	24005400300000	26,666	0	$533.32	$0.00	$533.32	IVMN	
201	24005400310000	2,614	0	$52.28	$0.00	$52.28	IVMN	
202	24005400320000	11,200	0	$224.00	$0.00	$224.00	IVMN	
203	24005400340000	36,540	0	$730.80	$0.00	$730.80	IVMN	
204	24005400440000	37,030	0	$740.60	$0.00	$740.60	IVMN	
205	24005400450000	57,064	0	$1,141.28	$0.00	$1,141.28	IVMN	
206	24005400460000	9,611	0	$192.22	$0.00	$192.22	IVMN	
207	24005400470000	24,810	0	$682.28	$0.00	$682.28	OCO	
208	24005400500000	401,188	0	$8,023.76	$0.00	$8,023.76	IVMN	
209	24005400520000	3,365	0	$67.30	$0.00	$67.30	IVMN	
210	24005400530000	6,534	0	$0.00	$0.00	$0.00	NA	3
211	24005400550000	11,151	0	$223.02	$0.00	$223.02	IVMN	
212	24005400570000	3,485	48	$69.70	$672.00	$741.70	IVMN	
213	24005400580000	43,230	0	$864.60	$0.00	$864.60	IVMN	
214	24005400590000	63,162	0	$1,263.24	$0.00	$1,263.24	IVMN	
215	24005400600000	86,684	0	$1,733.68	$0.00	$1,733.68	IVMN	
216	24005400610000	215,186	0	$4,303.72	$0.00	$4,303.72	IVMN	
217	24005400650000	102,802	0	$2,056.04	$0.00	$2,056.04	IVMN	
218	24005400670000	136,343	0	$2,726.86	$0.00	$2,726.86	IVMN	
219	24005400690000	56,628	0	$1,132.56	$0.00	$1,132.56	IVMN	
220	24005400700000	112,385	0	$2,247.70	$0.00	$2,247.70	IVMN	
221	24005400710000	60,548	0	$1,210.96	$0.00	$1,210.96	IVMN	
222	24005400740000	240,887	0	$4,817.74	$0.00	$4,817.74	IVMN	
223	24005400750000	93,654	0	$1,873.08	$0.00	$1,873.08	IVMN	
224	24005400760000	67,954	0	$1,359.08	$0.00	$1,359.08	IVMN	
225	24005400780000	175,982	0	$3,519.64	$0.00	$3,519.64	IVMN	
226	24005400790000	159,865	0	$3,197.30	$0.00	$3,197.30	IVMN	
227	24005400800000	20,909	0	$418.18	$0.00	$418.18	IVMN	
228	24005400810000	24,190	0	$483.80	$0.00	$483.80	IVMN	
229	24005400830000	13,068	0	$261.36	$0.00	$261.36	IVMN	
230	24005400840000	21,344	0	$426.88	$0.00	$426.88	IVMN	
231	24005400850000	10,019	0	$200.38	$0.00	$200.38	IVMN	

MAP KEY	APN	LOT SQUARE FOOTAGE	ASSESSED FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE	EXEMPTION
232	24005400870000	5,663	0	$113.26	$0.00	$113.26	IVMN	
233	24005400880000	1,310	0	$26.20	$0.00	$26.20	IVMN	
234	24005400890000	1,307	0	$26.14	$0.00	$26.14	IVMN	
235	24005400900000	5,330	0	$106.60	$0.00	$106.60	IVMN	
236	24005400910000	93,654	0	$1,873.08	$0.00	$1,873.08	IVMN	
237	24005400930000	215,186	0	$4,303.72	$0.00	$4,303.72	IVMN	
238	24005400940000	21,344	0	$426.88	$0.00	$426.88	IVMN	
239	24005400950000	78,408	0	$1,568.16	$0.00	$1,568.16	IVMN	
240	24005400960000	281,833	0	$5,636.66	$0.00	$5,636.66	IVMN	
241	24005400970000	882	0	$17.64	$0.00	$17.64	IVMN	
242	24005400980000	1,627	0	$32.54	$0.00	$32.54	IVMN	
243	24005400990000	3,656	0	$73.12	$0.00	$73.12	IVMN	
244	24005401000000	156,816	0	$3,136.32	$0.00	$3,136.32	IVMN	
245	24005401010000	12,743	0	$254.86	$0.00	$254.86	IVMN	
246	24005401020000	72,745	0	$1,454.90	$0.00	$1,454.90	IVMN	
247	24005401030000	6,400	0	$128.00	$0.00	$128.00	IVMN	
248	24005401040000	36,680	0	$733.60	$0.00	$733.60	IVMN	
249	24005500040000*	1,705	10	$204.60	$140.00	$344.60	FFSS	
250	24005500050000	26,116	125	$718.19	$1,750.00	$2,468.19	OCO	
251	24005500060000	25,982	125	$3,117.84	$1,750.00	$4,867.84	FFSS	
252	24005500080000	36,000	156	$4,320.00	$2,184.00	$6,504.00	FFSS	
254	24005500120000	21,434	142	$2,572.08	$1,988.00	$4,560.08	FFSS	
255	24005500160000	880	0	$0.00	$0.00	$0.00	NA	2
256	24005500170000	21,332	128	$1,279.92	$1,792.00	$3,071.92	RETAIL	
257	24005500180000	36,590	218	$2,195.40	$3,052.00	$5,247.40	RETAIL	
258	24005500190000	345,866	203	$6,917.32	$2,842.00	$9,759.32	IVMN	
259	24005500200000	173,369	0	$10,402.14	$0.00	$10,402.14	RETAIL	
260	24005500210000	314,939	0	$18,896.34	$0.00	$18,896.34	RETAIL	
261	24005500230000	49,223	0	$2,953.38	$0.00	$2,953.38	RETAIL	
262	24005500290000	296,644	0	$5,932.88	$0.00	$5,932.88	IVMN	
263	24005500300000	1,307	0	$35.94	$0.00	$35.94	OCO	
264	24005500310000	1,343	0	$26.86	$0.00	$26.86	IVMN	
265	24005500320000	36,990	0	$1,017.23	$0.00	$1,017.23	OCO	
266	24005500340000	1,025,838	0	$20,516.76	$0.00	$20,516.76	IVMN	
267	24005500390000	240,887	0	$4,817.74	$0.00	$4,817.74	IVMN	
268	24005500400000	112,385	0	$2,247.70	$0.00	$2,247.70	IVMN	
269	24005500410000	29,490	0	$589.80	$0.00	$589.80	IVMN	
270	24005500420000	39,727	0	$794.54	$0.00	$794.54	IVMN	
271	24005500430000	65,776	0	$1,315.52	$0.00	$1,315.52	IVMN	
272	24005500470000	145,490	0	$2,909.80	$0.00	$2,909.80	IVMN	
273	24005500490000	60,548	0	$1,210.96	$0.00	$1,210.96	IVMN	
274	24005500520000	43,124	126	$5,174.88	$1,764.00	$6,938.88	FFSS	
275	24005500530000	35,981	152	$4,317.72	$2,128.00	$6,445.72	FFSS	
276	24005500540000	65,776	0	$1,808.84	$0.00	$1,808.84	OCO	
277	24005500550000	62,291	0	$1,713.00	$0.00	$1,713.00	OCO	

MAP KEY	APN	LOT SQUARE FOOTAGE	ASSESSED FRONTAGE	LOT ASSESSMENT	FRONTAGE ASSESSMENT	TOTAL ASSESSMENT	TYPE	EXEMPTION
278	24005500560000	77,972	0	$2,144.23	$0.00	$2,144.23	OCO	
279	24005500570000	16,183	0	$323.66	$0.00	$323.66	IVMN	
280	24005500590000	568,458	0	$15,632.60	$0.00	$15,632.60	OCO	
281	24005500610000	80,150	0	$1,603.00	$0.00	$1,603.00	IVMN	
282	24005500620000	85,813	0	$2,359.86	$0.00	$2,359.86	OCO	
283	24005500630000	76,666	0	$2,108.32	$0.00	$2,108.32	OCO	
284	24005500640000	54,450	0	$1,497.38	$0.00	$1,497.38	OCO	
285	24005500650000	59,677	0	$1,641.12	$0.00	$1,641.12	OCO	
286	24005500660000	29,620	129	$3,554.40	$1,806.00	$5,360.40	FFSS	
287	24005500670000	77,972	249	$2,144.23	$3,486.00	$5,630.23	OCO	
288	24005500680000	184,259	0	$3,685.18	$0.00	$3,685.18	IVMN	
289	24005500690000	207,346	0	$4,146.92	$0.00	$4,146.92	IVMN	
290	24006600010000	19,620	30	$392.40	$420.00	$812.40	IVMN	
291	24006600020000	27,460	0	$549.20	$0.00	$549.20	IVMN	
292	24006600030000	20,880	0	$417.60	$0.00	$417.60	IVMN	
293	24006600180000	152,896	0	$4,204.64	$0.00	$4,204.64	OCO	
294	24006600060000	211,702	0	$4,234.04	$0.00	$4,234.04	IVMN	
295	24006600100000	244,807	285	$4,896.14	$3,990.00	$8,886.14	IVMN	
296	24006600110000	30,231	238	$604.62	$3,332.00	$3,936.62	IVMN	
297	24006600120000	30,187	141	$3,622.44	$1,974.00	$5,596.44	FFSS	
298	24006600130000	40,380	182	$4,845.60	$2,548.00	$7,393.60	FFSS	
299	24006600140000	67,082	24	$4,024.92	$336.00	$4,360.92	RETAIL	
300	24006600150000	35,064	137	$4,207.68	$1,918.00	$6,125.68	FFSS	
301	24006600160000*	77,101	0	$0.00	$0.00	$0.00	NA	4
303	24006600170000*	56,192	0	$1,545.28	$0.00	$1,545.28	OCO	

* Land use codes have been used to determine parcel type. Based on site visits, some parcel types have been changed to reflect current parcel usage.

FFSS = Fast Food/Service Station
HR = Hotel/Restaurant
Retail = Retail
OCO = Other Commercial/Office
IVMN = Industrial/Vacant/Military/Non-profit
NA = Non-Assessed Parcel

1 = Single Family Residential Home
2= Too small / Irregular use code
3 = Road parcel
4 = Vacant Transportation parcel

APPENDIX 5 – TOTAL ESTIMATED MAXIMUM COST OF IMPROVEMENTS, MAINTENANCE, AND ACTIVITIES

The estimated maximum cost of the line items below was developed based on the estimated costs of providing services in the proposed WAPBID. The costs below are estimated, the actual line item costs will fluctuate. The table below shows expenditures from assessment and non-assessed funds. Assessment funds are governed by Section VI. There is no limit on reallocation of non-assessment funds by WAP. The total maximum budget may exceed the maximum listed in this table if parcel ownership changes results in parcels being assessed at a higher rate due to a higher estimated benefit.

Year	Security	Maintenance	Advocacy & Image	Capital Improvements	Administration	Contingency	Total
2020	$307,374.14	$98,359.72	$67,048.83	$55,796.79	$49,170.18	$36,877.64	**$614,627.30**
2021	$316,595.36	$101,310.52	$69,060.30	$57,470.70	$50,645.29	$37,983.97	**$633,066.14**
2022	$326,093.22	$104,349.83	$71,132.11	$59,194.82	$52,164.64	$39,123.49	**$652,058.11**
2023	$335,876.02	$107,480.33	$73,266.07	$60,970.66	$53,729.58	$40,297.19	**$671,619.85**
2024	$345,952.30	$110,704.74	$75,464.05	$62,799.78	$55,341.47	$41,506.11	**$691,768.45**
2025	$356,330.87	$114,025.88	$77,727.97	$64,683.78	$57,001.72	$42,751.29	**$712,521.51**
2026	$367,020.79	$117,446.65	$80,059.81	$66,624.29	$58,711.77	$44,033.83	**$733,897.14**
2027	$378,031.42	$120,970.05	$82,461.61	$68,623.02	$60,473.12	$45,354.84	**$755,914.06**
2028	$389,372.36	$124,599.16	$84,935.45	$70,681.71	$62,287.31	$46,715.49	**$778,591.48**
2029	$401,053.53	$128,337.13	$87,483.52	$72,802.16	$64,155.93	$48,116.95	**$801,949.22**
2030	$413,085.14	$132,187.24	$90,108.02	$74,986.22	$66,080.61	$49,560.46	**$826,007.69**
Total	**3,936,785.15**	**1,259,771.25**	**$858,747.74**	**$714,633.93**	**$629,761.62**	**$472,321.26**	**$7,872,021.05**

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: **D-9**

MEETING DATE: **03/31/2020**

SUBJECT: Lease Amendment Cottage Elementary School New Construction Project

DEPARTMENT: Facilities

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

ACTION REQUESTED:
The superintendent is recommending that the board adopt Resolution No. 2984 approving the first amendment to the lease agreement for the Cottage Elementary School new construction project No. 108-9512-P1 between San Juan Unified School District and John F. Otto dba Otto Construction.

RATIONALE/BACKGROUND:
The board approves the total base rent in the amount of $3,205,000, authorizes the issuance of lease amendment No. 1 to the facilities lease and authorizes district staff to issue a notice to proceed with construction.

ATTACHMENT(S):
A: Resolution No. 2984
B: Lease Amendment No. 1

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Superintendent's Cabinet: 03/23/2020

FISCAL IMPACT:
Current Budget: $ N/A
Additional Budget: $ N/A
Funding Source: N/A
(unrestricted Base, supplemental, other restricted, etc.)
Current Year Only ☐ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A

Strategic Plan: N/A

PREPARED BY: Nicholas Arps, Director, Facilities, Construction & Modernization

APPROVED BY: Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation
Kent Kern, Superintendent of Schools KK

RESOLUTION NO. 2984

RESOLUTION BY THE SAN JUAN UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION APPROVING LEASE AMENDMENT COTTAGE ES NEW CONSTRUCTION SJUSD PROJECT No. 108-9512-P1

WHEREAS, section 17406 of the Education Code authorizes school districts, including the San Juan Unified School District ("district"), to use the lease-leaseback procurement process;

WHEREAS, the district Board of Education ("board") previously approved the award of the site lease and facilities lease to John F. Otto dba Otto Construction for this project, which approval for the facilities lease was in the amount of $106,000 per Resolution No. 2979;

WHEREAS, the approval of the facilities lease authorized only preconstruction services to be performed; no construction services were approved to commence and no construction services have commenced;

WHEREAS, John F. Otto dba Otto Construction is continuing the preconstruction services for Phase I of the project, has completed the development of the total base rent for Phase II and has provided the district with objectively verifiable information and a written rationale for this total base rent, together with supporting documents

WHEREAS, the District has carefully considered the information supporting the total base rent for Phase II -- Increment I of the project; and

WHEREAS, the Division of the State Architect ("DSA") has provided the required approvals for Phase II of the project.

NOW, THEREFORE, the San Juan Unified School District Board of Education does hereby resolve as follows:

Section 1. The foregoing recitals are hereby adopted as true and correct.

Section 2. The board approves the total base rent in the amount of $3,205,000 for Phase II, authorizes the issuance of Lease Amendment No. 1 to the facilities lease and authorizes district staff to issue a notice to proceed with construction of Phase II.

The foregoing resolution was adopted by the San Juan Unified School District Board of Education at a meeting of the board on March 31, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Paula Villescaz, President
San Juan Unified School District
Board of Education

Attest:

_____
Zima Creason, Clerk
San Juan Unified School District
Board of Education

San Juan Unified School District
Facilities Business Department
5320 Hemlock Street, Sacramento, California 95841
Telephone 916- 971-7283
Internet Web Site: www.sanjuan.edu

Kent Kern, Superintendent of Schools
Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation

Facilities Lease Amendment #01
Cottage ES New Construction
DSA App. 02-118158/Facilities Lease Agreement#004495
SJUSD Project #108-9512-P1

Effective **March 31, 2020,** the Facilities Lease Agreement dated **December 10, 2019** between the San Juan Unified School District and **John F. Otto dba Otto Construction** for the **Cottage ES New Construction** is amended as follows:

1. Section 1.1.13 is amended to include the DSA App No. **02-118158**.
2. Section 3.2.3 Time of Completion is amended to state the **total weather days to be four (4)**.
3. Section 4.4.2 Total Base Rent for the Project is amended to be **Three million Two hundred five thousand dollars and no cents ($3,205,000.00)**.
4. Section 4.4.2.4.1 Construction Contingency is amended to be **Seventy thousand Seven hundred thirty dollars and no cents ($70,730.00).**
5. Section 4.4.2.4.2 Specific Allowances is amended to be **Not Applicable**.
6. Section 4.4.2.4.3 District Contingency is amended to be **One hundred fifty-five thousand Three hundred Seven dollars and no cents ($155,307.00).**
7. Exhibit B Description of the Site is amended to include the **Lease Boundary Map**.
8. Exhibit C is amended to include the **Lease Payment Schedule, TBR Calculation, Qualifications & Assumptions, Exclusions, and List of Plans, Specifications, and Other documents.**
9. Exhibit F General Conditions Costs is amended to include the **General Conditions Costs**.
10. Exhibit G Construction Schedule is amended to include the **Construction Schedule**.

Original Total Base Rent Sum	$3,000,000.00
Resolution 2979	($2,894,000.00)
Total Current Amendment #01	$3,099,000.00
Revised Total Base Rent Amount	$3,205,000.00

In all other respects, the terms and conditions of said Facilities Lease, including the exhibits thereto, remain in full force and effect.

San Juan Unified School District,
A school district organized and existing under the laws of the State of California

By: _____
Nicholas Arps
Title: Director of Facilities, Construction & Modernization

By: _____
Frank Camarda
Title: Assistant Superintendent, Operations, Facilities and Transportation

John F. Otto dba Otto Construction
A California Corporation

By: _____
Allison Otto
Title: Vice President

Federal Tax Identification Number:
94-1431805

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: **D-10**

MEETING DATE: **03/31/2020**

SUBJECT: Lease Amendment to Del Campo High School Design/Build Contract for New Science/Media Building and CTE Modernization Project

DEPARTMENT: Facilities

CHECK ONE:
For Discussion: ☐
For Action: ☒
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

ACTION REQUESTED:
The superintendent is recommending the board adopt Resolution No. 2985, approving Amendment No. 1 to the design/build contract for the Del Campo High School new science/media building and CTE modernization project (the "project").

RATIONALE/BACKGROUND:
By Resolution No. 2933, the Board of Education approved the award of the design/build contract for the project. The design/builder is XL Construction, and Nacht & Lewis is the design professional subconsultant member of the design/build team. As a result of previously authorized design and construction services, staff believes it is in the best interest of the project to increase the expected cost range of the project and to increase the compensation for previously authorized construction services for the new science/media building. Staff further has carefully reviewed and considered the Guaranteed Maximum Price ("GMP") proposal from XL Construction for the CTE modernization portion of the project and believes it is in the best interest of the project to accept that GMP proposal. Staff also noted a clerical correction that should be made to Resolution No. 2933 to correct that the design/build contract has been awarded to XL Construction, the successful design/build proposer for the project.

ATTACHMENT(S):
A: Resolution No. 2985
B: Lease Amendment No. 1

BOARD COMMITTEE ACTION/COMMENT:
N/A

PREVIOUS STAFF/BOARD ACTION:
Superintendent's Cabinet: 03/23/2020

FISCAL IMPACT:
Current Budget: $ N/A
Additional Budget: $ N/A
Funding Source: N/A
(unrestricted base, supplemental, other restricted, etc.)
Current Year Only ☐ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A

Strategic Plan: N/A

PREPARED BY: Nicholas Arps, Director of Facilities, Construction & Modernization

APPROVED BY: Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation
Kent Kern, Superintendent of Schools KK

RESOLUTION NO. 2985

RESOLUTION BY THE SAN JUAN UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION APPROVING AMENDMENT NO. 1 TO DESIGN-BUILD CONTRACT

DEL CAMPO HIGH SCHOOL NEW SCIENCE/MEDIA BUILDING AND CTE MODERNIZATION

SJUSD Science/Media Commons Building Project No. 207-9495-N1
CTE Modernization Project No. 207-9495-N1
CTE Fire/EMT Project No. 207-9495-N2
CTE Broadcast Project No. 207-9495-N3

WHEREAS, section 17250.10 et seq. of the Education Code authorize school districts, including the San Juan Unified School District ("district"), to use the design-build procurement process;

WHEREAS, in Resolution No. 2933, the District Board of Education ("board") previously approved the award of the design-build contract for this project, which approval stated the award was to XL Construction and Nacht & Lewis Architects; and

WHEREAS, the statement in Resolution No. 2933 that the approval of the award to XL Construction and Nacht & Lewis was a clerical error; and

WHEREAS, Nacht & Lewis is a subconsultant to XL Construction, and the award of the design-build contract actually approved was to XL Construction, the proposer, with Nacht & Lewis as the design professional subconsultant member of the design-build team; and

WHEREAS, the amount of the design-build contract approved included $5,044,762 for construction-phase services prior to approval of the Guaranteed Maximum Price (GMP), which amount was allocated as follows: $3,038,709 for the new science/media building and $2,006,053 for the CTE modernization; and

WHEREAS, it is in the best interest of the project that the design-build contract be amended to increase the expected cost range of the project and to increase the compensation for construction-phase services prior to approval of the GMP for the new science/media building; and

WHEREAS, XL Construction has submitted its GMP proposal for the CTE modernization, and the district has carefully reviewed and considered that GMP proposal in accordance with the terms of the design-build contract.

NOW, THEREFORE, the San Juan Unified School District Board of Education does hereby resolve as follows:

Section 1. The foregoing recitals are hereby adopted as true and correct.

Section 2. The clerical error in Resolution No. 2933 is corrected to state the approval of the design-build contract is to XL Construction.

Section 3. The board approves amending section 7.1.1 of the design-build contract to provide that the expected cost range of the project shall be $38,867,931, of which $27,000,000 is for the new science/media building and $9,786,931 is for the CTE modernization.

Section 4. The board approves amending section 7.1.9 of the design-build contract to provide that the compensation authorized for construction-phase services for the new science/media building prior to establishment of the GMP for that portion of the project is increased by $970,612 to $4,009,321, with a corresponding amendment in that section to the total compensation for construction-phase services prior to the final GMP to increase it from not to exceed $5,044,762 to $6,015,374.

Section 5. The board approves the GMP proposal in the amount of $9,876,931 for the CTE modernization.

Section 6. The board authorizes issuance of Amendment No. 1 to the design-build contract commensurate with the foregoing.

The foregoing resolution was adopted by the San Juan Unified School District Board of Education at a meeting of the board on March 31, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Paula Villescaz, President
San Juan Unified School District
Board of Education

Attest:

_____
Zima Creason, Clerk
San Juan Unified School District
Board of Education

San Juan Unified School District
Facilities Business Department
5320 Hemlock Street, Sacramento, California 95841
Telephone 916- 971-7283
Internet Web Site: www.sanjuan.edu

Kent Kern, Superintendent of Schools
Frank Camarda, Assistant Superintendent, Operations, Facilities and Transportation

Amendment # 01

Del Campo High School
Science/Media Commons Building and CTE Modernization

DSA App. #02-117849/Design-Build Agreement RFP # 19-104
SJUSD Science/Media Commons Building Project # 207-9495-N1
CTE Modernization Project # 207-9495-N1
CTE Fire/EMT Project # 207-9495-N2
CTE Broadcast Project # 207-9495-N3

Effective March 31, 2020, the Design-Build Agreement dated **March 12, 2019** between the San Juan Unified School District and **XL Construction Corporation** for the **Del Campo High School New Science/Media Commons Building and CTE Modernization** project is amended as follows:

A. Paragraph 7.1.1 is hereby amended as follows:
At such time as the District and Design-Builder jointly agree, the Design-Builder shall submit a GMP Proposal in a format acceptable to the Owner. The GMP, including compensation for all design and construction services, is expected to be within the cost range of the Project of ~~$ 32,000,000~~ **$ 36,876,931**; with **$ 27,000,000** for the new Science/Media Commons building and ~~$ 5,000,000~~ **$ 9,876,931** for the CTE modernization.

B. Paragraph 7.1.9 is amended as follows;
The total compensation authorized for construction phase services prior to Amendment No. 1 is not to exceed ~~$ 5,044,762~~ **$ 6,015,374**; broken out by ~~$ 3,038,709~~ **$ 4,009,321** for the New Science/Media Commons Building and $ 2,006,053 for the CTE Modernization. This amount shall be included in the final approved GMP. No such authorization to proceed with construction phase services shall waive the District's rights relating to review, approval or rejection of the GMP Proposal, termination of this Agreement, or any other rights and remedies related to this Agreement. If the District exercises the option allowed for in this Paragraph 7.1.9, no work shall proceed without verification by the District that all other requirements under Article 7 have been met for this portion of work, and the Design-Builder shall prepare a schedule of values in the form required by the District.

C. The GMP Proposal was reviewed for the **CTE Modernization** project and accepted in accordance with 7.1.5. Its basis is included as an attachment and shall be the Contract sum of $ 9,876,931, which includes alternates, allowances, contingencies, insurance and bonds. The contract sum is comprised of $ 5,359,948 - CTE Mod #207-9495-N1, $ 2,558,834 - CTE Fire/EMR # 207-9495-N2, and $ 1,958,149 - CTE Broadcast # 207-9495-N3.

D. Paragraph 6.1.3 is amended as follows:

Design-Builder shall bring the entire Work to completion in the manner provided in the Contract Documents within **894** Calendar Days after the Date of Commencement stated in the Notice to Proceed. For the CTE Modernization project, District occupancy is by 7/31/2020 with the punch list and closeout phase completion by 9/18/2020.

Original Project Agreement - **CTE Modernization / PO # 907586**	$	2,594,469.00
Change by prior Amendments #__(Not Applicable)	$	-
Total Current Amendment # 01 - $ 2,765,479 - CTE Mod #207-9495-N1 (budget code 216) $ 2,558,834 - CTE Fire/EMR # **207-9495**-N2 (budget code 217) $ 1,958,149 - CTE Broadcast # 207-9495-N3 (budget code 206)	$	7,282,462.00
Total Revised Agreement Amount	$	9,876,931.00

Current Amendment Breakdown: OBJE: 6210 $ 146,822 **OBJE: 6270 $** 7,135,640

Original Project Agreement - **Science/Media Commons Building PO # 907585**	$	4,592,913.00
Change by prior Amendments #__(Not Applicable)	$	-
Total Current Amendment # 01	$	970,612.00
Total Revised Agreement Amount	$	5,563,525.00

Current Amendment Breakdown: OBJE: 6210 $ N/A **OBJE: 6270 $** 970,612

In all other respects, the terms and conditions of said Design-Build Agreement, including the exhibits thereto, remain in full force and effect.

San Juan Unified School District,
A school district organized and existing under the laws of the State of California

By: _____
Nicholas Arps
Title: Director of Facilities, Construction & Modernization

By: _____
Frank Camarda
Title: Assistant Superintendent, Operations, Facilities and Transportation

XL Construction Corporation
A California Corporation

By: _____ VC
Alan Laurlund
Title: Sr. Vice President

Federal Tax Identification Number – 77-0307724

SAN JUAN UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

AGENDA ITEM: F-1

MEETING DATE: 03/31/2020

SUBJECT: Public Hearing: first hearing regarding potential composition of trustee areas prior to drawing of maps

CHECK ONE:
For Discussion: ☒
For Action: ☐
Report: ☐
Workshop: ☐
Recognition: ☐
Emergency Action: ☐

DEPARTMENT: Legal Services

ACTION REQUESTED:
The superintendent is recommending that the board hold a public hearing regarding potential composition of trustee areas prior to the drawing of maps.

RATIONALE/BACKGROUND:
The San Juan Unified School District's Board of Education is currently elected under an "at-large" election system, where board members are elected by voters of the entire district. Board members are elected in even-numbered years and serve staggered, four-year terms, such that the next election for three (3) board members is scheduled for November 2020, with the remaining two (2) board members' seats scheduled for election in November 2022. On March 10, 2020, the board adopted Resolution No. 2982, declaring its intent to transition from at-large to by-trustee area board elections, where each board member must reside within the designated trustee-area boundary, and is elected only by the voters in that trustee area.

On March 31, 2020, the district's demographers will present information on the process and potential criteria for drawing the trustee-area boundary maps. Following the presentation, the board will hold the first of two statutorily required hearings to receive input from the community on the trustee-area map creation process and elections sequence, pursuant to Elections Code section 10010(a)(1).

ATTACHMENT(S):
A: PowerPoint Presentation
B: Notice of Public Hearing (English)
C: Notice of Public Hearing (Spanish)

PREVIOUS STAFF/BOARD ACTION:
Superintendent's Cabinet: 03/02/2020; 3/23/2020
Board of Education: 03/10/2020

FISCAL IMPACT:
Current Budget: $ N/A
Additional Budget: $ N/A
Funding Source: N/A
(unrestricted base, supplemental, other restricted, etc.)
Current Year Only ☐ Ongoing ☐

LCAP/STRATEGIC PLAN:
Goal: N/A Focus: N/A
Action: N/A
Strategic Plan: N/A

PREPARED BY: Linda C. T. Simlick, General Counsel LCTS

APPROVED BY: Kent Kern, Superintendent of Schools KK



TYPES OF ELECTIONS

AT-LARGE ELECTIONS

Candidates must reside within the District's boundaries and are elected by all the voters who reside in the District's boundaries (Education Code Section 5030(a)). This is the method of election currently used by San Juan Unified School District.

FROM-TRUSTEE AREA ELECTIONS

Candidates must reside in specific geographic areas within the District's boundaries called "Trustee Areas" but are elected by all the voters who reside in the District's boundaries (Education Code Section 5030(c)).

BY-TRUSTEE AREA ELECTIONS

Candidates must reside in specific Trustee Areas within the District's boundaries and are elected only by the voters who reside in the same Trustee Areas (Education Code Section 5030(b)). **This method of election is the only method immune from challenge under the California Voting Rights Act.**

BACKGROUND

WHAT IS THE CALIFORNIA VOTING RIGHTS ACT ("CVRA")?

- Took effect January 1, 2003.
- Prohibits the use of "at-large" elections when such an election system:

> *"[I]mpairs the ability of a protected class to elect candidates of its choice or its ability to influence the outcome of an election…."*
> (Elections Code § 14027.)

> *"'Protected class' means a class of voters who are members of a race, color, or language minority group, as this class is referenced and defined in the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 et seq.)."*
> (Elections Code § 14026(d).)

- In response to a demand letter, the Board took action on March 10, 2020 to adopt a resolution initiating the transition from at-large to by-area elections for the November 2020 election.

TRUSTEE AREA PROCESS

This timeline is subject to change based on requirements imposed as a result of the COVID-19 pandemic.

Date	Activity
March 31, 2020	**Board Meeting: First Pre-Map Public Hearing**
April 14, 2020	**Board Meeting: Second Pre-Map Public Hearing**
April 28, 2020	**Board Meeting: First Public Hearing on Trustee Area Scenarios Board Discussion and Input on Maps**
May 6/7, 2020	State Board of Education Meeting; Waiver Application Consideration
May 12, 2020	**Board Meeting: Second Public Hearing on Trustee Area Scenarios Board Discussion and Input on Maps**
May 26, 2020	**Board meeting: Final Public Hearing on Trustee Area Scenarios Board Section of Trustee Area Map Board Consideration of Change in Election Method**
May/June 2020	County Committee on School District Organization holds a public hearing and Considers Approval of Change in Election Method and Trustee Area Map
June 2020	Cooperative Strategies sends Final Trustee area Map to the County Registrar of Voters
November 2020	First Election Held Utilizing Trustee Areas

EXECUTIVE ORDER N-34-20

GOVERNOR'S EXECUTIVE ORDER ON ELECTIONS

? ?

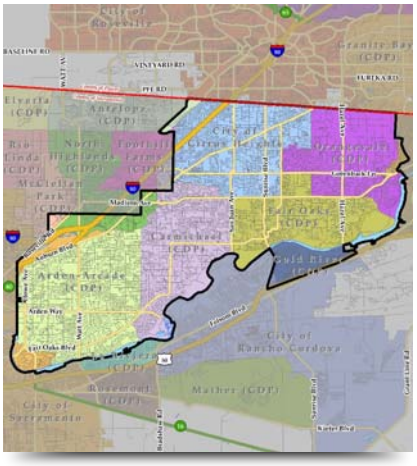
CONSIDERATIONS IN TRUSTEE AREAS

California, Federal, and case law have identified mapping factors. Key laws include California Elections Code § 22000 and Title 52 , United States Code § 10301.

- Each area shall contain nearly equal number of inhabitants (up to ~10% variance; *White v. Regester*, 412 U.S. 755 (1973))
- Drawn to comply with the Federal Voting Rights Act
- Compact, contiguous, cohesive, as much as possible
- Respect communities of interest, as much as possible
- Follow topography and man-made and natural geographic features, as much as possible
- Respect incumbency, if possible; *Bush v. Vera*, (512 U.S. 952 (1996).)
- Other local considerations (i.e., school boundaries, locations of school sites)

DISTRICT DEMOGRAPHICS

2010 CENSUS DATA

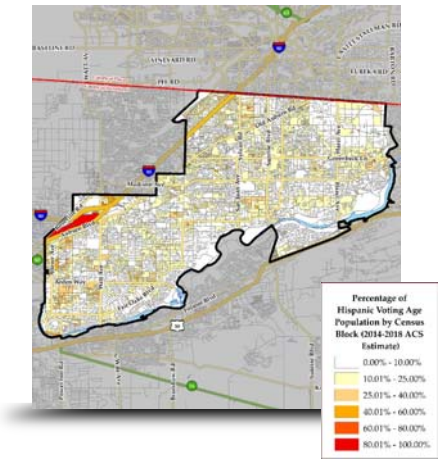


Population	Total Population		Age 18 and over	
	Total	%	Total	%
Hispanic/Latino	45,976	14.29%	29,996	11.86%
White	230,622	71.69%	189,990	75.12%
Black/ African American	14,625	4.55%	10,850	4.29%
American Indian/ Alaska Native	1963	0.61%	1567	0.62%
Asian	14,728	4.58%	12,200	4.82%
Native Hawaiian/ Pacific Islander	1261	0.39%	980	0.39%
Other	608	0.19%	429	0.17%
Two or More Races	11,920	3.71%	6890	2.72%
Total Population	**321,703**	**100.00%**	**252,902**	**100.00%**

DISTRICT DEMOGRAPHICS

CITIZEN VOTING AGE POPULATION ESTIMATES

Population	2014-2018 CVAP	
	Total	%
Hispanic/Latino	30,727	12.46%
White	182,094	73.82%
Black/ African American	12,820	5.20%
American Indian/ Alaska Native	948	0.38%
Asian	11,790	4.78%
Native Hawaiian/ Pacific Islander	327	0.13%
Two or More Races	7,954	3.22%
Total Population	**246,660**	**100.00%**



HOW SHOULD LINES BE DRAWN?



PRE-MAP PUBLIC HEARING

EXAMPLES OF FEEDBACK FOR MAPPING PROCESS

"I would like to keep Neighborhood X and Neighborhood Y in the same trustee area…"

PRE-MAP PUBLIC HEARING

EXAMPLES OF FEEDBACK FOR MAPPING PROCESS

I think:

- X Avenue
- Y Avenue

. . . may make sense as a trustee area boundary because . . .

- It keeps communities together
- It provides good representation

PRE-MAP PUBLIC HEARING

EXAMPLES OF FEEDBACK FOR MAPPING PROCESS

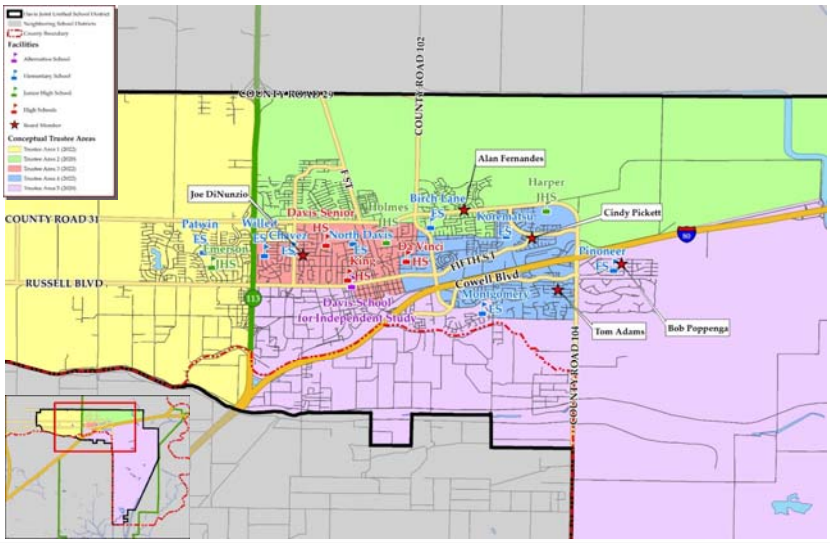
I think:

- All of Y community should be in one area
- Each elementary, middle or high boundary should be in multiple/single areas
- Every trustee area should serve multiple school boundaries/sites

. . . may make sense as a trustee area boundary because . . .

- It keeps communities together
- It provides good representation

SAMPLE OF COMPLETED PROCESS



NEXT STEPS

- Conduct Public Hearing and Receive Feedback
- Second Pre-Map Public Hearing Scheduled for April 14 Regular Board Meeting
- Consider Additional Input Prior to April 14
- Draft Resolution Outlining Criteria/Considerations


QUESTIONS

SAN JUAN UNIFIED SCHOOL DISTRICT
3738 Walnut Avenue
Carmichael, CA 95608
(916) 971-7700

****PLEASE POST****

NOTICE OF PUBLIC HEARING

The Board recently adopted Resolution #2982, declaring its intent to transition from at-large to by-trustee area Board elections. A public hearing will be held on Tuesday March 31, 2020 by the San Juan Unified School District Board of Education to receive input from the community on the trustee-area map creation process.

The public hearing is scheduled as follows:

DATE	TIME	LOCATION
Tuesday, March 31, 2020	6:30 p.m. or thereafter	San Juan Unified School District Board Room 3738 Walnut Avenue, Carmichael, CA

The San Juan Unified School District's Board of Education is currently elected under an "at-large" election system, where Board members are elected by voters of the entire District. Board members are elected in even-numbered years and serve staggered, four-year terms, such that the next election for three Board members is scheduled for November 2020, with the remaining Board members seats scheduled for election in November 2022. On March 10, 2020 the Board adopted Resolution #2982, declaring its intent to transition from at-large to by-trustee area Board elections, where each Board member must reside within the designated trustee area boundary, and is elected only by the voters in that trustee area.

On March 31, 2020, the District's demographers, will present information on the process and potential criteria for drawing the trustee area boundary maps. Following the presentation, the Board will hold the first of two statutorily required hearings to receive input from the community on the trustee-area map creation process and election sequencing, pursuant to Elections Code section 10010, subdivision (a)(1).

Individuals wishing to speak before the board are asked to fill out a speaker card, which will be available in the board room. Completed speaker cards need to be submitted to the community relations representative; speakers will be called in the order in which the cards are received. Each individual addressing the board will have a maximum of two minutes to speak to ensure that all who wish to address the board on this matter will be heard.

Materials subject to the public hearing will be available at the public hearing. If you would like a copy of the materials prior to that time, contact the San Juan Unified School District Board of Education at 3738 Walnut Avenue, Carmichael, CA 95608, or call (916) 971-7111.

DISTRITO ESCOLAR UNIFICADO DE SAN JUAN

3738 Walnut Avenue
Carmichael, CA 95608
(916) 971-7700

****POR FAVOR PUBLIQUE****

AVISO DE AUDIENCIA PÚBLICA

El Consejo adoptó recientemente la Resolución # 2982, declarando su intención de hacer la transición de las elecciones de Consejo general a área de fideicomisarios. El Consejo de Educación del Distrito Escolar Unificado de San Juan tendrá una audiencia pública el martes 31 de marzo de 2020 para recibir aportes de la comunidad sobre el proceso de creación del mapa del área de fideicomisarios.

La audiencia pública está programada de la siguiente manera:

FECHA	HORA	LUGAR
Martes, 31 de marzo, 2020	6:30 p.m. o después	Sala de Juntas Del Distrito Escolar Unificado de San Juan 3738 Walnut Avenue, Carmichael, CA

El Consejo de Educación del Distrito Escolar Unificado de San Juan es elegido actualmente bajo un sistema electoral "en general", donde los miembros del Consejo son elegidos por los votantes de todo el Distrito. Los miembros del Consejo se eligen en años pares y sirven por períodos escalonados de cuatro años, de modo que la próxima elección para tres miembros del Consejo está programada para noviembre de 2020, y los escaños restantes para los miembros del Consejo están programados para noviembre de 2022. El 10 de marzo de 2020, el Consejo adoptó la Resolución # 2982, declarando su intención de hacer la transición de las elecciones del Consejo en general a las del fideicomisario, donde cada miembro del Consejo debe residir dentro del límite designado del área de fideicomisarios, y es elegido solo por los votantes en esa área de fideicomisarios.

El 31 de marzo de 2020, los demógrafos del Distrito presentarán información sobre el proceso y los posibles criterios para dibujar los mapas de límites del área del administrador. Después de la presentación, el Consejo llevará a cabo la primera de las dos audiencias legales requeridas para recibir aportes de la comunidad sobre el proceso de creación del mapa del área de fideicomisarios y la secuencia de las elecciones, de conformidad con el Código de Elecciones sección 10010, subdivisión (a)(1).

Las personas que deseen hablar en frente del Consejo deben completar una tarjeta de orador, que estará disponible en la sala de juntas. Las tarjetas de orador completas deben ser dadas al representante de relaciones comunitarias; los oradores serán llamados en el orden en que se reciben las tarjetas. Cada persona que se dirija al Consejo tendrá un máximo de dos minutos para hablar para asegurarse de que todos los que deseen dirigirse al Consejo sobre este asunto sean escuchados.

Los materiales sujetos a la audiencia pública estarán disponibles en la audiencia pública. Si desea una copia de los materiales antes de ese momento, comuníquese con el Consejo de Educación del Distrito Escolar Unificado de San Juan al 3738 Walnut Avenue, Carmichael, CA 95608, o llame al (916) 971-7111.